

WEST END  
GATE  
—

# Westmark

Berkeley  
Designed for life

Taking its place on  
the London stage,  
Westmark translates  
the architectural  
language of the  
traditional London  
mansion block  
into a bold vertical  
statement





# The height of refinement



Image: Balcony at Westmark

Computer-generated image, indicative only and subject to change





HYDE  
PARK

MARYLEBONE  
STATION

EDGWARE  
ROAD STATION

PADDINGTON  
STATION

WEST END  
GATE

REGENT'S  
PARK





Computer-generated image, indicative only and subject to change.

Perfectly positioned for the best of London



Map is not to scale and shows approximate locations only. Crossrail proposed opening 2022.





## Shopping

- Tottenham Court Road  
4 mins
- 
- Selfridges  
10 mins
- 
- Covent Garden  
13 mins
- 
- Bond Street  
13 mins
- 
- Harrods  
15 mins
- 
- Marylebone High Street  
20 mins
- 



## Culture

- Lisson Gallery  
4 mins
- 
- Regent's Park  
9 mins
- 
- Victoria & Albert Museum  
14 mins
- 
- Buckingham Palace  
15 mins
- 
- Saatchi Gallery  
17 mins
- 
- Hyde Park  
18 mins
- 



## Education

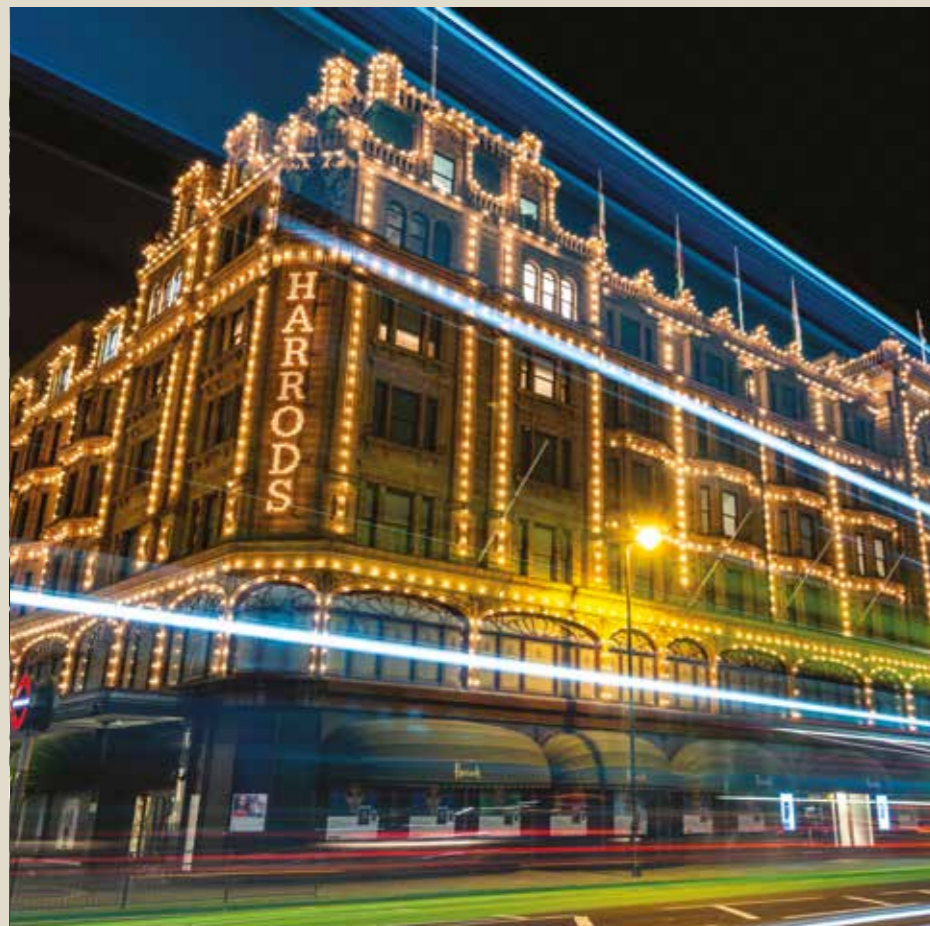
- University of Westminster  
9 mins
- 
- University College London  
10 mins
- 
- Royal Academy of Music  
11 mins
- 
- London Business School  
14 mins
- 
- King's College London  
23 mins
- 
- London School of Economics  
25 mins
- 



## Transport

- Edgware Road Station  
1 min
- 
- Regent's Park Station  
4 mins
- 
- Farringdon  
8 mins
- 
- Paddington Station  
8 mins
- 
- King's Cross St Pancras  
9 mins
- 
- Liverpool Street  
10 mins
- 
- Marylebone Station  
10 mins
- 
- Waterloo  
14 mins
- 
- Euston  
15 mins
- 
- Heathrow Airport  
15 mins
- 
- Marble Arch  
17 mins
- 
- Canary Wharf  
17 mins
- 
- Old Street  
22 mins
- 

All travel times are approximate and taken from [www.tfl.gov.uk](http://www.tfl.gov.uk), [walkit.com](http://walkit.com), [google.co.uk/maps](http://google.co.uk/maps) and [thetrainline.com](http://thetrainline.com). Train and bus times represent peak journey times. Underground travel from Edgware Road Station. Crossrail and rail travel from Paddington Station. Crossrail times valid from 2022.

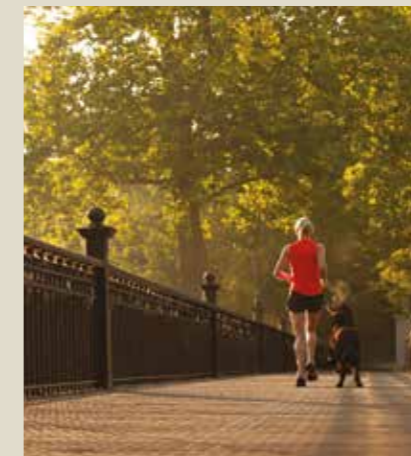


Images: Left - Harrods; Right, clockwise from top left corner - Bond Street; Covent Garden; Westminster; Royal Albert Hall; Buckingham Palace; Trafalgar Square



# Welcome to the neighbourhood

Images: Below left - Chiltern St, Marylebone; Right, clockwise from top left corner - Ginger Pig Marylebone; Little Venice; Henry Moore sculpture, Kensington Gardens; Marylebone High St; Regent's Park



West End Gate is positioned between the tranquil waterways of Little Venice and the stylish mansions of Marylebone. An area renowned for its timeless charm and refined lifestyle, this destination has long been established as a desirable place to live.





Beautifully  
crafted,  
innovative  
architecture

Please scan the QR code  
to view a virtual tour of  
Westmark Entrance and  
Residents' Garden



Images: *Left* - Westmark entrance;  
*Right* - Westmark architectural detail

Computer-generated images, indicative  
only and subject to change





Please scan the QR code to view a virtual tour of the Plaza



# A taste of luxury

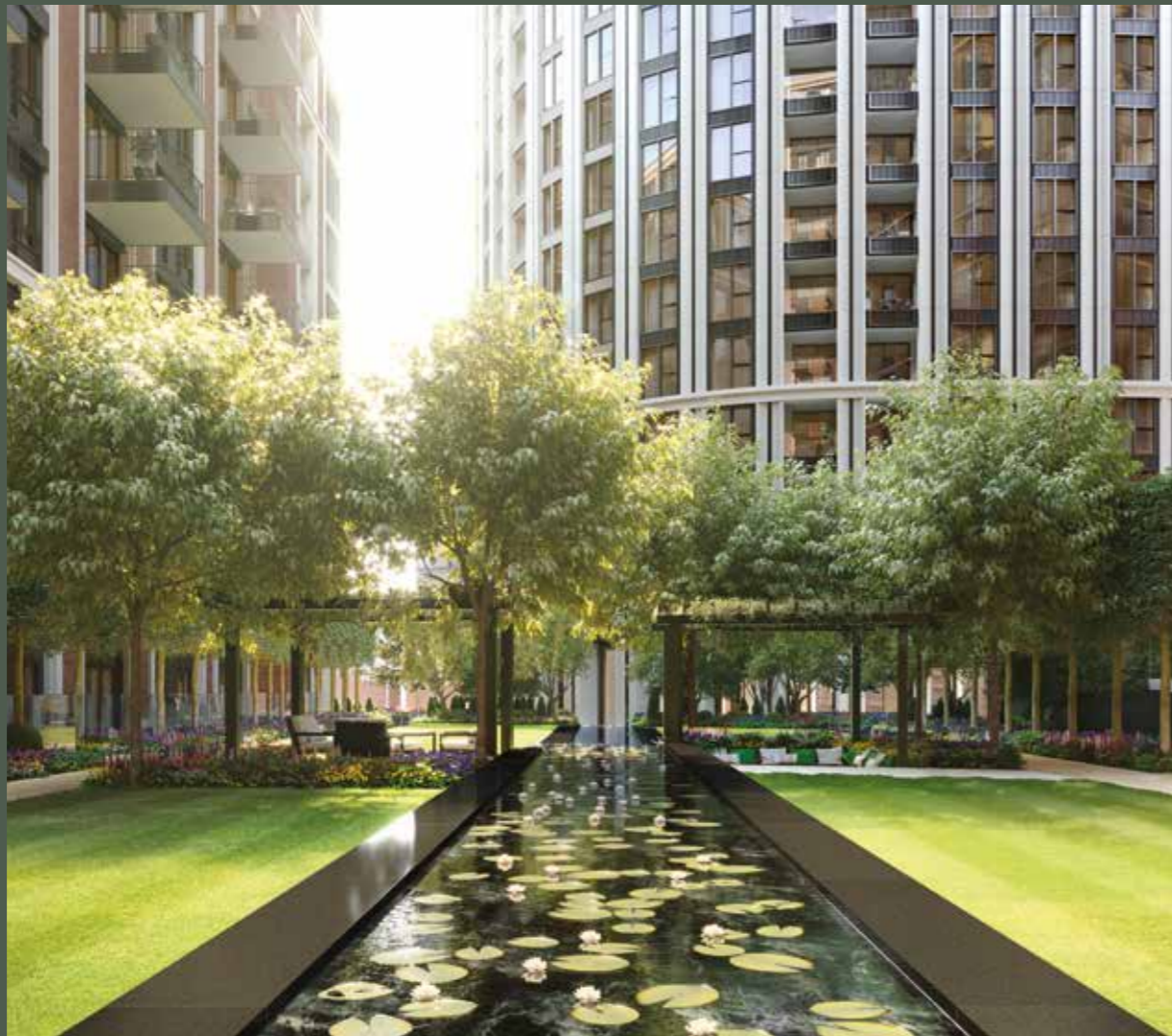


Images: Above - Computer generated image of an indicative restaurant exterior at West End Gate; Right - Photography of indicative restaurant

Computer-generated image & photography are indicative only and subject to change



Please scan the QR code to view virtual tours of the Residents' Garden



## An oasis of urban calm

Escape the bustle of city life by retreating into Westmark's beautifully landscaped private garden. Framed by strands of greenery, a linear water feature flows through the square, tapering into a small cascade. Thoughtful landscaping creates a sense of refined simplicity.

*Images: Above - Residents' garden  
Right - Residents' garden*

Computer-generated images, indicative only and subject to change





# Landscaped for living

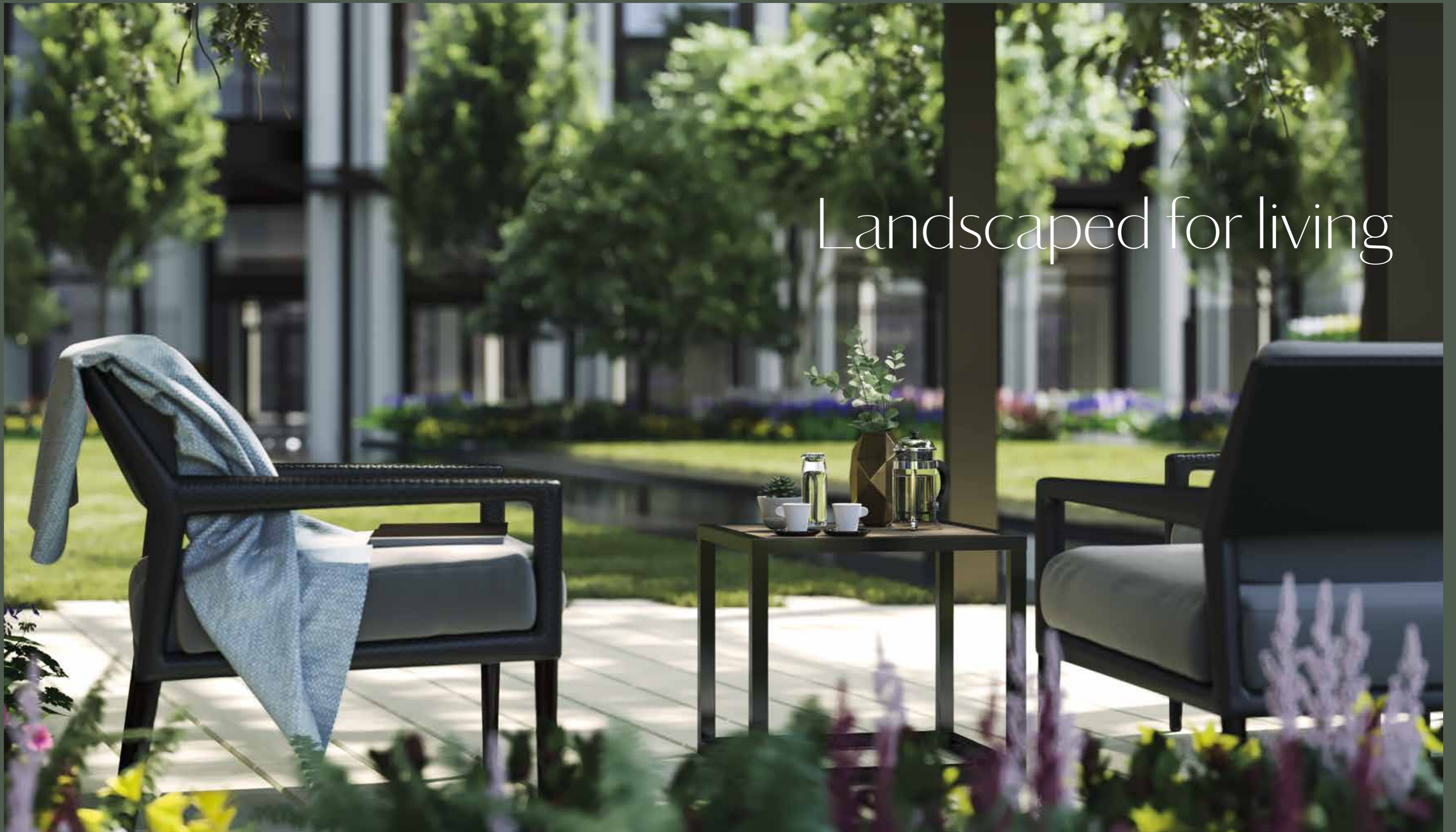


Image: Residents' garden

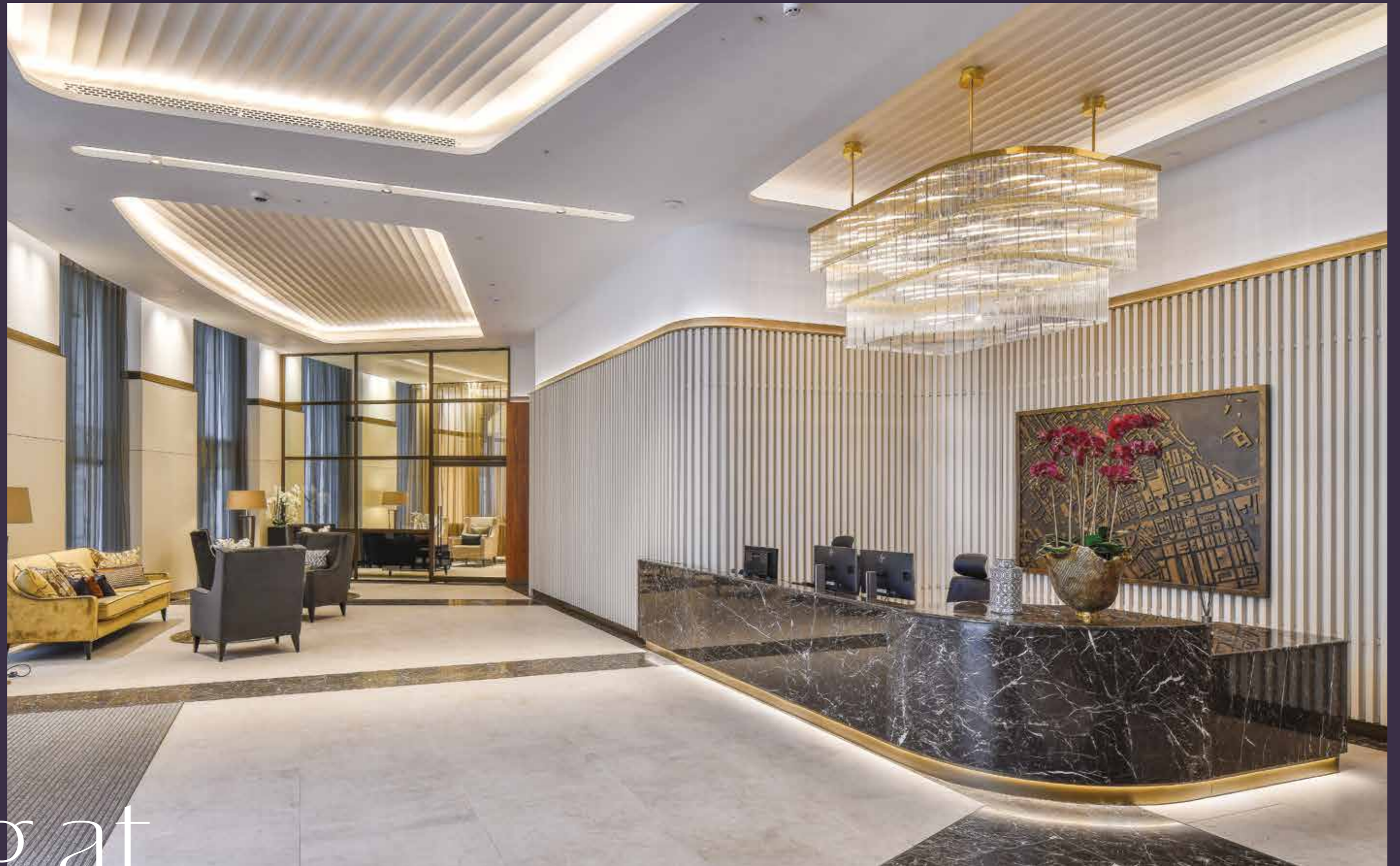
Computer-generated image, indicative only and subject to change

Please scan the QR code to view a virtual tour of the Residents' Garden





*Photography of: Westmark  
lobby and concierge*



# Living at Westmark



## Entertainment & Fine Dining



Available to book at the concierge, the private dining room offers ample space to entertain guests. It features views across the landscaped garden, as well as a kitchen where you or your caterers can create a culinary masterpiece. Next door, the private cinema room has everything you need for a night of entertainment.

*Photography: left - Private dining room; Right top - Private dining room; Bottom - Private cinema*







## Residents' Lounge



Photography: Above - Residents' Lounge; Left - Residents' Lounge detail

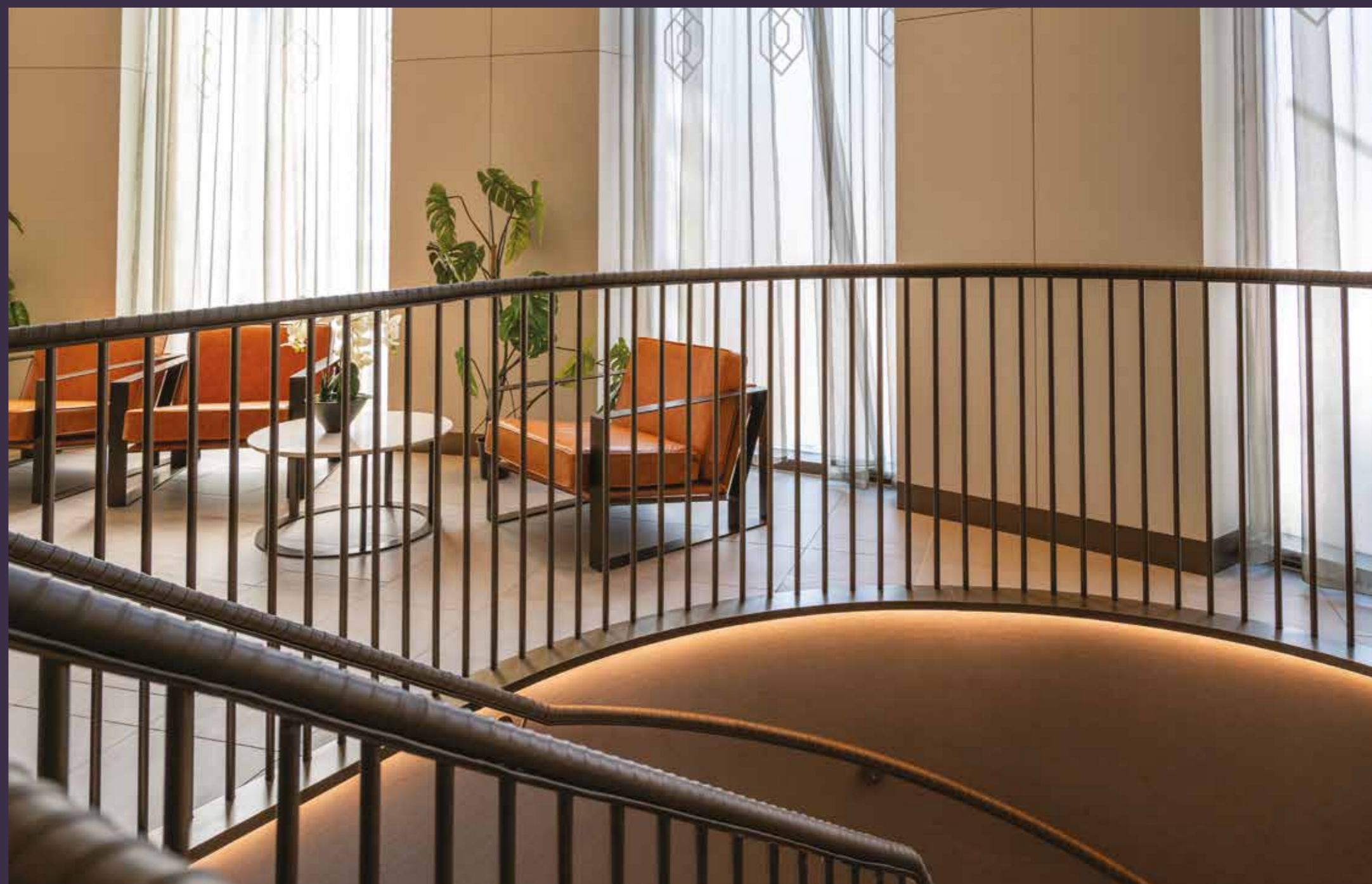


Photography: Left - Swimming Pool; Below - Private gym entrance



## Wellness & Relaxation

The state-of-the-art wellness suite, located on the ground floor and basement, features an expansive swimming pool, a steam room, sauna, treatment suite and an elegantly designed gym.







*Photography of: Swimming Pool*





Photography: Left - Swimming Pool; Right top - Spa Pool  
Right bottom - Private gym



Health,  
mindfulness &  
life balance





# Elegant Living

Image: Kitchen detail

Computer-generated image. Indicative only and subject to change

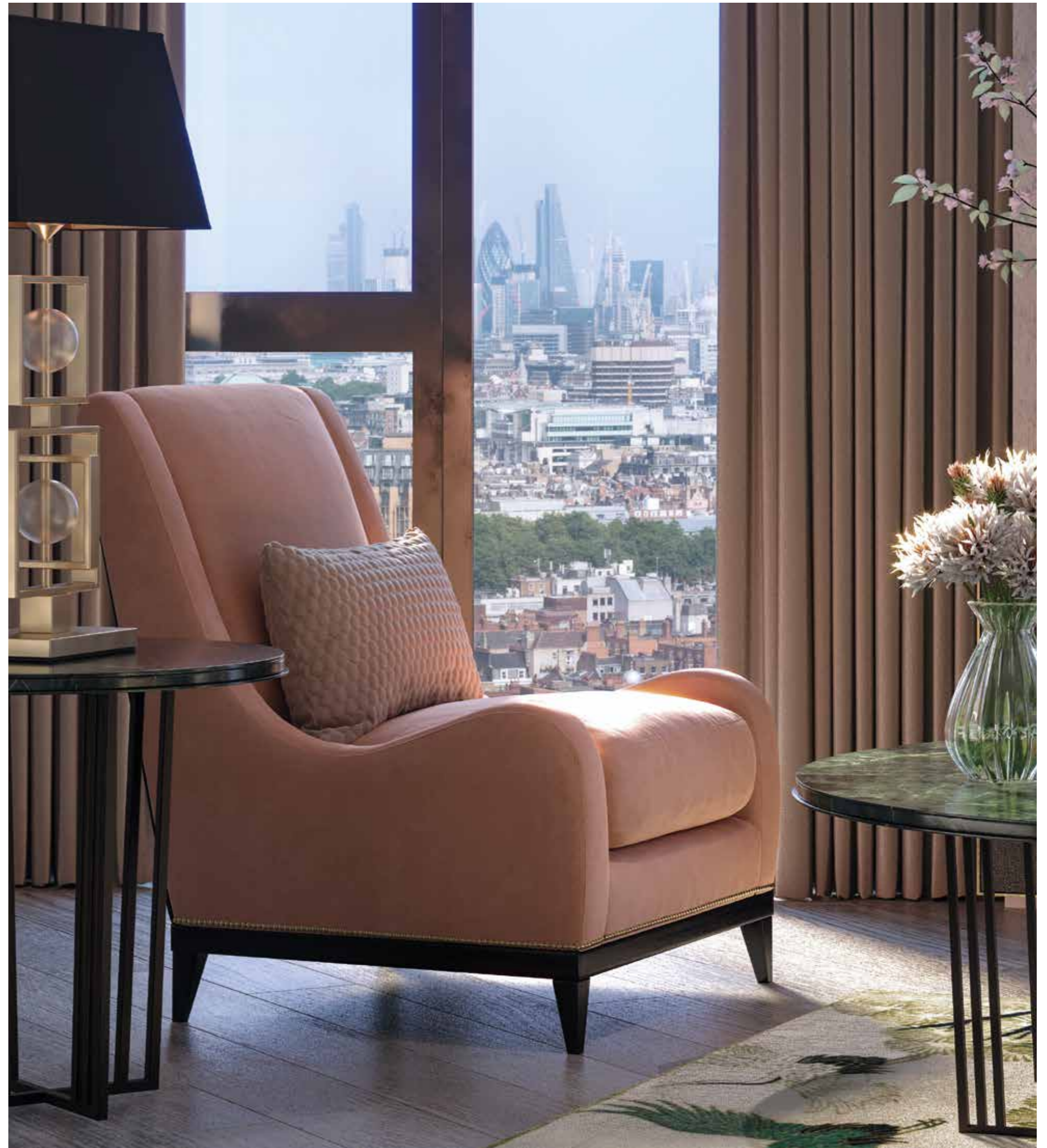




Images: Above - Living Room;  
Right - Living Room

Computer-generated images, indicative  
only and subject to change

Refined materials bring  
inner calm & elegance  
to interior spaces





Style above all



Image: Living Room & Balcony

Computer-generated image, indicative only and subject to change



The heart of  
the home

*Image: Left - Kitchen;  
Right - Kitchen detail*

Computer-generated images, indicative  
only and subject to change

A carefully crafted palette of  
wood and stone complements  
the fresh bold cabinets

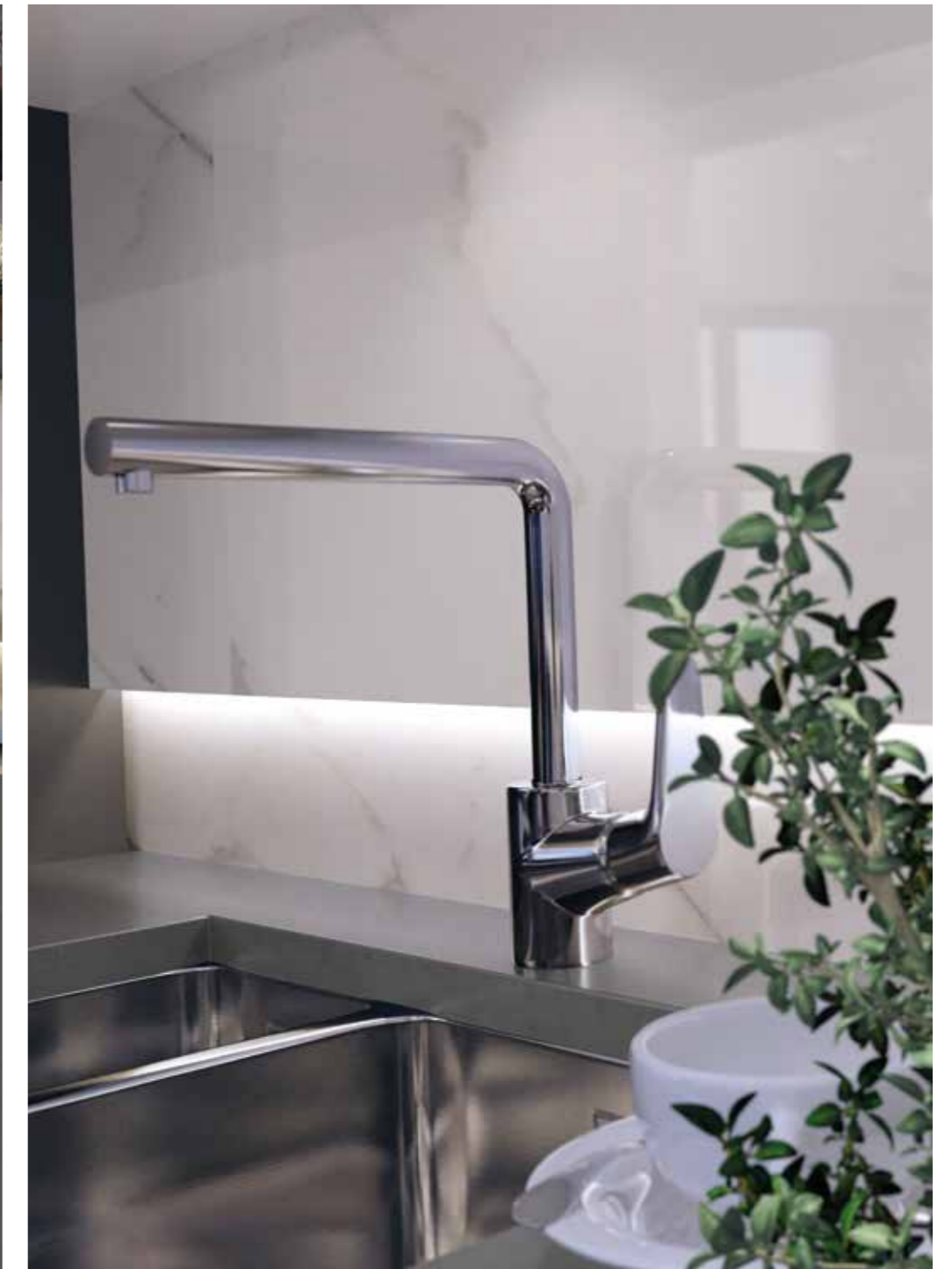
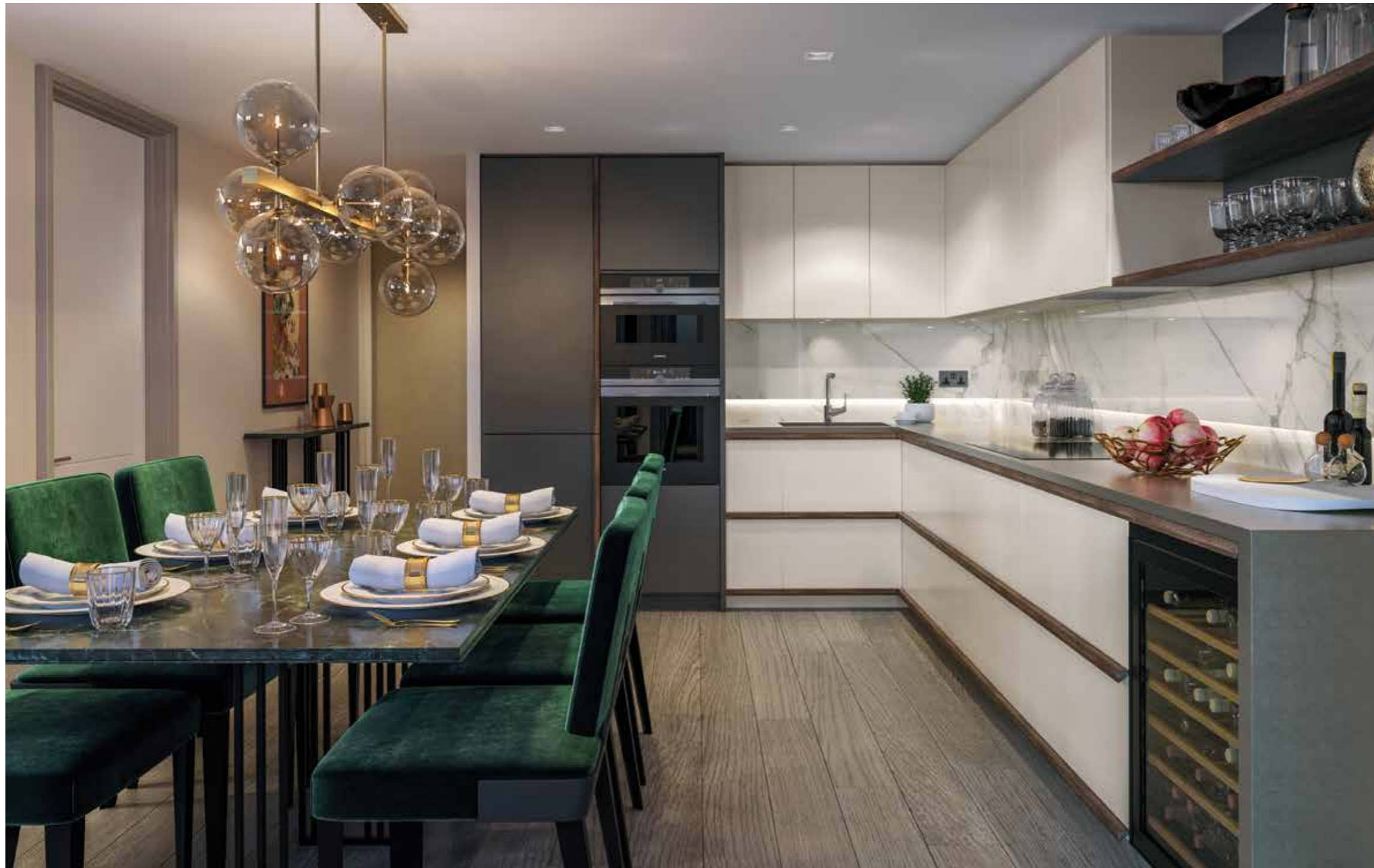


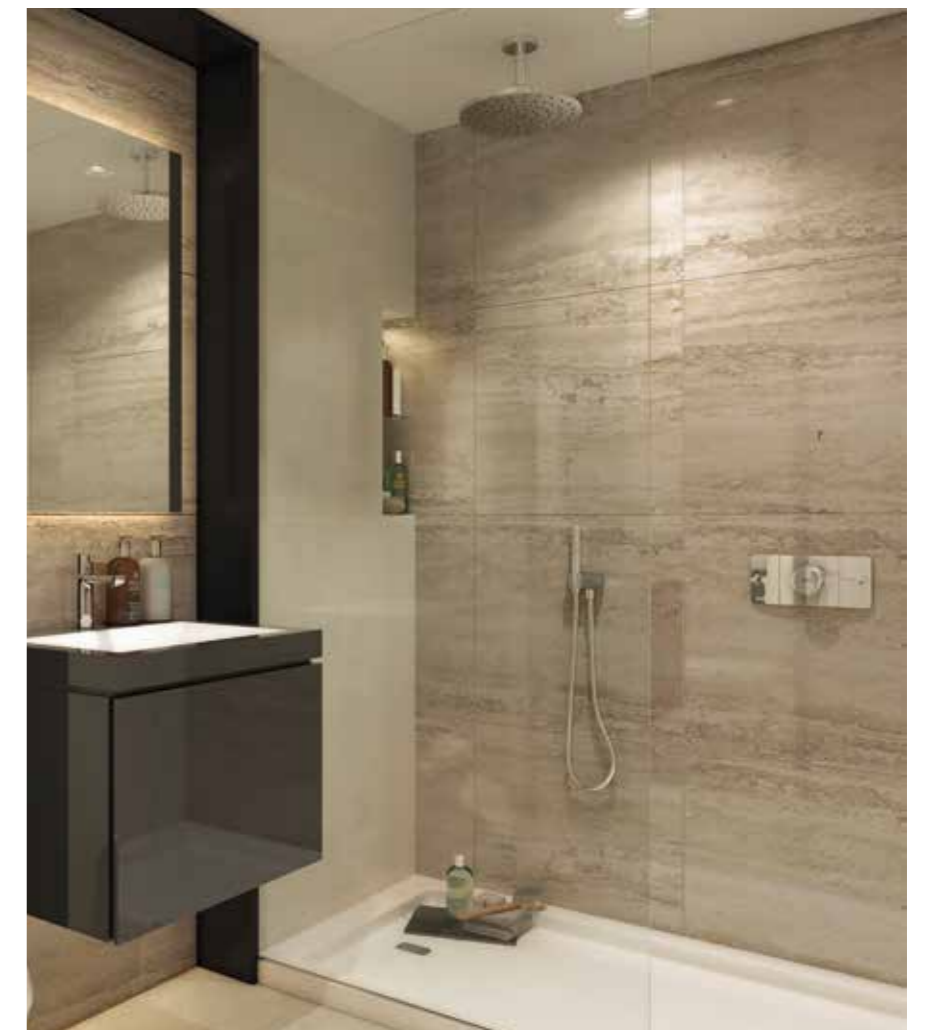


Image: Left - Bathroom;  
Right - Bathroom shower detail

Computer-generated images, indicative  
only and subject to change



A blend of  
exquisite materials  
create a luxurious,  
relaxing space







## A stylish & sophisticated sanctuary

*Image: Left - Bedroom detail; Right top - Bedroom detail; Right bottom - Bedroom*

Computer-generated images, indicative only and subject to change



# Specification

Image: Kitchen detail

Computer-generated images, indicative only and subject to change

## Kitchen

- Custom fitted cabinets
- Composite stone work surfaces
- Porcelain splash back with stone effect
- Under-mounted single or double bowl sink and worktop with carved drainer grooves
- Single lever mixer tap with swivel spout
- Engineered timber flooring to match living space
- Pull-out pan and cutlery drawers to selected apartments in 2 and 3 bed apartments
- Oven with pyrolytic cleaning, hob and a single combination microwave oven
- Fully integrated appliances including a hob and a single oven with pyrolytic cleaning
- Dishwasher, fridge freezer (undercounter in studios) and washer dryer (washer dryer typically located in hallway cupboard)
- Chilled wine / drinks cabinet to selected apartments

## Interior Finishes

- Lacquered entrance door
- Solid internal painted doors including hallway cupboards and to laundry cupboards off bathrooms/shower room
- Fitted wardrobes to master bedrooms, internal fittings include a combination of rails, shelves, drawers and integrated lighting - door finish lacquered or equal/Mirror
- Full height entrance and living-room doors with standard height bedroom and bathroom doors
- Engineered timber floor in reception room, hallway and kitchen
- Carpet to bedroom floors

## Balconies/Terraces

- Metal railings or glass balconies to selected apartments
- Low level lighting to balconies
- Porcelain flooring and low level lighting to all inset balconies

## Bathrooms

- White enamelled steel bath in en-suite; large walk-in shower in family bathroom
- Frameless glass shower screens to both showers and baths with overhead showers
- Overhead and hand-held shower in all bathrooms (some over bath)
- Large format tiles to selected walls and all floors with feature walls to bath and shower zones
- White ceramic wall mounted WC with soft closing seat and dual flush
- White ceramic wall mounted basin set into vanity unit
- Chrome deck mounted basin mixer spout and controls
- Thermostatically controlled mixer and 2 way control for en-suite shower and 3 way control for bath
- Heated bars in all bathrooms
- Bespoke wall mounted mirrored vanity unit with shaver socket and integrated feature lighting
- Sensor activated low level lighting
- Electric underfloor heating to master, en-suite or family bathroom where applicable

## Electrical Fittings

- Low energy LED lighting. Dimmer switches to living rooms and bedrooms
- Under cabinet lighting to kitchen
- 5 amp lighting sockets for connecting table and floor lamps in reception room and bedrooms
- Wiring only for motorised blinds / blind boxes to the living room
- Master switch to turn all lighting off in apartment

## Heating/Cooling

- Thermostatically controlled comfort cooling in living rooms and bedrooms via fan coil units
- Whole house ventilation system incorporating heat recovery

## AV Telephone and Data

- Media plate to all principal reception rooms and bedrooms for Satellite TV, digital TV, DAB and FM radio, Telephone and data services for media connectivity
- Wiring only for speaker system in living/dining/kitchen, master bedroom and bedroom 2 (locations identified) for installation of speakers by customer
- Wiring only for future pendant lighting by purchaser to kitchen and principal reception room where indicated, pattressing to ceiling locations

## Fire/Security

- Video entry system viewed by individual apartment handset/screen
- Power and telephone point provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- All apartments provided with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler system (where required by regulation)
- Multi-point locking and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- 24-hour concierge service and monitored CCTV

## Peace of Mind

- Spy hole to front door
- CCTV throughout scheme
- 999 year lease
- All apartments benefit from a 10-year build warranty

## Lifts

- Tiled floors, mirrors and panelling to match communal corridor finishes
- Passenger lift/lifts serve each core and all levels (except mezzanine levels to selected individual apartments). Direct access to underground parking level

## Car Parking

- A general right to park within the managed CCTV monitored parking area is available by separate negotiation

## Interior Designed Entrance Lobby

- Glass doors to main entrance
- Bespoke Concierge/Reception Desk
- Feature floor and wall finishes
- Feature lighting
- Communal letterbox facility to each entrance lobby
- Parcel store at Central concierge

## Lift Lobbies/Communal Hallways

- Carpet floor finishes
- Walls generally painted to podium and levels above
- Tiled floors and painted walls to car park levels

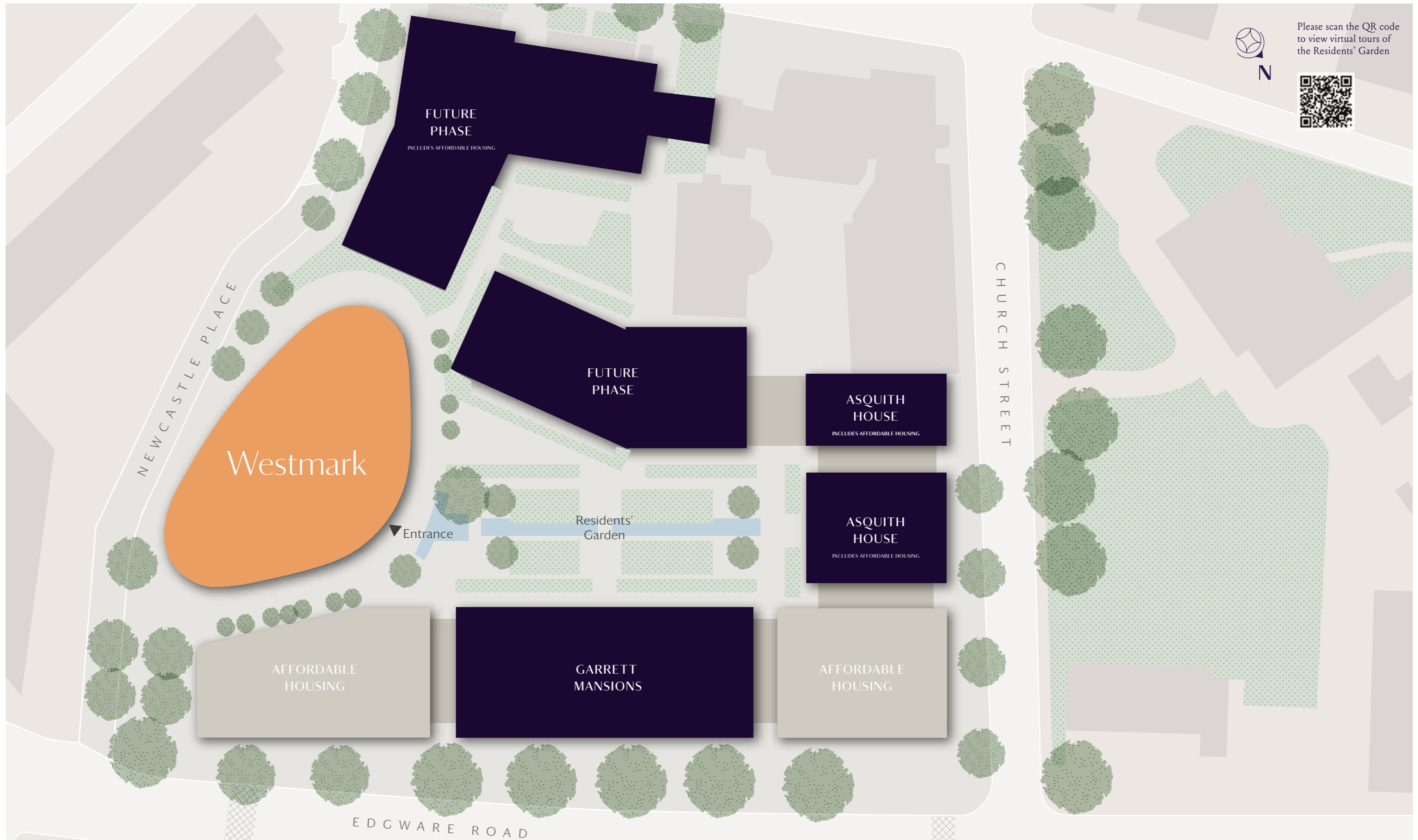
## Residents Leisure Suite

- Bespoke Swimming Pool
- Sauna and Steam room facilities
- Gym facilities for personal training
- Cinema screening room

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



# Site Plan





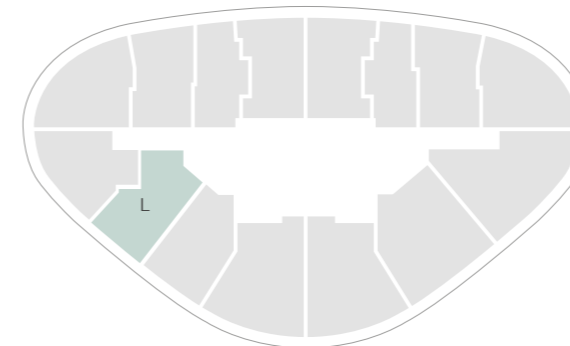
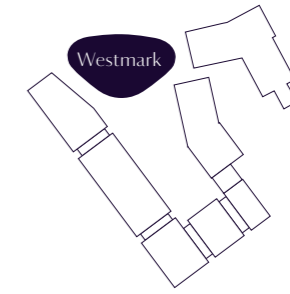
# Apartment locator

Type	Apartment	Level	Total area (Sq m)	Total area (Sq ft)	Page
<b>ONE BEDROOM</b>					
L	1.1.13	1	54.74	589	48
Y	1.3.13	3	55.47	597	49
DD	1.9.5	9	50.98	549	50
FF	1.9.2A	9	51.15	550.62	51
JJ	1.4.13, 1.5.13, 1.6.13, 1.7.13, 1.8.13	4, 5, 6, 7, 8	55.51	598	52
PP	1.5.12, 1.6.12, 1.7.12, 1.8.12	5, 6, 7, 8	55.51	548	53
<b>TWO BEDROOMS</b>					
HH	1.6.8, 1.7.8, 1.8.8	6, 7, 8	81.85	881	54
MMM	1.26.2*, 1.26.3, 1.27.2*	26, 27	91.06	980	55
OO	1.6.11, 1.7.11, 1.8.10, 1.9.11, 1.10.11, 1.11.8, 1.13.8, 1.14.8, 1.17.8, 1.18.8, 1.21.8	6, 7, 8, 9, 10, 11, 13, 14, 17, 18, 21	73.98	796	56
OO	1.11.7*, 1.15.7*, 1.17.7*, 1.18.7*, 1.19.7*, 1.20.7*, 1.21.7*, 1.22.7*, 1.23.7*	11, 15, 17, 18, 19, 20, 21, 22, 23	75.15*	809*	56
SS	1.11.6*, 1.11.9, 1.13.9, 1.14.9, 1.17.6*, 1.17.9, 1.18.6*, 1.18.9, 1.19.6*, 1.20.6*	11, 13, 14, 17, 18, 19, 20	80.16	863	57
TT	1.11.10, 1.12.10	11, 12	85.63	922	58
TT	1.11.5*, 1.12.5*, 1.13.5*, 1.17.5*, 1.18.5*, 1.19.5*, 1.20.5*	11, 12, 13, 17, 18, 19, 20	85.36*	919*	58
<b>THREE BEDROOMS</b>					
LL	1.15.4*, 1.17.1, 1.17.4*, 1.19.4*, 1.21.4*, 1.26.1, 1.26.4*, 1.27.1, 1.27.4*	15, 17, 19, 21, 26, 27	108.51	1,168	59
LLL	1.26.1, 1.26.4*, 1.27.1, 1.27.4*	26, 27	102.91	1,107.67	60
QQ	1.22.10, 1.23.10, 1.24.8, 1.25.8	22, 23, 24, 25	112.15	1,207	61
QQ	1.21.5*, 1.22.5*, 1.23.5*, 1.24.5*	21, 22, 23, 24	112.30*	1,209*	61
QQQ	1.26.5, 1.26.8, 1.27.5	26, 27	104.06	1,120	62
RRR	1.26.6, 1.27.6, 1.27.7*	26, 27	126.94	1,366	63

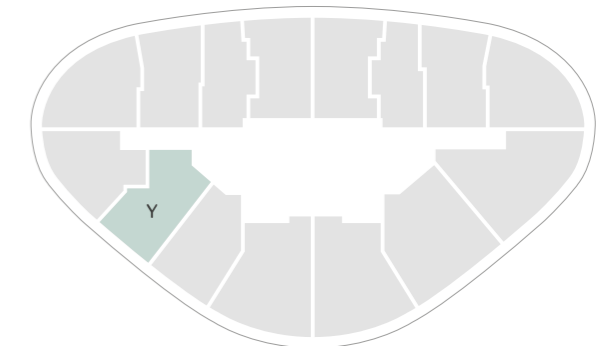
\* Mirrored apartment

# Plot locators

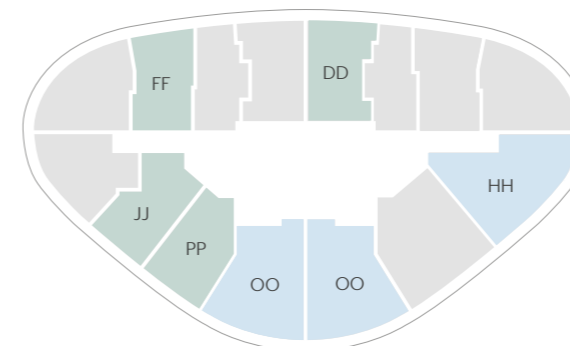
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT



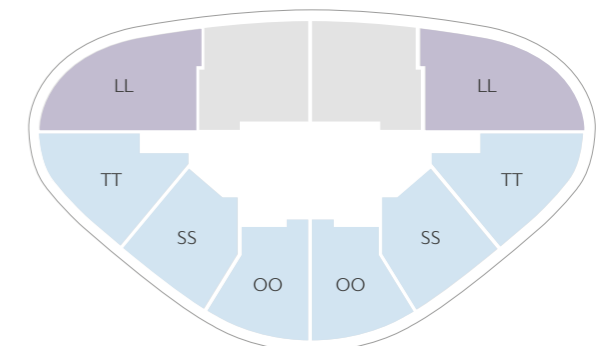
LEVEL 1



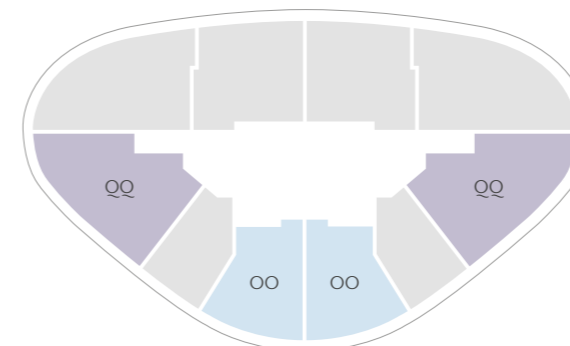
LEVELS 2-3



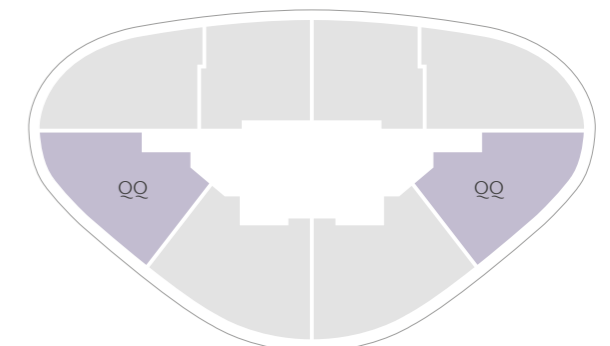
LEVELS 4-10



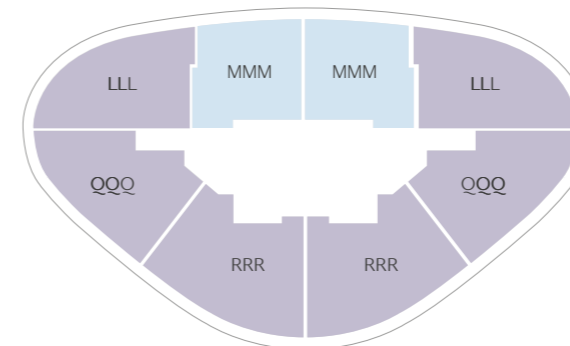
LEVELS 11-20



LEVELS 21-23



LEVELS 24-25



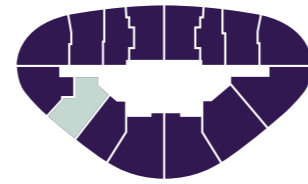
LEVELS 26-27



## TYPE L ONE BEDROOM



APARTMENT	1.1.13	
LEVEL	1	
LIVING ROOM	6.11 x 4.61 m	20'1" x 15'2"
KITCHEN	2.53 x 2.45 m	8'4" x 8'0"
BEDROOM	5.29 x 2.89 m	17'4" x 9'6"
<b>Total Internal Area</b>	<b>54.74 m<sup>2</sup></b>	<b>589 FT<sup>2</sup></b>



Key	
W	Wardrobe
C	Cupboard
U	Utility

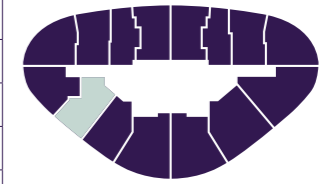
Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



## TYPE Y ONE BEDROOM



APARTMENT	1.3.13	
LEVEL	3	
LIVING ROOM	6.13 x 4.61 m	20'1" x 15'2"
KITCHEN	2.53 x 2.45 m	8'4" x 8'0"
BEDROOM	5.41 x 2.88 m	17'9" x 9'6"
<b>Total Internal Area</b>	<b>55.47 m<sup>2</sup></b>	<b>597 FT<sup>2</sup></b>



Key	
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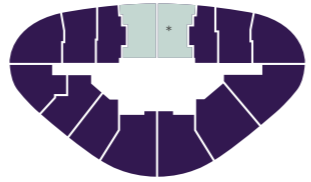




## TYPE DD ONE BEDROOM

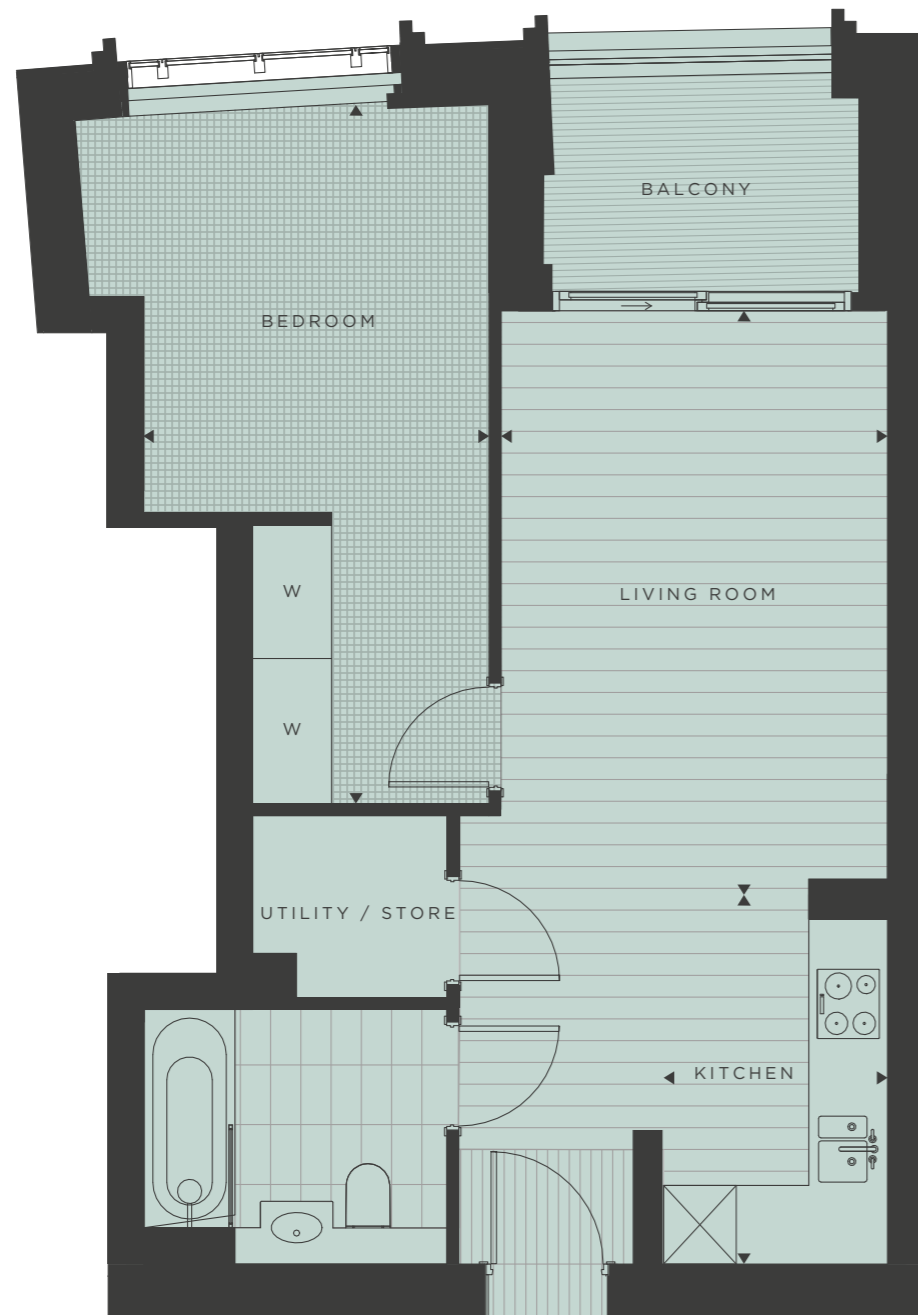


APARTMENT	1.9.5*	
LEVEL	9	
LIVING ROOM	5.09 x 3.19 m	16'9" x 10'6"
KITCHEN	2.87 x 1.97 m	9'5" x 6'6"
BEDROOM	5.91 x 2.85 m	19'5" x 9'4"
<b>Total Internal Area</b>	50.98 m <sup>2</sup>	549 FT <sup>2</sup>



Key	
W	Wardrobe
C	Cupboard
U	Utility
* Mirrored version of floor plan shown	

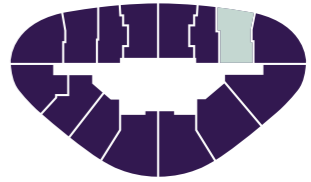
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## TYPE FF ONE BEDROOM



APARTMENT	1.9.2A	
LEVEL	9	
LIVING ROOM	5.76 x 3.24 m	18'11" x 10'8"
KITCHEN	2.65 x 1.97 m	8'8" x 6'6"
BEDROOM	5.29 x 2.88 m	17'5" x 9'6"
<b>Total Internal Area</b>	51.15 m <sup>2</sup>	550.62 FT <sup>2</sup>



Key	
W	Wardrobe
C	Cupboard
U	Utility

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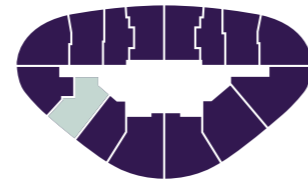




## TYPE JJ ONE BEDROOM



APARTMENT	1.413, 1.513, 1.613, 1.713, 1.813	
LEVEL	4, 5, 6, 7, 8	
LIVING ROOM	6.11 x 4.62 m	20'1" x 15'2"
KITCHEN	2.53 x 2.45 m	8'4" x 8'0"
BEDROOM	5.26 x 2.88 m	17'3" x 9'6"
<b>Total Internal Area</b>	<b>55.51 m<sup>2</sup></b>	<b>598 FT<sup>2</sup></b>



Key	
W	Wardrobe
C	Cupboard
U	Utility

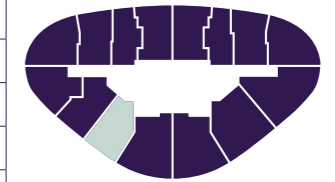
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## TYPE PP ONE BEDROOM



APARTMENT	1.512, 1.612, 1.712, 1.812	
LEVEL	5, 6, 7, 8	
LIVING ROOM	3.33 x 7.54 m	10'11" x 24'9"
KITCHEN	2.98 x 1.91 m	9'9" x 6'3"
BEDROOM	2.96 x 3.97 m	9'9" x 13'0"
<b>Total Internal Area</b>	<b>50.94 m<sup>2</sup></b>	<b>548 FT<sup>2</sup></b>



Key	
W	Wardrobe
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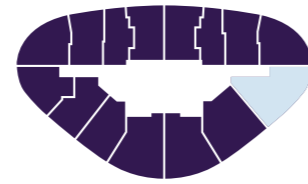




## TYPE HH TWO BEDROOM



APARTMENT	1.6.8, 1.7.8, 1.8.8	
LEVEL	6, 7, 8	
LIVING ROOM	2.93 x 4.90 m	9'7" x 16'1"
KITCHEN	2.16 x 4.51 m	7'1" x 14'10"
BEDROOM 1	4.80 x 2.98 m	15'9" x 9'10"
BEDROOM 2	3.43 x 3.37 m	11'3" x 11'1"
<b>Total Internal Area</b>	<b>81.85 m<sup>2</sup></b>	<b>881 FT<sup>2</sup></b>



Key	
W	Wardrobe
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U	Utility

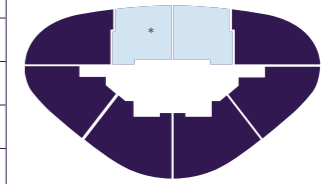
Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



## TYPE MMM TWO BEDROOM



APARTMENT	1.26.2*, 1.26.3, 1.27.2*	
LEVEL	26 & 27	
LIVING ROOM	7.42 x 4.81 m	24'4" x 15'9"
KITCHEN	2.87 x 3.89 m	9'5" x 12'9"
BEDROOM 1	4.74 x 3.6 m	15'7" x 11'10"
BEDROOM 2	3.69 x 2.9 m	12'1" x 9'6"
<b>Total Internal Area</b>	<b>91.06 m<sup>2</sup></b>	<b>980 FT<sup>2</sup></b>



Key	
W	Wardrobe
C	Cupboard
U	Utility

\* Mirrored version of floor plan shown

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.

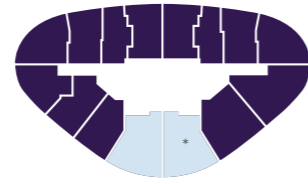




## TYPE 00 TWO BEDROOM



APARTMENT	1.611, 1.711, 1.810, 1.911, 1.10.11, 1.11.7*, 1.11.8, 1.13.8, 1.14.8, 1.15.7*, 1.17.7*, 1.17.8, 1.18.7*, 1.18.8, 1.19.7*, 1.20.7*, 1.21.7*, 1.21.8, 1.22.7*, 1.23.7*	
LEVEL	6, 7, 8, 9, 10, 11, 13, 14, 15, 17, 18, 19, 20, 21, 22 & 23	
LIVING ROOM	5.11 x 3.46 m	16'9" x 11'4"
KITCHEN	2.83 x 1.97 m	9'4" x 6'6"
BEDROOM 1	5.16 x 2.9 m	16'11" x 9'6"
BEDROOM 2	3.51 x 3.37 m	11'6" x 11'1"
<b>Total Internal Area</b>	<b>73.98 m<sup>2</sup></b>	<b>796 FT<sup>2</sup></b>
<b>Total Internal Area*</b>	<b>75.15 m<sup>2</sup></b>	<b>809 FT<sup>2</sup></b>



Key	
W	Wardrobe
C	Cupboard
U	Utility
* Mirrored version of floor plan shown	

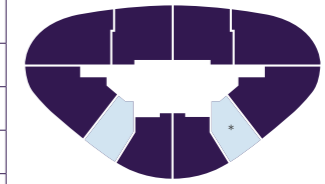
Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



## TYPE SS TWO BEDROOM



APARTMENT	1.11.6*, 1.11.9, 1.13.9, 1.14.9, 1.17.6*, 1.17.9, 1.18.6*, 1.18.9, 1.19.6*, 1.20.6*	
LEVEL	11, 13, 14, 17, 18, & 19, 20	
LIVING ROOM	4.49 x 6.36 m	14'9" x 20'11"
KITCHEN	2.31 x 2.40 m	7'7" x 7'10"
BEDROOM 1	2.81 x 4.96 m	9'3" x 16'3"
BEDROOM 2	3.50 x 3.10 m	11'6" x 10'2"
<b>Total Internal Area</b>	<b>80.16 m<sup>2</sup></b>	<b>863 FT<sup>2</sup></b>



Key	
W	Wardrobe
C	Cupboard
U	Utility
* Mirrored version of floor plan shown	

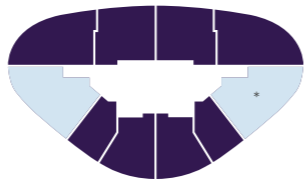
Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.





## TYPE TT TWO BEDROOM



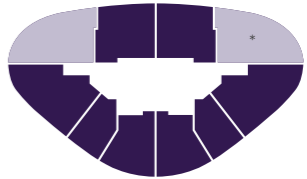
APARTMENT	1.11.5*, 1.11.10, 1.12.5*, 1.12.10, 1.13.5*, 1.17.5*, 1.18.5*, 1.19.5*, 1.20.5*			Key
LEVEL	11, 12, 13, 17, 18, 19 & 20			W Wardrobe C Cupboard U Utility
LIVING ROOM	9.50 x 5.06 m	31'2" x 16'7"	* Mirrored version of floor plan shown	
KITCHEN	3.15 x 2.63 m	10'4" x 8'8"		
BEDROOM 1	4.50 x 2.86 m	14'9" x 9'5"		
BEDROOM 2	4.04 x 3.63 m	13'3" x 11'11"		
<b>Total Internal Area</b>	<b>85.63 m<sup>2</sup></b>	<b>922 FT<sup>2</sup></b>		
<b>Total Internal Area*</b>	<b>85.36 m<sup>2</sup></b>	<b>919 FT<sup>2</sup></b>		

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## TYPE LL THREE BEDROOM



APARTMENT	1.15.4*, 1.17.1, 1.17.4*, 1.19.4*, 1.21.4*			Key
LEVEL	15, 17, 19, 21, 26 & 27			W Wardrobe C Cupboard U Utility
LIVING ROOM	4.09 x 6.16 m	13'5" x 20'3"	* Mirrored version of floor plan shown	
KITCHEN	2.93 x 4.04 m	9'7" x 13'3"		
BEDROOM 1	5.15 x 3.13 m	16'11" x 10'3"		
BEDROOM 2	4.47 x 3.11 m	14'8" x 10'2"		
BEDROOM 3	3.91 x 3.06 m	12'10" x 10'1"		
<b>Total Internal Area</b>	<b>108.51 m<sup>2</sup></b>	<b>1,168 FT<sup>2</sup></b>		

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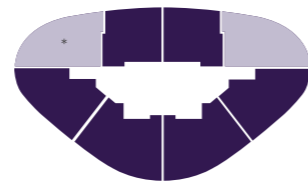




# TYPE LLL THREE BEDROOM

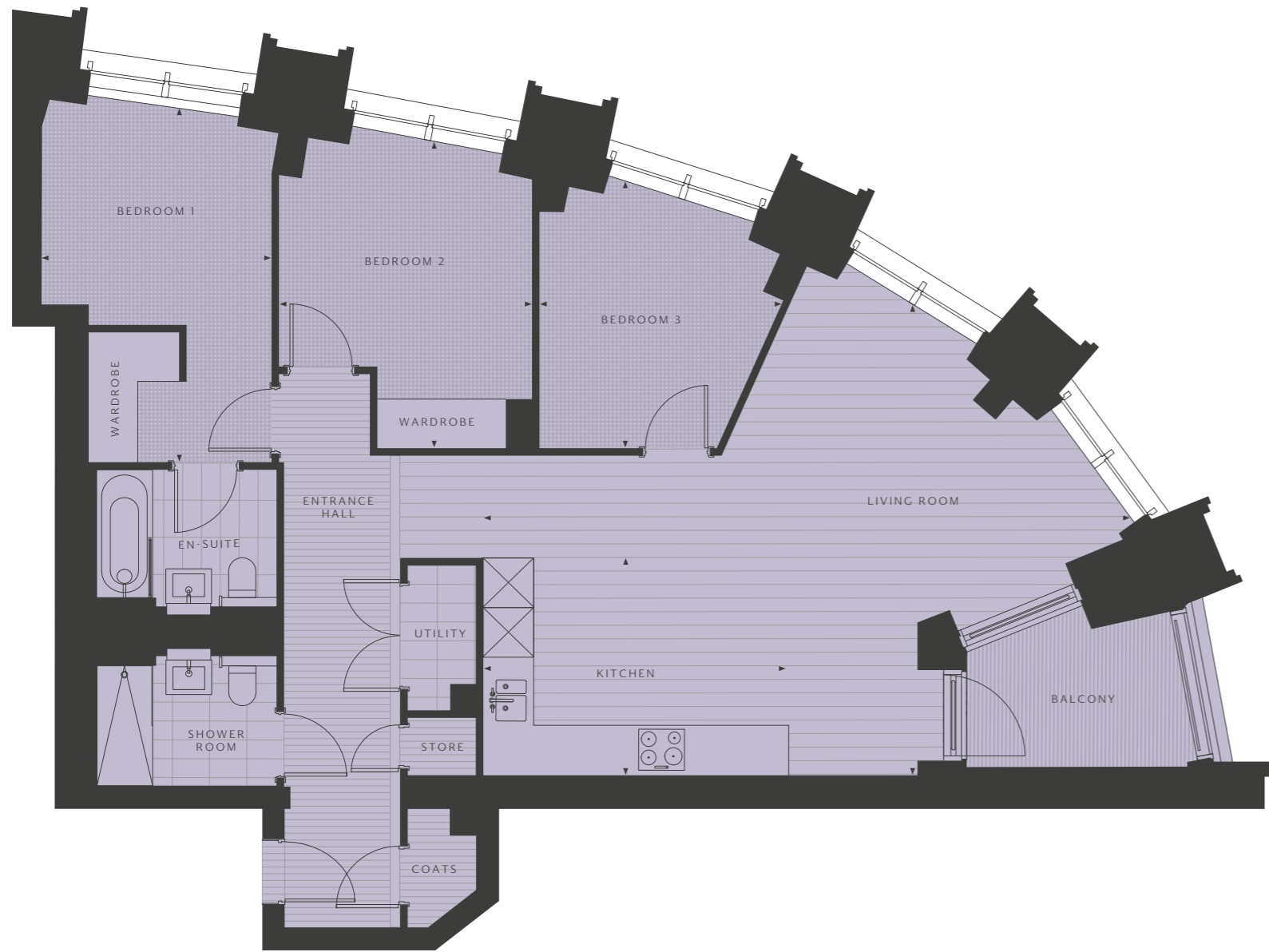


APARTMENT	1.261*, 1.264, 1.271*, 1.274	
LEVEL	26 & 27	
LIVING ROOM	6.25 x 8.59m	20'6" x 28'2"
KITCHEN	2.88 x 4 m	9'5" x 13'2"
BEDROOM 1	4.81 x 3.04 m	15'10" x 10'0"
BEDROOM 2	4.07 x 3.35 m	13'4" x 11'0"
BEDROOM 3	3.54 x 3.21 m	11'8" x 10'7"
<b>Total Internal Area</b>	<b>102.91 m<sup>2</sup></b>	<b>1,107.67 FT<sup>2</sup></b>



Key	
W	Wardrobe
C	Cupboard
U	Utility
* Mirrored version of floor plan shown	

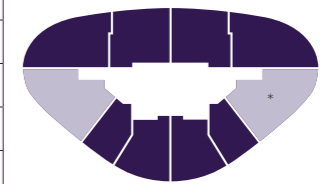
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# TYPE QQ THREE BEDROOM



APARTMENT	1.215*, 1.225*, 1.2210, 1.235*, 1.2310, 1.245*, 1.248, 1.258,	
LEVEL	21, 22, 23, 24, 25	
LIVING ROOM	5.89 x 3.96 m	19'4" x 13'0"
KITCHEN	2.02 x 3.15 m	6'8" x 10'4"
BEDROOM 1	2.83 x 5.35 m	9'4" x 17'7"
BEDROOM 2	3.24 x 4.08 m	10'8" x 13'5"
BEDROOM 3	3.02 x 3.94 m	9'11" x 12'11"
<b>Total Internal Area</b>	<b>112.15 m<sup>2</sup></b>	<b>1207 FT<sup>2</sup></b>
<b>Total Internal Area*</b>	<b>112.30 m<sup>2</sup></b>	<b>1,209 FT<sup>2</sup></b>



Key	
W	Wardrobe
C	Cupboard
U	Utility
* Mirrored version of floor plan shown	

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# TYPE QQQ THREE BEDROOM



APARTMENT	1,26.5, 1,26.8*, 1,27.5*, 1,27.8*			Key
LEVEL	26 & 27			W Wardrobe
LIVING ROOM	2.62 x 8.62 m	8'7" x 28'3"		C Cupboard
KITCHEN	1.94 x 3.30 m	6'5" x 10'10"		U Utility
BEDROOM 1	4.99 x 3.10 m	16'5" x 10'2"		* Mirrored version of floor plan shown
BEDROOM 2	3.41 x 3.70 m	11'3" x 12'2"		
BEDROOM 3	3.27 x 3.46 m	11'0" x 11'4"		
<b>Total Internal Area</b>	<b>104.06 m<sup>2</sup></b>	<b>1120 FT<sup>2</sup></b>		

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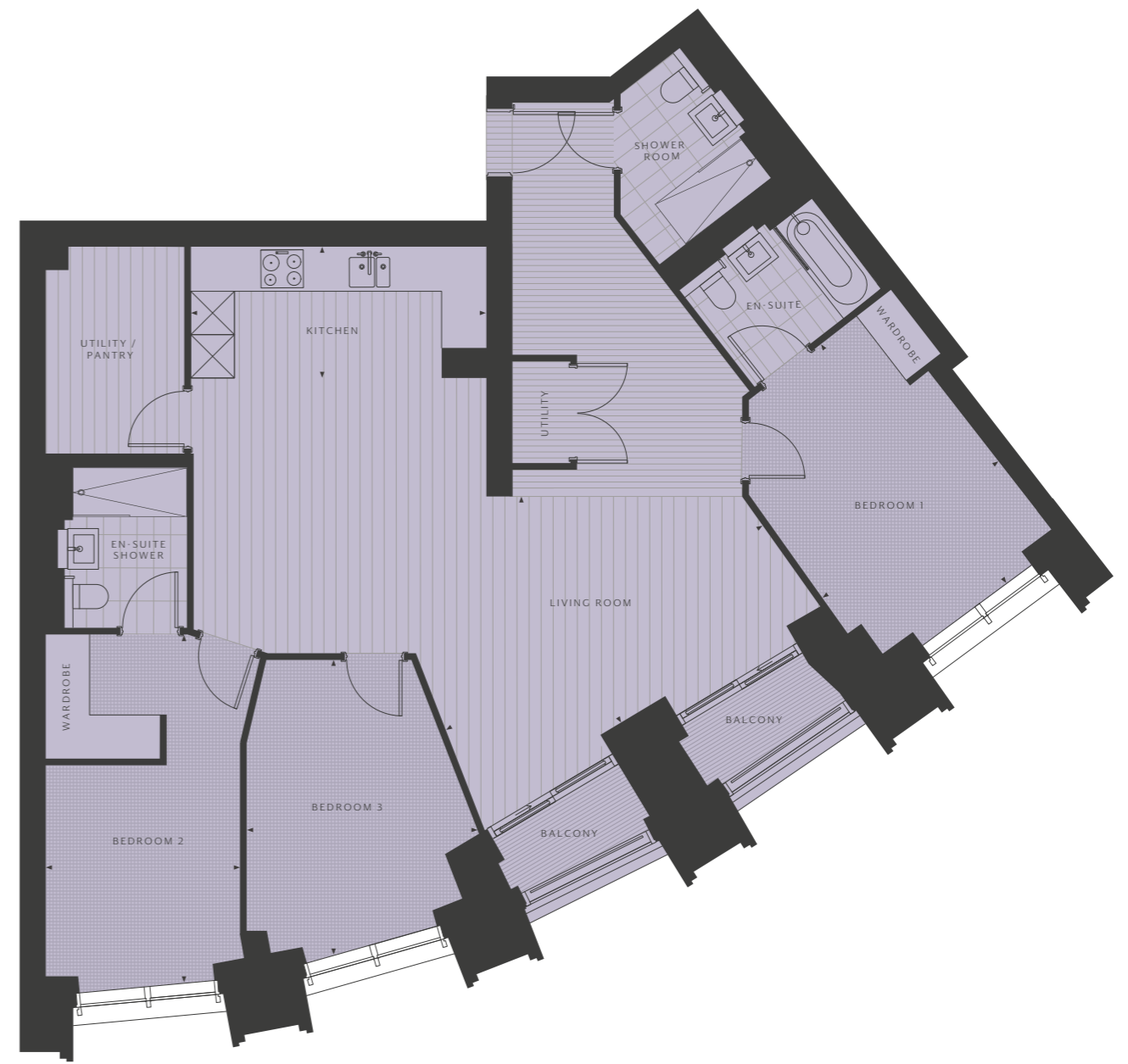


# TYPE RRR THREE BEDROOM



APARTMENT	1,26.6, 1,27.6, 1,27.7*			Key
LEVEL	26 & 27			W Wardrobe
LIVING ROOM	6.66 x 5.62 m	21'10" x 18'5"		C Cupboard
KITCHEN	1.95 x 4.40 m	6'5" x 14'5"		U Utility
BEDROOM 1	4.5 x 3.32 m	14'9" x 10'11"		* Mirrored version of floor plan shown
BEDROOM 2	5.20 x 2.89 m	17'1" x 9'6"		
BEDROOM 3	4.4 x 3.43 m	14'5" x 11'3"		
<b>Total Internal Area</b>	<b>126.94 m<sup>2</sup></b>	<b>1,366 FT<sup>2</sup></b>		

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# A commitment to the future



Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.



To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

## Five focus areas

### An exceptional customer experience

We aim to put customers at the heart of our decisions. Dedicated Sales Teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

### High quality homes

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

### Great places

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

### Efficient & considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

### A commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

## The Berkeley Foundation

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



# Designed for life

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

## Award winning and royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

## Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

## Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

## Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations you want to live.

## A commitment to creating sustainable communities

Berkeley homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

## Our commitment to sustainable living. Homes at West End Gate benefit from:

- Energy-efficient design including a highly insulated building envelope (above Building Regulation requirements to save on heating costs).
- Energy-efficient appliances provided which will lower the running costs and carbon footprint of the home.
- Centralised energy centre with electricity generation to offset running costs of common areas.
- Homes designed for low water consumption to preserve water resources.
- 100% low energy lighting and sensor-activated lighting in communal areas.
- Covered cycle storage facilities provided. Santander cycles docks located nearby.
- Landscaped gated courtyard garden benefitting from newly-planted trees, as residents' private amenity space.
- A sustainable green roof will be installed on suitable roof spaces. This will contribute to increased levels of biodiversity on site.
- Electric car charging points provided.
- Community plan in place to bring residents and the local community together.



Computer-generated images, indicative only and subject to change

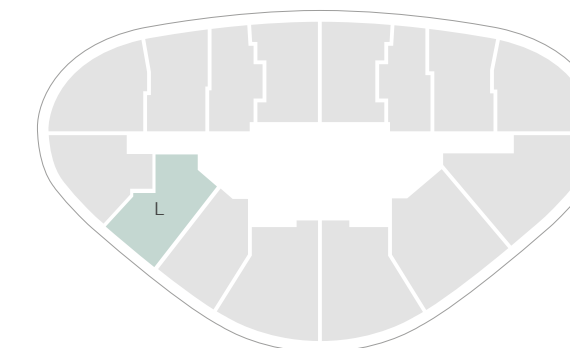
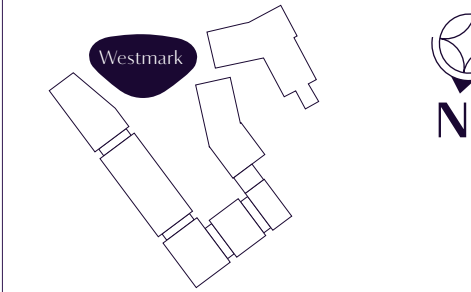


Proud to be a member of the Berkeley Group of Companies

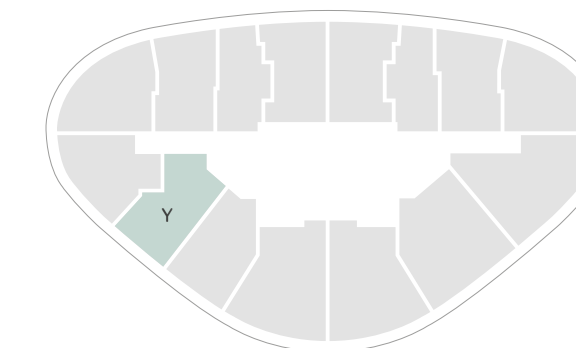


# Plot locators

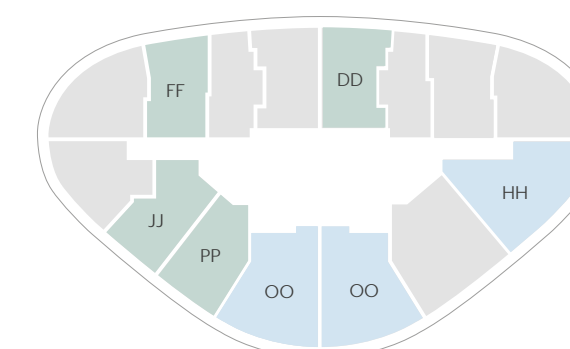
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT



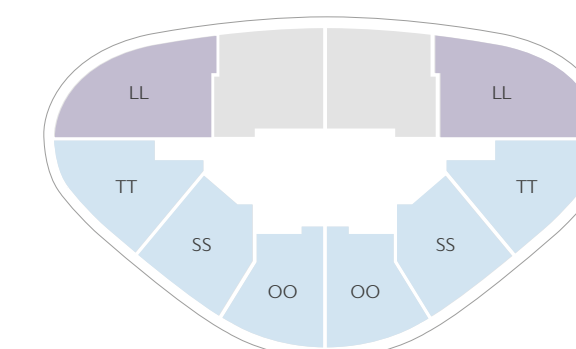
LEVEL 1



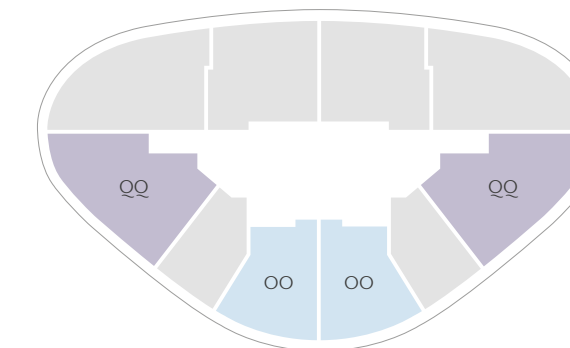
LEVELS 2-3



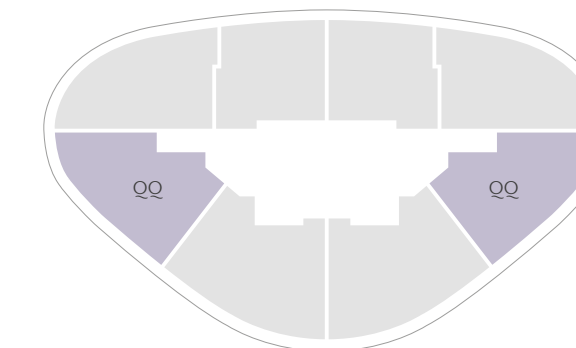
LEVELS 4-10



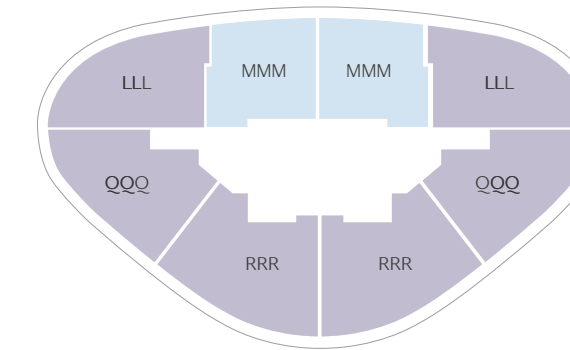
LEVELS 11-20



LEVELS 21-23



LEVELS 24-25



LEVELS 26-27



# Plot Locators



Maps are not to scale and show approximate locations only



**WEST END GATE**  
**SALES & MARKETING SUITE**  
 287 EDGWARE ROAD  
 LONDON  
 W2 1BB  
  
 020 3603 0809  
 WESTENDGATE.CO.UK



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. West End Gate is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Computer generated images are indicative only and subject to change. Lifestyle images are indicative only. The West End Gate site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. Maps are not to scale and show approximate locations only. Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. The buyer is acquiring an apartment with a 999 years leasehold. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants should review all relevant information and documents carefully before making a purchase decision. Planning application number is 46/2652/FULL consented on the 24th May 2017 by Westminster County Council.



[WESTENDGATE.CO.UK](http://WESTENDGATE.CO.UK)

**Berkeley**  
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