Westmark

Penthouse Collection

WEST END GATE

Berkeley
Designed for life

Introducing the pinnacle of the Westmark Tower, 29 storeys high with panoramic 360 degree views across London including Regent's Park and Hyde Park. Six acclaimed apartments with expansive balconies are refined for effortless elegant living.

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

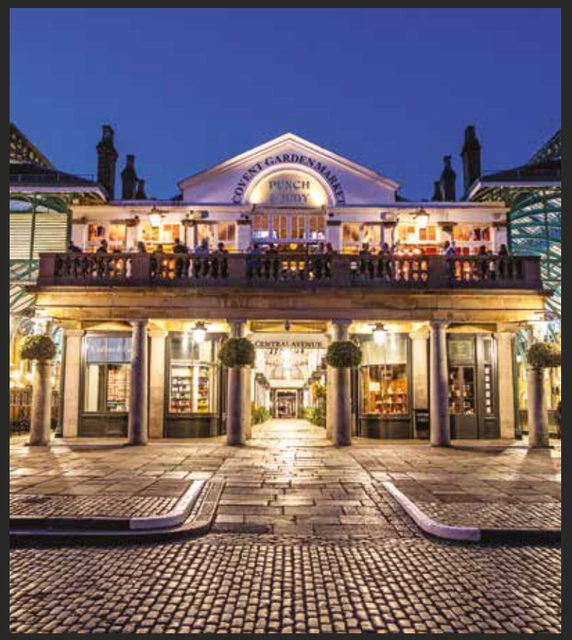
Computer-generated image is indicative only and subject to change.

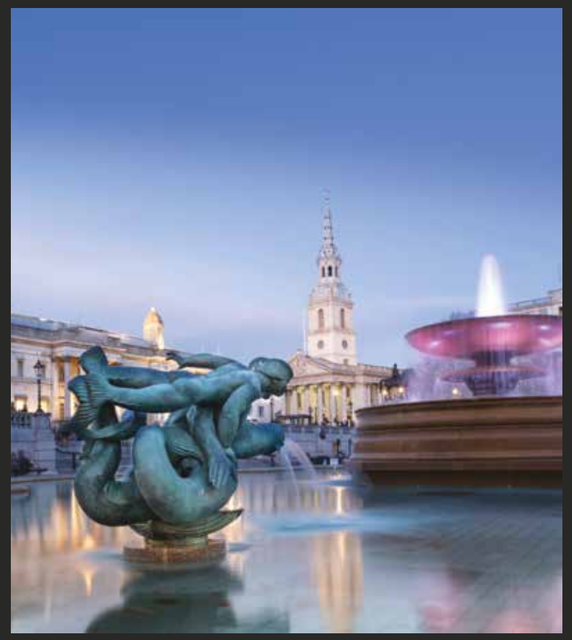
Key

- Walking
- Underground
- Heathrow Express
- Crossrail
- Taxi

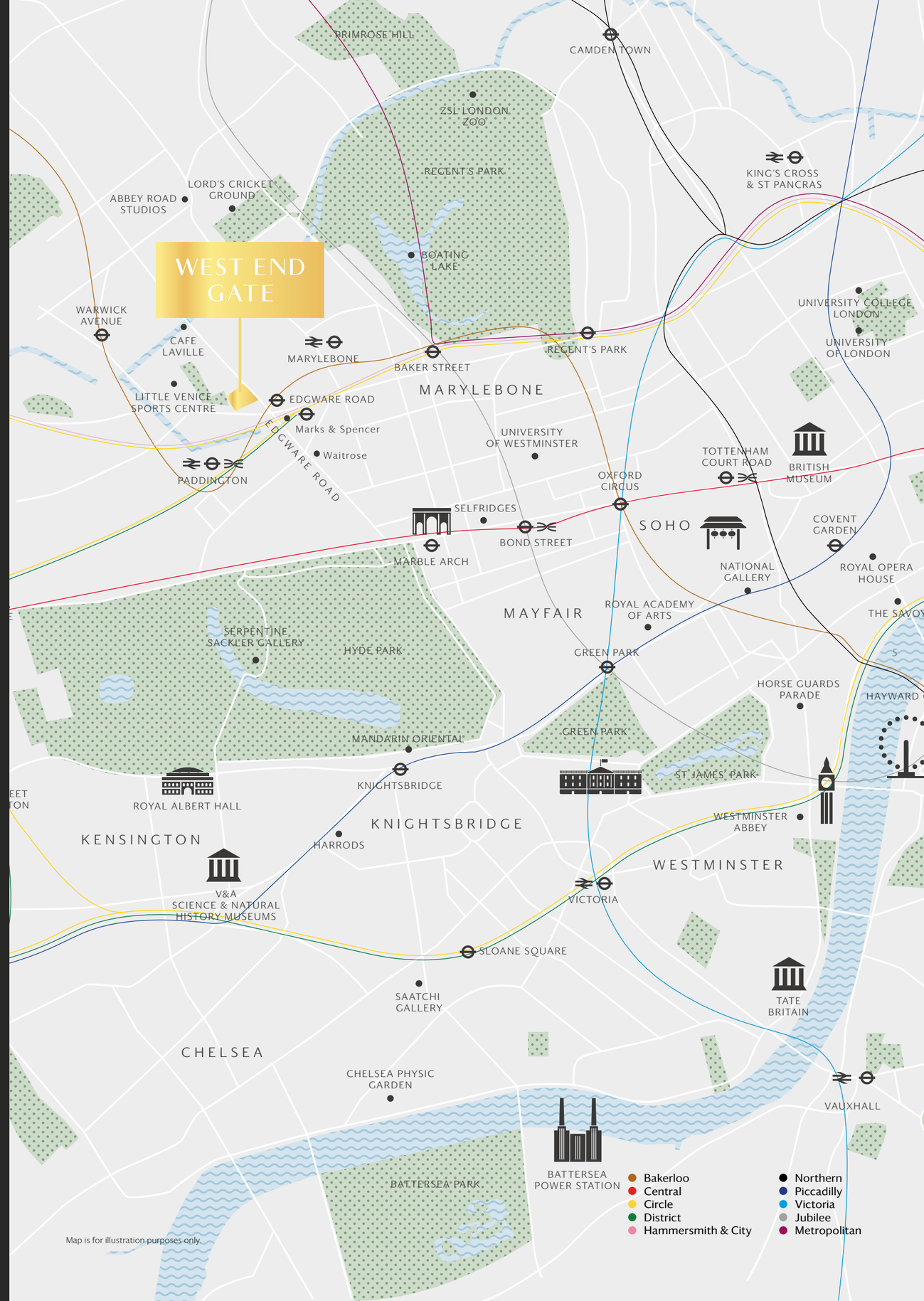
Edgware Road	2 mins	Walking
Regent's Park	4 mins	Underground
Paddington	8 mins	Walking
King's Cross St Pancras	9 mins	Underground
Liverpool Street	10 mins	Crossrail
Marylebone	10 mins	Walking

Bond Street	13 mins	Underground
Selfridges	14 mins	Underground
Harrods	15 mins	Taxi
Heathrow Airport	15 mins	Heathrow Express
Canary Wharf	17 mins	Crossrail
Hyde Park	20 mins	Walking





All travel times are approximate and taken from www.tfl.gov.uk, walkit.com, google.co.uk/maps and thetrainline.com.
Train and bus times represent peak journey times. Underground travel from Edgware Road Station. Rail travel from Paddington Station.
Crossrail proposed opening 2022.



Map is for illustration purposes only.

Serpentine Gallery

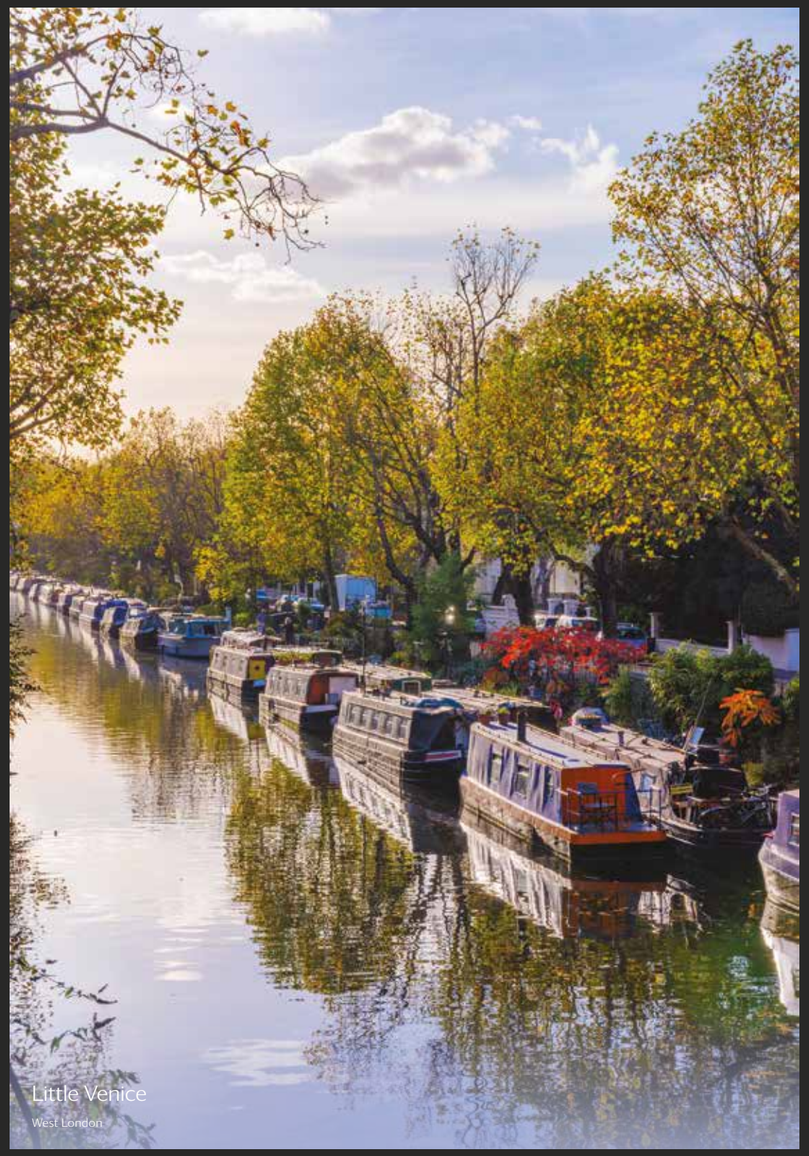
Kensington Gardens, London W2 3XA

Royal Albert Hall

South Kensington, London SW7 2AP

The Arch

Kensington Gardens, London W2 3XA



Little Venice

West London

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.

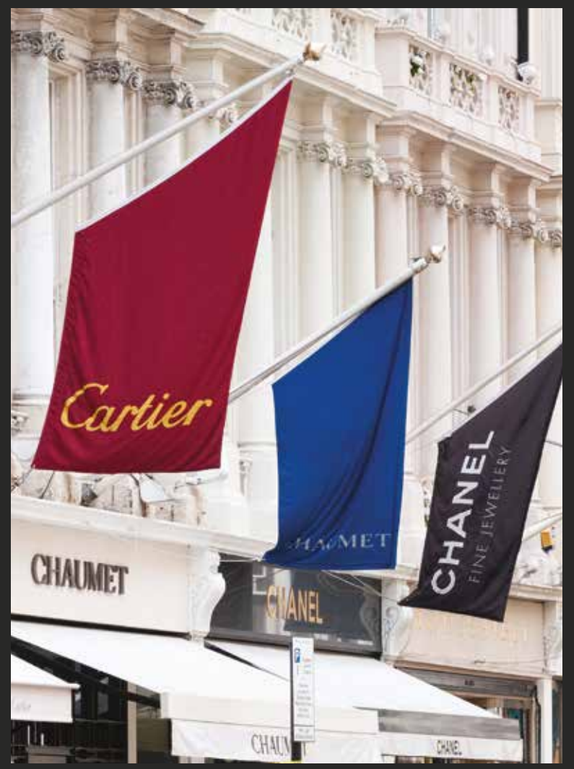
A treasure trove of fine art and culture, the creative scene that surrounds West End Gate introduces ample opportunities to explore London's historic temples of art, music and design - from the world-leading Victoria & Albert Museum, to the vast Royal Albert Hall.

The neighbourhood offers a window into contemporary visual culture, spotlighting pioneering artistic talent across influential spaces including the Lisson, Saatchi and Serpentine Galleries. Here, you can enjoy the arts in a deeper way and discover a rich mine of design inspiration.

Embrace a luxury shopping destination like no other, studded with opulent boutiques and exciting designers.

Whether you prefer to browse Marylebone's independent boutiques, Covent Garden's historic piazza or Bond Street's luxury flagship stores, your every shopping need is catered for.

Oxford Street, the capital's premier shopping street, is moments away, giving an alluring glimpse into avant-garde fashion, futuristic tech and Britain's best department stores, including Selfridges – the iconic retail destination founded by Harry Gordon Selfridge in 1908. With Harrods close by, you really are surrounded by the best of London's luxury retail.



West End Gate translates the architectural language of the mansion block into a beautifully crafted, bold and innovative statement

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

Residents' Gardens

Computer-generated images are indicative only and subject to change.

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.

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

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

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

Arrival at Westmark conveys a sense of sheer opulence, with modern sophisticated architecture complemented by tranquil water features and rich plantings.

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

Seamless service bespoke to your every requirement is provided by the 24-hour concierge team.

Photography of the Lobby and Concierge in Westmark

Designed with elegant simplicity, the interior spaces have been thoughtfully sculpted and dressed.

Relax in the spacious Residents' Lounge, enjoy the big screen in the private cinema or entertain guests in the private dining room, which is available to book through the 24-hour concierge.

Photography: Above - Residents' Lounge; *Right* - Private cinema; *Opposite* - Private dining room

Escape the bustle of the City in the state-of-the-art 17m swimming pool and gymnasium, helping soothe and uplift both body and mind.

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

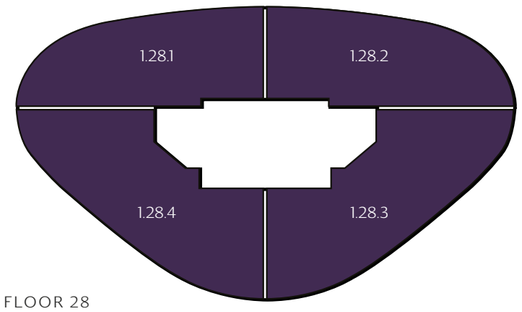
Swimming Pool - 17 metres

Photography of the Swimming Pool in Westmark

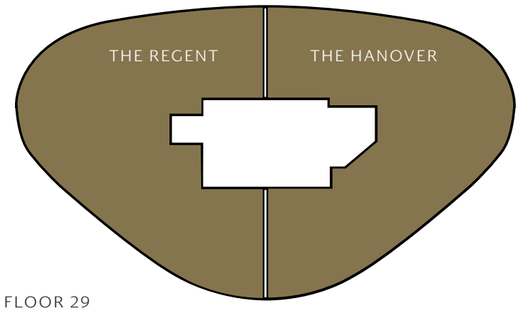
Computer-generated image is indicative only and subject to change

Apartment Locator

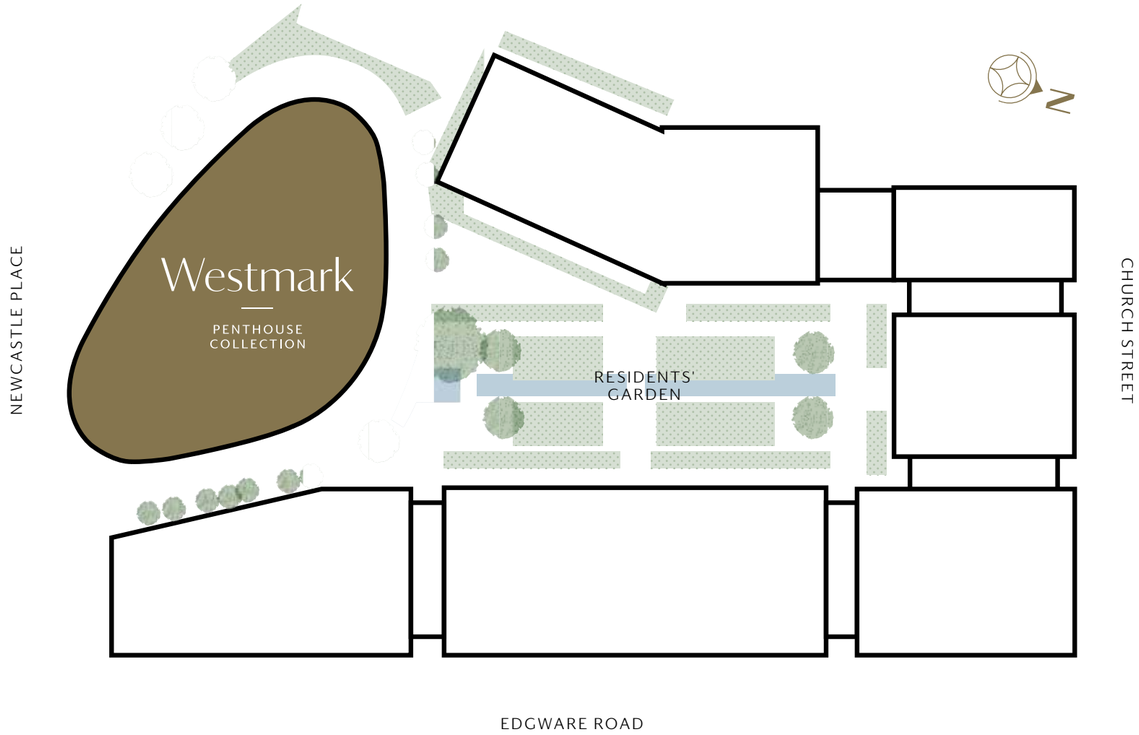
Type	Name	Apartment	Bed	Level	Total area (Sq m)	Total area (Sq ft)
PENTHOUSES						
-	The Regent	1.29.1	4	29	442	4757
-	The Hanover	1.29.2	4	29	433	4664
THE DUCHY COLLECTION						
16	-	1.28.1	3	28	191	2056
16	-	1.28.2	3	28	191	2056
22	-	1.28.3	4	28	232	2500
22	-	1.28.4	4	28	243	2620



FLOOR 28



FLOOR 29



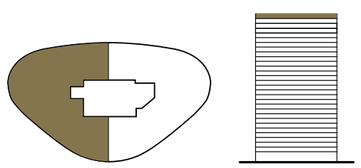
THE PENTHOUSES

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

The Regent

Four Bedroom
Apartment: 1.29.1
Level: 29

Living Room	10.50 x 9.18 m	34'5" x 30'1"
Kitchen	4.73 x 6.44 m	15'6" x 21'1"
Study/Reception	6.46 x 6.71 m	21'2" x 22'0"
Dining Room	7.13 x 6.46 m	23'4" x 21'2"
Bedroom 1	5.60 x 3.49 m	18'4" x 11'5"
Bedroom 2	3.43 x 3.76 m	11'3" x 12'4"
Bedroom 3	3.45 x 3.46 m	11'3" x 11'4"
Bedroom 4	5.68 x 4.06 m	18'6" x 13'3"
Total Internal Area	442 m²	4757 ft²



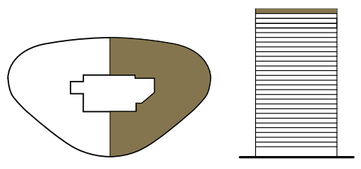
W = Wardrobe

Floorplans shown for Westmark are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility, these plans have been sized to fit the page. Therefore each plan may be at a different scale to others in this brochure.

The Hanover

Four Bedroom
Apartment: 1.29.2
Level: 29

Living Room	10.50 x 9.18 m	34'5" x 30'1"
Kitchen	4.73 x 6.44 m	15'6" x 21'1"
Study/Reception	6.46 x 6.71 m	21'2" x 22'0"
Dining Room	7.13 x 6.46 m	23'4" x 23'2"
Bedroom 1	5.60 x 3.49 m	18'4" x 11'5"
Bedroom 2	3.43 x 3.76 m	11'3" x 12'4"
Bedroom 3	3.45 x 3.46 m	11'3" x 11'4"
Bedroom 4	5.68 x 4.06 m	18'7" x 13'3"
Total Internal Area	**433 m²**	**4664 ft²**



W = Wardrobe

Floorplans shown for Westmark are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility, these plans have been sized to fit the page. Therefore each plan may be at a different scale to others in this brochure.

Enjoy a grand entrance with a sweeping hallway adorned with high ceilings and natural materials.

Hallway

Computer-generated image is indicative only and subject to change. Furniture is not included.

Enter into an elegantly crafted living space as expansive as the views beyond.

Living Room

Computer-generated image is indicative only and subject to change. Furniture is not included.

The perfect setting to dine in sumptuous elegance.

Dining Room

Computer-generated image is indicative only and subject to change. Furniture is not included.

Kitchen

Computer-generated image is indicative only and subject to change. Furniture is not included.

Study

Computer-generated image is indicative only and subject to change. Furniture is not included

Bedroom

Computer-generated image is indicative only and subject to change. Furniture is not included.

Bathroom

Computer-generated image is indicative only and subject to change. Furniture is not included.

Bathroom

Computer-generated image is indicative only and subject to change. Furniture is not included.

Balcony

Computer-generated image is indicative only and subject to change. Furniture is not included.

The Penthouse: Specification

KITCHEN

- Individually designed layouts
- Bespoke custom fitted cabinets with handless detail
- Composite stone work surfaces with full height composite stone splashbacks
- Under-mounted double bowl sink and worktop with carved drainer grooves
- Single lever Quooker tap with pull-out hose
- Pull-out pan and cutlery drawers
- Oven with pyrolytic cleaning, steam oven, hob and a single combination microwave oven
- Fully integrated appliances including 2 dishwashers, large American style fridge freezer and washer dryer (typically located in hallway cupboard)
- Integrated chilled wine / drinks cabinet
- Integrated triple recycling bin
- Polished chrome socket outlets above work surfaces
- Porcelain tile flooring

BEDROOM 1 EN-SUITE

- Feature freestanding bath with polished chrome freestanding filler and thermostatic mixer with separate hand shower
- Separate large walk-in shower area with polished chrome concealed thermostatic wall-mounted mixer/diverter, overhead shower and separate hand held shower
- Frameless glass shower screens
- Large format porcelain tiles to selected walls and floors with feature stone walls to bath and vanity zones
- White ceramic wall mounted WC with soft closing seat and dual flush
- Bespoke wall mounted double vanity unit with surface mounted white ceramic basins and integrated storage below
- Polished chrome wall mounted basin mixers spout and controls
- Thermostatically controlled mixer and 2 way control for shower and 3 way control for bath
- Heated towel bars
- Bespoke stand-alone motion activated demisting mirror storage unit with shaver socket and integrated feature lighting above vanity unit
- Sensor activated low level lighting
- Integrated bath TV

4-PIECE BATHROOMS

- Feature built-in bath with polished chrome concealed thermostatic mixer with deck mounted hand shower
- Separate large walk-in shower area with polished chrome concealed thermostatic wall-mounted mixer/diverter, overhead shower and separate hand held shower
- Frameless glass shower screens
- Large format porcelain tiles to selected walls and floors with feature stone walls to bath and vanity zones
- White ceramic wall mounted WC with soft closing seat and dual flush
- Bespoke wall mounted single vanity unit with surface mounted white ceramic basins and integrated storage below
- Polished chrome wall mounted basin mixer spout and controls
- Thermostatically controlled mixer and 2 way control for shower and 3 way control for bath
- Heated bar towel bars
- Bespoke stand-alone motion activated demisting mirror storage unit with shaver socket and integrated feature lighting above vanity unit
- Sensor activated low level lighting

SHOWER ROOMS

- Walk-in shower area with polished chrome concealed thermostatic wall-mounted mixer/diverter, overhead shower and separate hand held shower
- Frameless glass shower screens
- Large format porcelain tiles to selected walls and floors with feature stone walls to bath and vanity zones
- White ceramic wall mounted WC with soft closing seat and dual flush
- White ceramic wall mounted basin set into vanity unit
- Chrome wall mounted basin mixers spout and controls
- Thermostatically controlled mixer and 2 way control for en-suite shower
- Heated towel bars
- Bespoke wall mounted singe vanity unit with surface mounted white ceramic basins, and integrated storage below
- Bespoke stand-alone motion activated demisting mirror storage unit with shaver socket and integrated feature lighting above vanity unit
- Sensor activated low level lighting

CLOAK ROOM WC

- High-level fixed mirror with concealed LED lighting
- Low-level vanity unit with storage and surface mounted basin
- Polished chrome wall mounted basin mixer
- White ceramic WC with soft close seat/cover, concealed cistern and dual flush plate
- Heated towel bars
- Large format porcelain tiles to selected walls and floors with feature stone wall behind vanity unit

ELECTRICAL FITTINGS

- Low energy LED lighting throughout with 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
- Full lighting system to all rooms
- Wiring only for motorised blinds / blind boxes to bedroom 1 and living room
- Master switch to turn all lighting off in apartment
- Floor boxes to principal rooms where appropriate

HEATING/COOLING

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

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
- Speaker system in living/dining/kitchen & bedroom 1 & en-suite. Wiring for future additional speakers in all other rooms 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
- Enhanced pattressing to ceiling locations to allow for increased loading in living room and bedroom 1, including all TV positions
- BT Fibre to the premises and alternative supplier e.g. Virgin Media or Hyperoptic

INTERIOR FINISHES

- Feature full height engineered veneer entrance door
- Solid internal veneer doors to living area from hallway all other doors solid internal painted including hallway cupboards
- Fitted wardrobes to all bedrooms, internal fittings include a combination of shoe rails, shelves, drawers and integrated lighting. Door finish lacquered or equal/mirror. Internally lined with textured panels
- Standard height internal doors throughout
- Engineered timber floor in reception room and hallway
- Carpet to all bedroom floors

BALCONIES/TERRACES

- Glass fronted balconies / terraces with handrail to apartments
- Low level lighting to external balconies
- Precast stone to terraces with external power and tap

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 which serve each core and all levels
- Direct access to underground parking level and override system

CAR PARKING

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

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 reserves the right to make these changes as required.

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

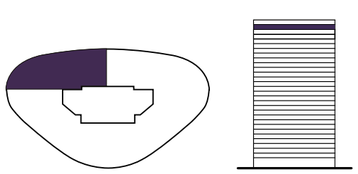
THE DUCHY COLLECTION

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

Type 16: 1.28.1

Three Bedroom
Level: 28

Living/Dining Room	6.48 x 10.06 m	21'3" x 33'0"
Kitchen	2.55 x 4.68 m	8'4" x 15'4"
Bedroom 1	6.14 x 3.07 m	20'1" x 10'0"
Bedroom 2	3.44 x 3.41 m	11'3" x 11'2"
Bedroom 3	3.65 x 3.23 m	11'11" x 10'7"
Total Internal Area	**191 m²**	**2056 ft²**

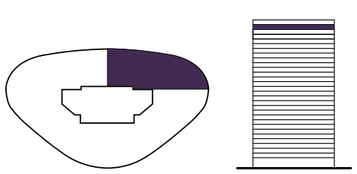


Floorplans shown for Westmark are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility, these plans have been sized to fit the page. Therefore each plan may be at a different scale to others in this brochure.

Type 16: 1.28.2

Three Bedroom
Level: 28

Living/Dining Room	6.58 x 10.06 m	21'7" x 33'0"
Kitchen	2.55 x 4.68 m	8'4" x 15'4"
Bedroom 1	6.14 x 2.62 m	20'1" x 8'7"
Bedroom 2	3.44 x 3.41 m	11'3" x 11'2"
Bedroom 3	3.65 x 3.23 m	11'11" x 10'7"
Total Internal Area	**191 m²**	**2056 ft²**

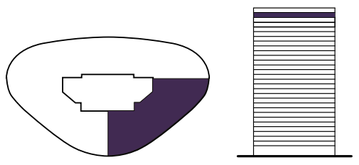


Floorplans shown for Westmark are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility, these plans have been sized to fit the page. Therefore each plan may be at a different scale to others in this brochure.

Type 22: 1.28.3

Four Bedroom
Level: 28

Living/Dining Room	7.89 x 7.98 m	25'10" x 26'2"
Kitchen	6.54 x 2.85 m	21'5" x 9'4"
Bedroom 1	3.67 x 5.60 m	12'0" x 18'4"
Bedroom 2	3.40 x 3.39 m	11'1" x 11'1"
Bedroom 3	3.42 x 3.78 m	11'2" x 12'4"
Bedroom 4	3.99 x 5.58 m	13'1" x 18'3"
Total Internal Area	**232 m²**	**2500 ft²**



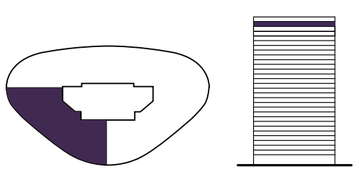
W: Wardrobe

Floorplans shown for Westmark are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.
To increase legibility, these plans have been sized to fit the page. Therefore each plan may be at a different scale to others in this brochure.

Type 22: 1.28.4

Four Bedroom
Level: 28

Living/Dining Room	7.89 x 7.98 m	25'10" x 26'2"
Kitchen	6.54 x 2.85 m	21'5" x 9'4"
Bedroom 1	3.67 x 5.60 m	12'0" x 18'4"
Bedroom 2	3.40 x 3.39 m	11'1" x 11'1"
Bedroom 3	3.42 x 3.78 m	11'2" x 12'4"
Bedroom 4	3.99 x 5.58 m	13'1" x 18'3"
Total Internal Area	**243 m²**	**2620 ft²**



W: Wardrobe

Floorplans shown for Westmark are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility, these plans have been sized to fit the page. Therefore each plan may be at a different scale to others in this brochure.

Computer-generated image is indicative only and subject to change. Furniture is not included.

Computer-generated image is indicative only and subject to change. Furniture is not included

The Duchy Collection: Specification

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, American style fridge/freezer and washer dryer (washer dryer typically located in hallway cupboard)
- Chilled wine / drinks cabinet

BEDROOM 1 EN-SUITE

- Type 16 only: Feature freestanding bath with polished chrome freestanding filler and thermostatic mixer with separate hand shower
- Type 22 only: Built-in bath with polished chrome bath filler and thermostatic mixer with deck mounted hand shower
- Separate large walk-in shower area with polished chrome concealed thermostatic wall-mounted mixer/diverter, overhead shower and separate hand held shower
- 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
- Bespoke wall mounted vanity unit with surface mounted white ceramic basins, and integrated storage below
- Chrome wall mounted basin mixers spout and controls
- Thermostatically controlled mixer and 2 way control for en-suite shower and 3 way control for bath for Type 22
- Heated towel bars
- Bespoke wall mounted mirrored vanity unit with shaver socket and integrated feature lighting
- Sensor activated low level lighting
- Electric underfloor heating

Computer-generated image for illustrative purposes only and subject to change. Furniture is not included.

SHOWER ROOMS

- Walk-in shower area with polished chrome concealed thermostatic wall-mounted mixer/diverter, overhead shower and separate hand held shower
- Frameless glass shower screens
- Large format porcelain tiles to selected walls and floors with feature walls to bath and vanity 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 sprout and controls
- Thermostatically controlled mixer and 2 way control for en-suite shower
- Heated bars in all bathrooms
- White ceramic wall mounted basin set into vanity unit
- Bespoke mirror storage unit with shaver socket and integrated feature lighting above vanity unit
- Sensor activated low level lighting
- Electric underfloor heating

CLOAK ROOM WC

- High-level fixed mirror with concealed LED lighting
- White ceramic wall mounted basin set into vanity unit
- Chrome deck mounted basin mixer sprout and controls
- White ceramic WC with soft close seat/ cover, concealed cistern and dual flush plate
- Heated towel bars
- Large format porcelain tiles to selected walls and floors with feature wall behind vanity unit

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 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 & bedroom 1 & 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

INTERIOR FINISHES

- Lacquered entrance door
- Solid internal painted doors including hallway cupboards and to laundry cupboards off bathrooms/shower room
- Fitted wardrobes to bedroom 1, internal fittings include a combination of rails, shelves, drawers and integrated lighting. Door finish lacquered or equal/mirror
- Full height entrance to living-room doors with standard height bedroom and bathroom doors
- Engineered timber floor in reception room, hallway and kitchen
- Carpet to all bedroom floors

BALCONIES/TERRACES

- Metal railings or glass balconies
- Low level lighting to balconies
- Porcelain flooring to all inset balconies

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

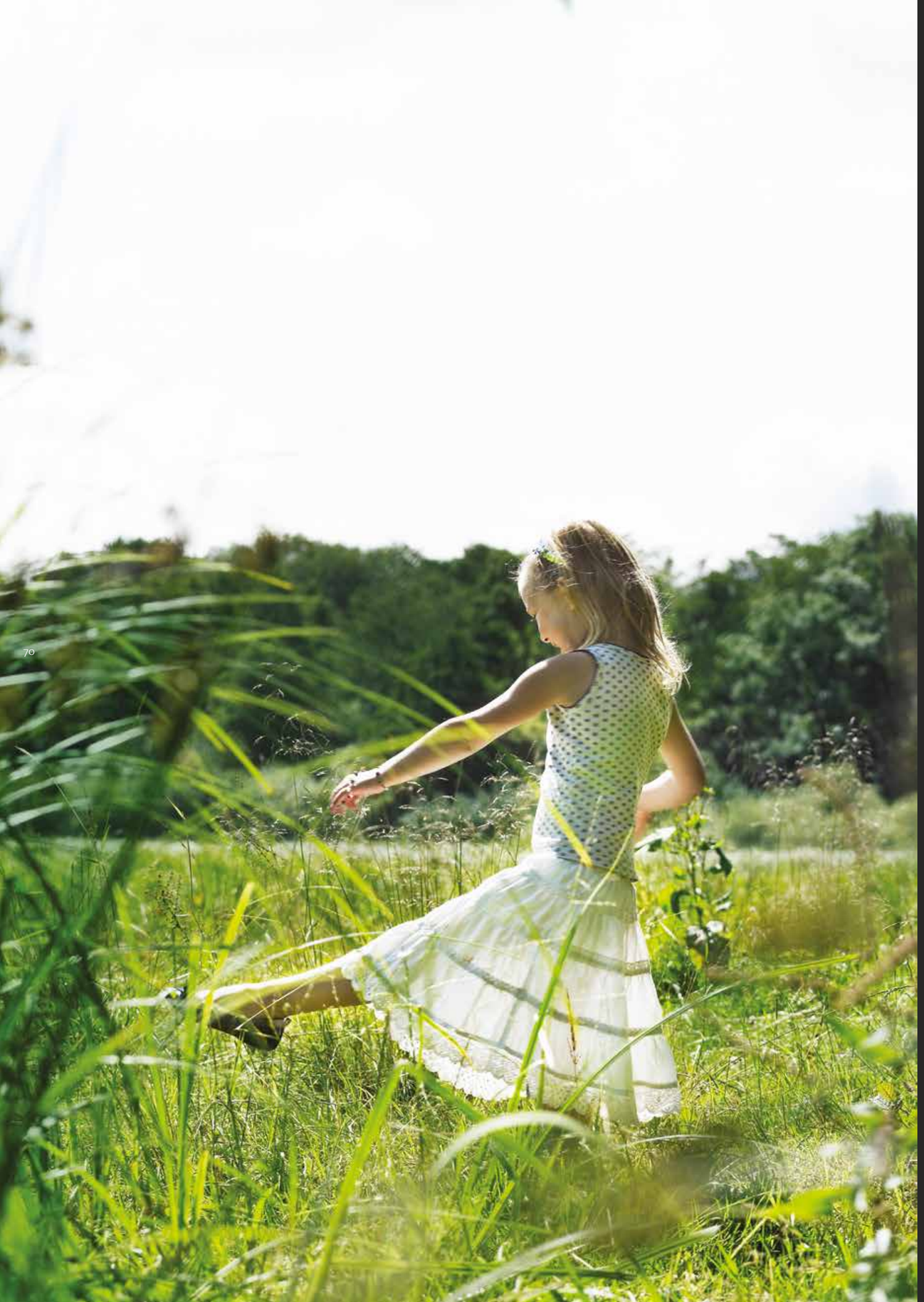
LIFTS

- Tiled floors, mirrors and panelling to match communal corridor finishes
- Passenger lift/lifts which serve each core and all levels
- 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

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 reserves the right to make these changes as required.



Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our vision

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

Customer experience

Quality homes

Great places

Efficient and considerate operations

Commitment to people and safety

The Berkeley Foundation

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk

Berkeley Foundation

Designed for life

Designed For Life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need - well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast - we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, though intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

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

This is how we are ensuring sustainability at West End Gate

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at West End Gate.

Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens - these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around West End Gate, we have created natural habitats that encourage wildlife to flourish. We are working with Ramboll, Barton Wilmore and Farrer Huxley to engage residents in the natural landscapes that we have created.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide 5 integrated recycling bins within kitchen units to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR)]. All lighting is low energy and kitchen appliances are between A - A++ rated.

Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout West End Gate we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air as well as filters for nitrogen oxides (NOx) to improve indoor air quality.

Sustainable transport

We provide secure cycle parking and car charging points and a Santander cycle dock is also located near the development to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Lee Baron and residents to ensure the development remains in pristine condition.

Future-proof design

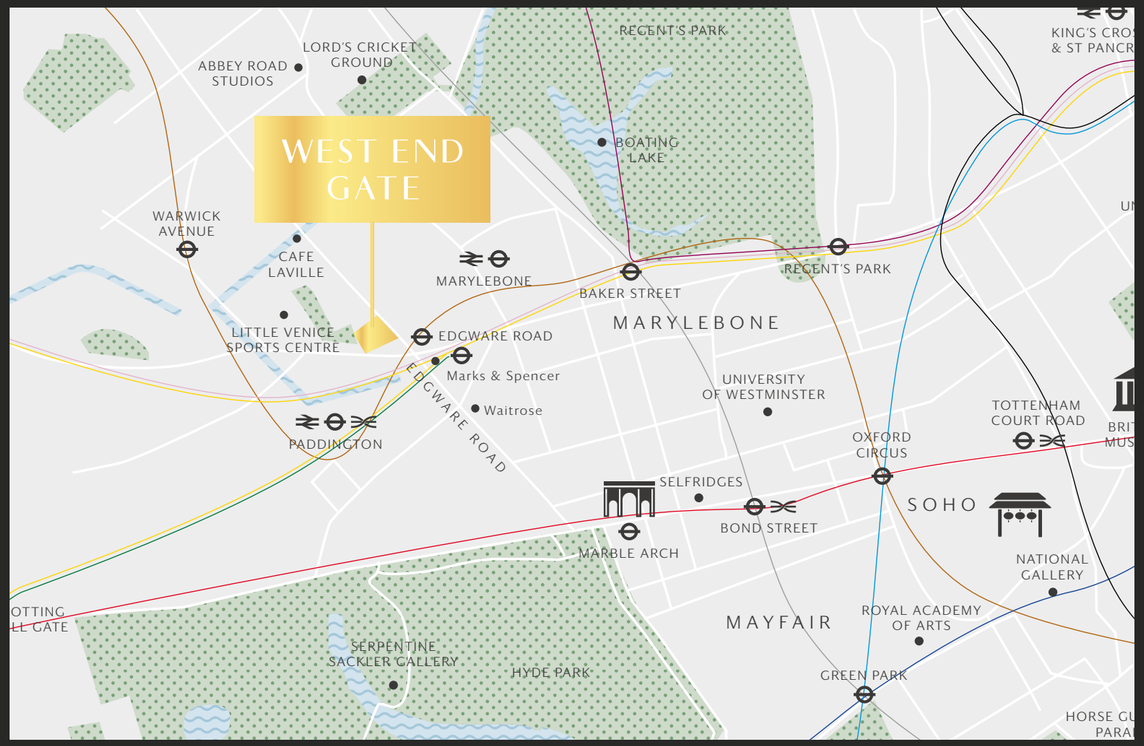
From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

Berkeley Group

Proud to be a member of the Berkeley Group of Companies

Berkeley Designed for life · St Edward Designed for life · St George Designed for life · St James Designed for life · St Joseph Designed for life · St William Designed for life

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



Maps are not to scale and show approximate locations only.

West End Gate
Sales & Marketing Suite

Westmark Tower
1 Newcastle Place
London
W2 1BW

020 3603 0809
westendgate.co.uk

Berkeley Group
Proud to be a member of the Berkeley Group of Companies

Investor in Customers Gold 2020

GOLD AWARD

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

JLL

Berkeley
Designed for life

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. If in doubt, please seek independent professional advice before making a purchase decision. The non-licensed agents engage in estate agency work exclusively in relation to properties outside Hong Kong and are not licensed to deal with any property situated in Hong Kong. Planning application number is 16/12162/FULL consented on the 24th May 2017 by Westminster County Council.

Berkeley

Designed for life