

PORTFOLIO

THE BERKELEY GROUP PORTFOLIO | 2025

Creating beautiful neighbourhoods
across London, Birmingham
and the South of England



Berkeley
Group



Photography of White City Living, London W12

WELCOME HOME

A very warm welcome to the Berkeley Group Portfolio.

In these pages, we'll explore a collection of carefully designed homes and friendly communities across London, Birmingham and the South of England.

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Front cover: Photography of Hareshill, Hampshire

HOMES WITH HEART

What makes the perfect home? It's somewhere we belong and return to with a sense of pride, pleasure and relief. Where we feel happy, and can relax and spend time with family and friends. Spaces that make our daily lives easier. And where we can work in peace and comfort should we need to.

At Berkeley we create homes – and places – that do all this and more. So, we think carefully about how you experience your home and neighbourhood each day. What do you see and feel as you step out of your front door? Where can you shop, exercise, play and wind down? And how can we help you meet your neighbours, make friends and have fun?

We find answers by individually designing every neighbourhood. Building with great care and attention to detail. And only choosing quality products and materials that stand the test of time.

HOMES THAT BUILD COMMUNITIES

Beyond beautiful homes, we create communities. Places where you feel safe and secure, and connected to the people around you. We do this by building amenities that bring people together like shops, parks and schools close to your home. As well as first class facilities for everyone including fitness centres, cinema rooms and residents' lounges.

Our communities are sustainable, welcoming, friendly, beautiful and built to last. They help to strengthen and re-energise the places around them – and spark joy for those that live in them.

“Building strong communities matters on every level. It can transform people’s health, wellbeing and their quality of life. It can bring people together and encourage social connections. Ultimately, we believe that well-made homes and neighbourhoods can do a great deal of good.”

Rob Perrins, CEO, Berkeley Group

CUSTOMER SERVICE YOU CAN COUNT ON

From your very first viewing through to the day you move in – and far beyond – we want you to feel at home.



Finding and falling in love with your home is a big moment in life. That's why our customers are at the heart of everything we do. From building beautiful homes that will stand the test of time. To creating welcoming communities that are wonderful places to live. And making your home-buying journey as smooth and stress-free as possible.

WITH YOU EVERY STEP

Our dedicated Customer Care team will guide you through the process of buying your home. Answering questions, showing you around, and demonstrating how it all works when you get the keys.

You can keep all the information you need in one place with 'My Home Plus', our easy-to-use digital portal.

With a 10-year new home warranty, the first two years of which are covered directly by our expert customer care team, you can be reassured that any niggles will be taken care of.

WE'RE PROUD TO SAY...

98% of our customers would recommend us to a friend

(HBF, March 2024)

A Berkeley home is **12x** more likely than one from another housebuilder to be defect-free on moving day

(HBF, March 2024)

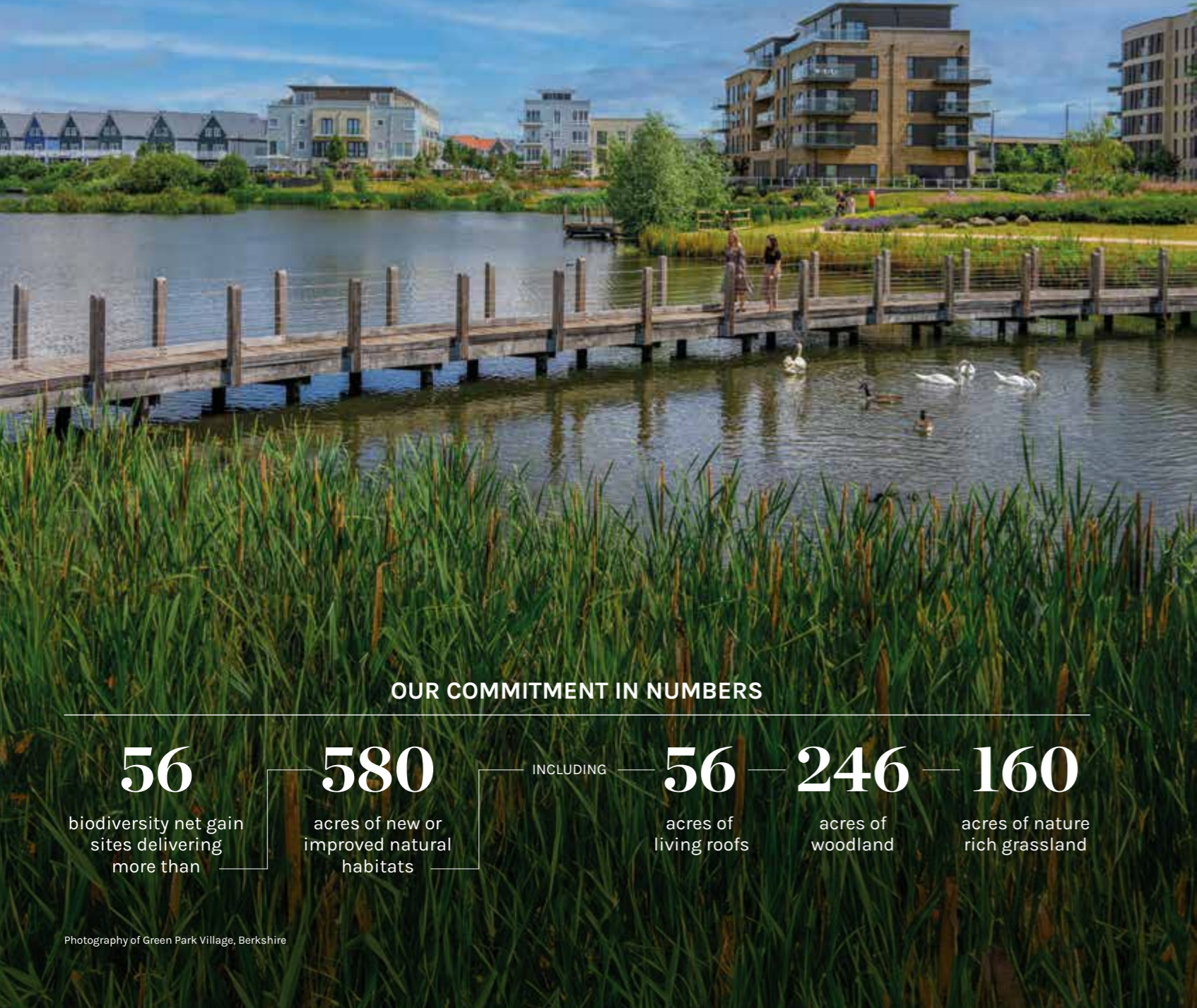
Each home we build comes with a **10-year NHBC warranty**, with the **first two years covered by us**

We've been awarded an Outstanding Achievement in the In-house Research Customer Satisfaction Awards for the past **10 years**

With nearly **50 years** of experience creating high-quality homes behind us, you're in safe hands.

AT HOME WITH NATURE

Imagine watching butterflies flutter over flower-rich grasslands from your kitchen window. Walking to work beside a gently flowing river. Or enjoying a sun-dappled picnic with family and friends right outside your front door.



OUR COMMITMENT IN NUMBERS



Photography of Green Park Village, Berkshire

We're happier when we live side-by-side with nature. So we create places that bring nature – and people – together. Where you can find a moment of tranquillity every day, in gardens, parks and beautiful wild spaces.

GROWING COMMUNITIES

We've been pioneering 'biodiversity net gain' on every new site for the last seven years. That means each neighbourhood is woven through with valuable natural habitats where wildlife can thrive, like wetlands, streams, wildflower meadows and tree-lined streets.

These natural landscapes are a real source of pride and joy for those who live in or near them. We connect community and nature by blending traditional recreational spaces with the wilder landscapes. And we bring them to life with fun-filled events that get everyone together, like summer parties and barbecues, planting days and nature walks, outdoor cinemas, picnics and much more.



“We want to create great places where people can relax, play and thrive side by side with nature.”

Jessica Lewis, Head of Sustainable Places, Berkeley Group

TREADING LIGHTLY

Brick by brick. Home by home. We're serious about tackling one of the biggest challenges of our time: the climate emergency.

This means building homes on sustainable sites in well-connected places. And designing energy efficient buildings which use lower carbon technologies.

Compared to older properties, our new build homes are more efficient and climate friendly – 93% have an EPC rating of B or above. So our residents know they're living more sustainably.

We're also focused on reducing the emissions from our construction sites and tackling the embodied carbon within our supply chain.

We're proud to be named on CDP's global 'A-List' for Climate Action and Performance, making us one of only 362 companies around the world to achieve this climate leadership rating.

THE BENEFITS OF BUYING BRAND NEW

From the exceptional finish to high levels of energy efficiency, a brand new home with Berkeley delivers everything you want, both for the head and the heart.

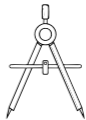
Our expertise and commitment to quality are embedded in everything we do. We have exacting standards and a rigorous quality assurance process, providing complete peace of mind when you buy your new home with us. Once you've moved in, you'll have more time to enjoy life, with much lower levels of maintenance and DIY compared to older properties.

With no upward chain, access to a range of moving schemes and personal support from our outstanding customer service, the process of buying a new home with Berkeley is smoother and more straightforward too.



BRAND NEW, JUST FOR YOU

Immaculate paintwork, beautifully crafted kitchens, pristine sanitaryware – everything is brand new and untouched by anyone else



BESPOKE DESIGN

Unlike many new developments, all of our places are individual, designed by architects to fit in seamlessly with the local environment and community



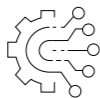
OPPORTUNITY TO CHOOSE FINISHES

Depending on when you reserve, you can choose your decorative finishes while your new Berkeley home is being built, which allows you to personalise your home



SAFER HOMES

Berkeley homes offer peace of mind with high quality materials, safety features and secure entry



DESIGNED FOR MODERN LIVING

Berkeley homes have layouts that offer flexibility in how you use your space, while many feature smart technology built in



HIGHER EPC RATING

93% of Berkeley homes have an EPC rating of A or B in the past year, meaning a better energy performance



ENERGY EFFICIENT

Energy saving features in a Berkeley home include low energy lighting and appliances, water saving technology, and efficient heating and cooling systems



NEW BUILD HOMES CAN SAVE ON BILLS

Average annual saving on energy bills of over £2,200 on new build houses compared with an equivalent older property

Source: HBF Watt a Save Report, August 2024



LOW MAINTENANCE

You won't need to spend time or money repairing dated appliances or decor; instead, you can spend your free time enjoying life

WHERE WE OPERATE

WORKING IN MARKETS THAT WE KNOW AND UNDERSTAND, WE REVIVE UNDERUSED LAND, CREATING WELCOMING, SUSTAINABLE AND NATURE-RICH PLACES WHERE COMMUNITIES THRIVE AND PEOPLE ENJOY A GREAT QUALITY OF LIFE.

OUR DEVELOPMENTS

GREATER LONDON

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Developments

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Forthcoming

BEYOND LONDON

18

Developments

5

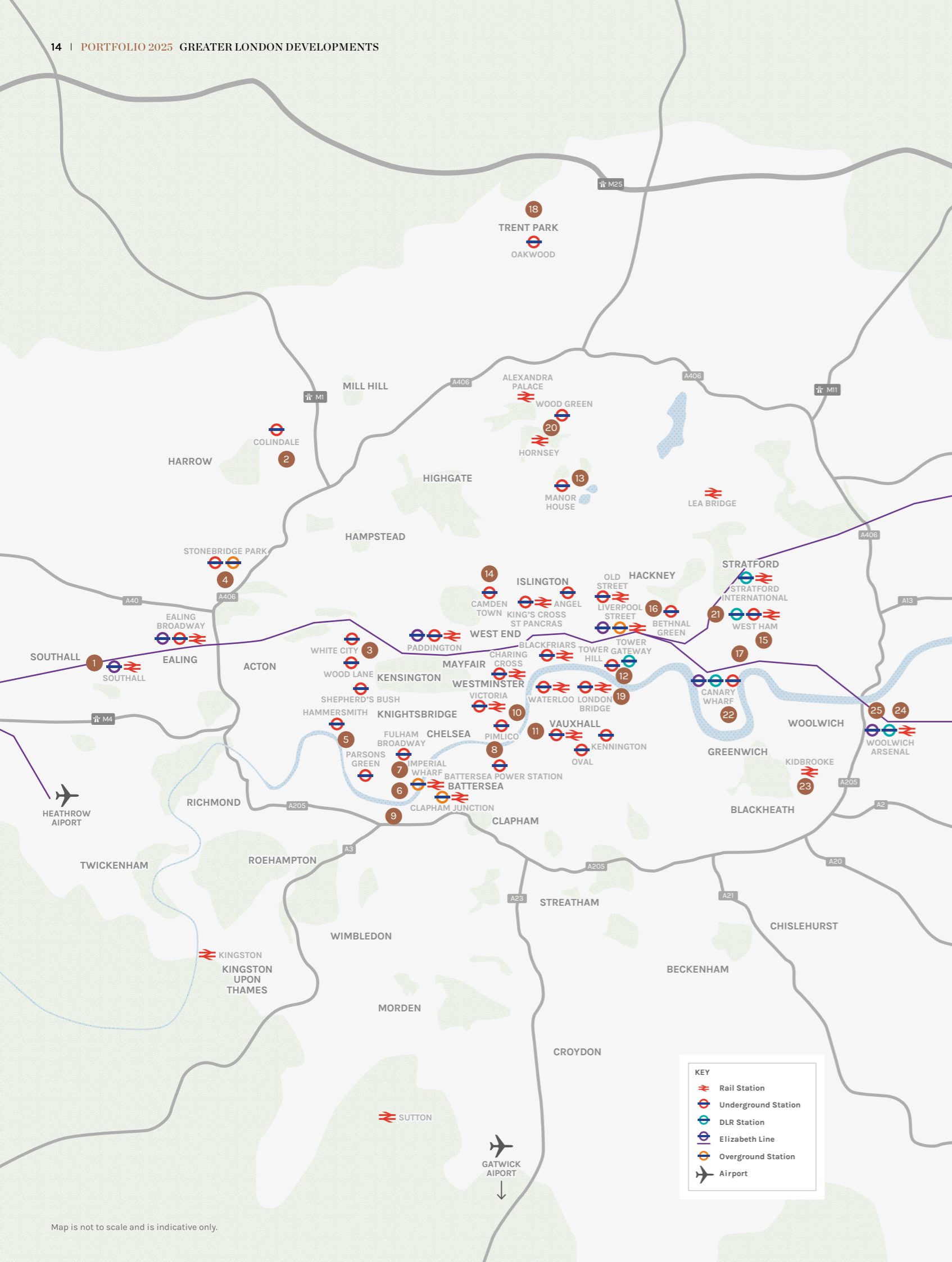
Forthcoming



See our developments online



GREATER LONDON DEVELOPMENTS



Map is not to scale and is indicative only.

GREATER LONDON DEVELOPMENTS

Berkeley provides the ultimate choice of homes throughout Greater London, a market that we know and understand. To view our Beyond London Developments please turn to page 54.

| DEVELOPMENT NAME | LOCATION | HOME TYPE | AVAILABILITY | PAGE |
|----------------------------|---------------|---------------------|-----------------------|------|
| 1 The Green Quarter | Southall | Apartments | From £350,000 | 16 |
| 2 Silkstream | West Hendon | Apartments | From £429,000 | 18 |
| 3 White City Living | White City | Apartments | From £690,000 | 20 |
| 4 Grand Union | Alperton | Apartments | From £404,000 | 22 |
| 5 Fulham Reach | Hammersmith | Houses | Prices on application | 24 |
| 6 Chelsea Creek | Fulham | Apartments | From £1,295,000 | 25 |
| 7 King’s Road Park | Fulham | Apartments | From £780,000 | 26 |
| 8 Prince of Wales Drive | Battersea | Apartments | From £872,000 | 28 |
| 9 Wandsworth Mills | Wandsworth | Apartments | From £595,000 | 30 |
| 10 9 Millbank | Westminster | Apartments | From £14,500,000 | 31 |
| 11 Oval Village | Vauxhall | Apartments | From £590,000 | 32 |
| 12 London Dock | Wapping | Apartments | From £655,000 | 34 |
| 13 Woodberry Down | Finsbury Park | Apartments | From £520,000 | 36 |
| 14 Camden Goods Yard | Camden | Apartments | From £725,000 | 37 |
| 15 TwelveTrees Park | West Ham | Apartments | From £495,000 | 38 |
| 16 Regent’s View | Bethnal Green | Apartments | From £585,000 | 39 |
| 17 Poplar Riverside | Poplar | Apartments | From £455,000 | 40 |
| 18 Trent Park | Enfield | Apartments / Houses | From £725,000 | 42 |
| 19 Bermondsey Place | Bermondsey | Apartments | From £449,950 | 44 |
| 20 Alexandra Gate | Hornsey | Apartments | From £399,000 | 46 |
| 21 Bow Green | Bow | Apartments | From £480,000 | 47 |
| 22 South Quay Plaza | Canary Wharf | Apartments | From £699,990 | 48 |
| 23 Kidbrooke Village | Kidbrooke | Apartments / Houses | From £410,000 | 50 |
| 24 Lombard Square | Plumstead | Apartments | From £332,500 | 51 |
| 25 Royal Arsenal Riverside | Woolwich | Apartments | From £452,500 | 52 |

Prices correct at time of going to print.

THE GREEN QUARTER

Southall, UBI – St George

REMARKABLE BY NATURE

The Green Quarter is set to become one of the most biodiverse regeneration projects in the UK – transforming the landscape with wetlands, parks and acres of green spaces. You’ll find everything you need to live, thrive and relax, with an on-site café, gym, padel club, creative arts hub, tree nursery and much more to explore.



HIGHLIGHTS

- Situated in Zone 4, adjacent to the Southall Elizabeth Line station with great transport links to Heathrow Airport in 10 minutes and Central London in 13 minutes*
- Discover 13 acres of parkland including a pioneering new tree nursery and woodland trail
- Over 1 km of canalside frontage with direct access to Grand Union Canal
- At 88 acres, it is one of London’s largest regeneration projects
- Exclusive residents’ facilities including a gym, screening room, concierge, co-working space, car club and free bicycle hire
- Discover Parkside Padel Club, the on-site padel venue with 3 new padel courts

AVAILABILITY

Manhattan, 1, 2 & 3 bedroom apartments
Prices from £350,000

CONTACT

020 3642 6779
the-green-quarter.com

KEY FACT The Green Quarter will comprise of 50% green open space, which will enhance carbon restoration, and provide natural habitats for flora and fauna to thrive. Upon completion, the site will achieve a 93.6% biodiversity net gain, contributing to the recovery of nature throughout the development.



KITCHEN AND DINING ROOM



CANALSIDE LIVING



QUADRANT HOUSE RESIDENTS' LOBBY



PARKSIDE PADEL CLUB



VIEW OF CENTRAL GARDENS



PODIUM GARDENS

SILKSTREAM

SILKSTREAM
LONDON NW9

West Hendon, NW9 – St George

LONDON LIVING OF A DIFFERENT NATURE

Welcome to Silkstream. A low carbon, nature-rich neighbourhood in West Hendon; a vibrant area that offers excellent schools, shops, cafés and restaurants. These contemporary new homes take inspiration from the natural world with high specification interiors that envelop you in modern luxury.



HIGHLIGHTS

- Zone 3, 19 minutes to Central London*
- 1.4 acres of podium gardens, a 1.5 acre public park and 175 metre oxbow lake
- Concierge and sociable residents' lounge
- Co-working area with meeting spaces and teleconferencing booths
- Contemporary gym and fitness studio
- Two private cinema rooms

AVAILABILITY

1, 2 & 3 bedroom apartments
Prices from £429,000

CONTACT

020 3930 1364
silkstreamnw9.co.uk

KEY FACT Silkstream is transforming 9 acres of land, 38% of which will be public open space that will see the creation of a new 1.5 acre park and the opening up of a previously disconnected section of the Silk Stream waterway, together delivering an impressive 895% biodiversity net gain score.



CO-WORKING AREA



CINEMA ROOM



BATHROOM



BEDROOM

WHITE CITY
LIVING

WHITE
CITY
LIVING

White City, W12 – St James

UNBELIEVABLY LONDON

With 2,500 homes set in 8 acres of parks and gardens, surrounded by world-class retail and education, White City Living is in Zone 2 and offers a vibrant living experience in the heart of West London.



This is a destination with places created for its residents and visitors to enjoy. The Home Club at White City Living consists of 39,000 sq ft of exclusive facilities including a rooftop beach and pool that can be used all year around.

HIGHLIGHTS

- 2 tube stations located at entrance with direct access to Central London and beyond just 12 minutes to Bond Street*
- Residents' Home Club includes three concierges, lounges, gym, spa, treatment rooms and wellness studio, games room, three cinemas, private dining indoors and outdoors
- 17m indoor pool with adjoining sun terrace and rooftop beach and pool on level 11
- Accommodation for ICL University Campus workers and a new gateway for neighbouring 23-acre campus
- Within 30 minutes of four of London's top five universities*
- Next door to Westfield London – Europe's largest shopping centre

AVAILABILITY

Suites, 1, 2, 3 & 4 bedroom apartments
Prices from £690,000

CONTACT

020 3918 2168
whitecityliving.co.uk

KEY FACT The St James team have hand-picked over 400 trees to be planted within the 8 acres of landscaped gardens.



PARK WITH WATER FEATURES



ROOFTOP BEACH AND POOL



LIVING ROOM



RESIDENTS' FIREPIT LOUNGE



OPEN PLAN LIVING

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images and photography are indicative only.



GRAND UNION CANALSIDE WALK

GRAND UNION



Wembley, HA0 – St George

VIBRANT CANALSIDE NEIGHBOURHOOD

Grand Union is situated on a peninsula between the Grand Union Canal and River Brent in Wembley, adjacent to London’s largest business centre; Park Royal. Discover resort-style living in 14 acres of open space with your own bowling alley and e-darts room, a 6m waterfall and waterside piazza. Look out for the historic narrowboat serving coffee and crêpes. Now launching Peninsula House, nestled between the serene Grand Union Canal and the picturesque banks of the River Brent.



HIGHLIGHTS

- Waterside homes with a private balcony ready to move into
- Short walk to 2 stations; Stonebridge Park and Alperton for Bakerloo, Piccadilly and Overground lines (Zone 3)*
- Two lane ten-pin bowling alley and e-darts room, residents’ lounge, 24/7 concierge and secure parking
- On-site Community Hub, Co-op store, Anytime Fitness gym, Full of Beans soft play and Peapods nursery
- 590 electric vehicle charging points
- ‘SEGRO V-Park Grand Union’, a creative multi-storey industrial hub offering a high-quality workspace

AVAILABILITY

1, 2 & 3 bedroom apartments
Prices from £404,000

CONTACT

020 3627 7354
grandunion.uk

KEY FACT Grand Union will have 540 new trees planted, open up 850m of previously inaccessible canal and riverside walks to the public and deliver a 240% biodiversity net gain. In the heart of the piazza is narrowboat PAVO which, originally worked for the Grand Union Canal Carrying Co.; showcasing the area’s history and heritage.



E-DARTS AND BOWLING ROOM



OPEN PLAN LIVING



WATERFALL AND GARDENS



BALCONY OVERLOOKING CANAL

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images and photography are indicative only.

FULHAM REACH

Hammersmith, W6 – St George



WHERE LIFE FLOWS BEAUTIFULLY

The final phase of the award-winning Fulham Reach is located on a picturesque stretch of the River Thames. This beautiful collection of homes is set amongst landscaped gardens and green open spaces, with exclusive residents’ facilities at the Tamesis Club. Indulge in an elegant West London lifestyle with Michelin-starred restaurants in a riverside setting and vibrant art and culture.

HIGHLIGHTS

- Exclusive collection of freehold townhouses with stunning park views, private terraces, home cinemas and access to the Tamesis Club facilities
- Residents can enjoy amenities including a spa, swimming pool, gym, cinema room, lounge, snooker room, and virtual golf
- 24-hour concierge
- Underground parking with allocated double garages
- 7 minutes’ walk to Hammersmith underground station (Zone 2)*

AVAILABILITY

4 & 5 bedroom
Townhouses
Prices on application

CONTACT

020 3918 7470
fulhamreach.co.uk



KEY FACT The construction of Fulham Reach has opened up to the public 150m of river walk and over 50% of the development is committed to public realm.



THE TOWNHOUSES



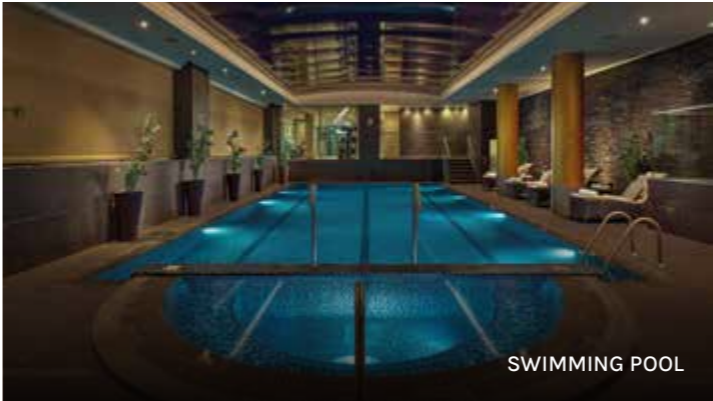
FULHAM REACH



THE RIVERSIDE PROMENADE



CANALSIDE LIVING



SWIMMING POOL



OPEN PLAN LIVING

CHELSEA CREEK

CHELSEA CREEK

Fulham, SW6 – St George

EUROPEAN-STYLE LIVING IN CENTRAL LONDON

Chelsea Creek – designed by Squire & Partners – is home to luxurious canalside homes and an enviable collection of residents’ amenities. The contemporary homes are set amongst tree-lined avenues and elegantly designed waterways, with the famous luxury retailers and acclaimed restaurants of King’s Road and Sloane Square just moments away.

HIGHLIGHTS

- Last remaining bright and contemporary 2 bedroom apartments overlooking landscaped boulevard
- Residents have access to the spa with swimming pool, sauna, steam room, treatment room and gym
- Set alongside canal waterways and landscaped gardens
- 16,000 sq ft commercial/retail space
- Only a short stroll to Imperial Wharf Overground station (Zone 2)

AVAILABILITY

2 bedroom apartments
Prices from £1,295,000

CONTACT

020 3918 4677
chelseacreek.co.uk



KEY FACT At Chelsea Creek, we have created London’s first new network of canals and waterways in 100 years. Home to art sculptures: Swooping House Martins and Space for Nature Spiral by Tanya Russell and Lorne McKean.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images and photography are indicative only.

Photography is indicative only.

KING'S ROAD
PARK

Fulham, SW6 – St William

AN ICONIC ADDRESS

King's Road Park is transforming a hidden part of London's heritage, creating a new sustainable neighbourhood in the Chelsea Design District. Here, nature takes centre stage with 6 acres of beautiful landscaping including a public park, square and residents' garden. A collection of spacious 1, 2, 3 and 4 bedroom apartments and penthouses with balconies, offering residents their own oasis from the buzz of the King's Road. Access to 24 hour concierge and state-of-the-art residents' facilities including a 25m swimming pool, virtual golf simulator, cinema, private dining room, meeting rooms and more.



HIGHLIGHTS

- Landscaped parks and gardens designed by acclaimed landscape architects Gillespies
- 25,000 sq ft of residents' facilities designed in the style of a private members club by award-winning EPR Architects
- 100,000 sq ft of commercial space will provide a choice of restaurants, shops and offices*
- Ofsted 'Outstanding' schools within walking distance, easy access to world renowned universities**
- Located in Zone 2 and under a 10-minute walk from both an Overground and Underground Station^

AVAILABILITY

Manhattan, 1, 2, 3 & 4 bedroom apartments and penthouses
Prices from £780,000

CONTACT

020 3468 9847
kingsroadpark.co.uk

KEY FACT King's Road Park is buzzing with activity of its resident bees. The honey produced here is sold to friends and family, and all proceeds go to a children's charity.



SWIMMING POOL



KITCHEN AND DINING ROOM



BEDROOM



RESIDENTS' LOUNGE



CINEMA ROOM

*Subject to planning permission **Ofsted rating as per latest inspection. ^Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images and photography are indicative only.



VIEWS OVER BATTERSEA POWER STATION

PRINCE OF WALES DRIVE

PRINCE OF WALES DRIVE
BATTERSEA · LONDON SW11

Battersea, SW11 – St William

PERFECTLY PLACED BATTERSEA RESIDENCES

Prince of Wales Drive is a contemporary collection of 926 apartments, set around 2.5 acres of beautifully landscaped gardens. Ideally located moments from Battersea Park, a mile from Sloane Square.



Within close proximity to the vibrant Battersea Power Station, a collection of 1, 2, 3 and 4 bedroom apartments offering a premium specification. Resident’s enjoy a range of excellent facilities including a pool, sauna, steam room, 24-hour concierge, cinema, working from home spaces, games area, private podium garden, karaoke room, cinema room and 24th floor bar and lounge boasting panoramic views toward the City and Battersea Park.

HIGHLIGHTS

- Battersea Power Station Underground is just 500m away
- Less than 180m from Prince of Wales Drive is Battersea Park, one of London’s finest green spaces, providing 200 acres of open space along the River Thames
- Nearby transport links also include Battersea Park and Queenstown Road National Rail stations
- Just one mile away from boutique shops and restaurants in Sloane Square and King’s Road in Chelsea

AVAILABILITY

1, 2, 3 & 4 bedroom apartments
Prices from £872,000

CONTACT

020 3603 7285
princeofwalesdrive.co.uk

KEY FACT Prince of Wales Drive uses an environmentally friendly irrigation system that collects and reuses rainwater for landscaping maintenance throughout the gardens and development.



LANDSCAPED GARDENS



CONCIERGE



CINEMA ROOM



MUSIC ROOM

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images and photography are indicative only.

WANDSWORTH MILLS

Wandsworth, SW18 – St George

WM

WANDSWORTH MILLS

LONDON SW18

DISCOVER THE ART OF LIVING WELL

Wandsworth Mills seamlessly blends heritage and modern living, offering high-specification homes and luxurious residents’ wellness facilities alongside Grade II listed buildings and thoughtfully designed landscaping. Located in the heart of one of the greenest boroughs of London, Wandsworth Mills will be a truly unique place to live.

HIGHLIGHTS

- South West London village living on your doorstep
- Only 13 minutes to London Waterloo from Wandsworth Town train station*
- Over 15,000 sq ft of exclusive residents’ wellness facilities set across three floors
- Access to 1,700 acres of green spaces within 2 miles*
- Several leading independent primary and secondary schools nearby

AVAILABILITY

Manhattan, 1, 2 & 3 bedroom apartments
Prices from £595,000

CONTACT

020 3813 5229
wandsworthmills.co.uk



THE SOMERSET LIVING AREA



SWIMMING POOL



THE ASTOR ROOF TERRACE



THE ARTISAN TOWER AT WANDSWORTH MILLS



RESIDENTS’ AQUA SANCTUARY



BESPOKE INTERIORS

9 MILLBANK

Westminster, SW1P – St Edward



ELEGANT LIVING AT A PRESTIGIOUS ADDRESS

Grade II Listed 9 Millbank stands proudly on the banks of the River Thames, offering panoramic views of London’s famous skyline. This residential address is all about British luxury and style, complete with a prestigious location and exceptional facilities.

HIGHLIGHTS

- A statement address in the heart of Westminster
- A collection of Grade II Listed penthouses
- Stunning views over some of London’s most iconic landmarks
- Exceptional leisure facilities, including a 24-hour concierge, pool, spa, gym and cinema room
- Private courtyard garden

AVAILABILITY

The Heritage Collection
Prices from £14,500,000

CONTACT

020 3051 4829
9millbank.co.uk



KEY FACT As a result of ensuring structures of historical and engineering significance were respected, retained and reused, the project avoided the breaking out 23,700 tonnes of concrete and 3,555 tonnes of embodied carbon was saved.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images and photography are indicative only.

Photography is indicative only.

OVAL VILLAGE

Oval, SE11 – Berkeley



THE SHAPE OF THINGS TO COME

Nestled in a prime Central London location, the award-winning Oval Village development offers residents a vibrant lifestyle with trendy Vauxhall and Nine Elms a short walk away. Enjoy city living surrounded by award-winning parks and a lively high street filled with unique cafés and shops. These exquisite apartments are conveniently located next to the iconic Kia Oval Cricket Ground, making them an ideal choice for those seeking both luxury and community in the heart of London.



HIGHLIGHTS

- A variety of apartments offering views over Kia Oval Cricket Ground and London's iconic skyline
- Part of the 227 hectare Nine Elms and Vauxhall Regeneration Area
- Located in Zone 1 with 3 stations nearby, Oval Village attains the highest possible score in Transport for London's connectivity ratings – a PTAL of 6b
- Exceptional leisure facilities, including a 24-hour concierge, pool, gym, cinema room and business lounge
- 16 London universities within a 20-minute commute from Oval Village*
- No. 1 UK Financial District – 65% of all London's financial and insurance sector jobs are within a 10 minute travel time from the nearest station to Oval Village*

AVAILABILITY

Manhattan, 1, 2 & 3 bedroom apartments
Prices from £590,000
The Gasholder Building launching: 2025

CONTACT

020 3918 4845
ovalvillage.co.uk

KEY FACT Having formerly operated as a gas holder, the Oval Village site has undergone extensive remediation, resulting in the creation of over 10,000m² of revitalised public space.



VIEWS OVER KIA OVAL



THE PINNACLE



OPEN PLAN LIVING



SWIMMING POOL



RESIDENTS' GYM

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images are indicative only.



VIEWS TO CANARY WHARF

LONDON DOCK

LONDON DOCK
WAPPING

Wapping, E1W – St George

LIVE THE SPIRIT

London Dock redefines city living with its perfect blend of luxury and convenience, set just moments from iconic landmarks and Zone 1 transport links. The striking modern architecture combines elegant and high end finishes, while tranquil private gardens and waterside promenades offer a peaceful sanctuary. Residents have access to an array of hotel-style amenities, including a luxurious spa, gym, indoor pool, and a 24-hour concierge, as well as The Mauretania Lounge, a new exclusive 6,000 sq ft residents' lounge. At the heart of this lively neighbourhood is Gauging Square, buzzing with cafés, restaurants, bars, and fitness studios, inviting locals and visitors to soak in the vibrant atmosphere.



HIGHLIGHTS

- Latest phase, Jade Wharf, now launched
- Nearby Zone 1 transport links to the City and beyond
- 2,038 high quality new homes in the heart of Central London
- Central public piazza with a choreographed water feature welcomes the thriving local community
- 7.5 acres of landscaped open space incorporates water gardens, tree-lined walkways and seating areas
- 150,000 sq ft, including the 275m Grade-II listed Pennington Street Warehouse

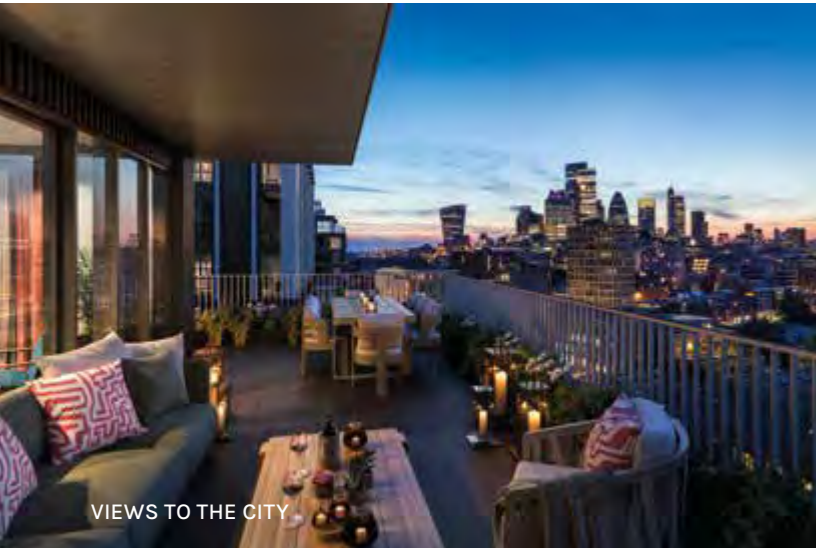
AVAILABILITY

Manhattan, 1, 2 & 3 bedroom apartments
Prices from £655,000

CONTACT

020 3918 3991
londondock.co.uk

KEY FACT London Dock is being transformed into an ecologically rich environment, delivering a 437% net biodiversity gain.



VIEWS TO THE CITY



BEDROOM



THE MAURETANIA LOUNGE



RESIDENTS' GARDENS

WOODBERRY DOWN

Finsbury Park, N4 – Berkeley



NORTH LONDON'S HIDDEN GEM

Woodberry Down is a vibrant Zone 2 waterside development nestled within 64 acres, adjacent to two existing reservoirs. Dedicated to energy conservation and protecting the natural environment whilst enhancing the area's abundant wildlife. Building on an existing community, this luxury development offers a wealth of cafés, shops and leisure facilities, and only 6 minutes from King's Cross.*

HIGHLIGHTS

- Zone 2 waterside development
- Luxury homes with waterside and City views
- Part of an existing thriving community
- Located on the Piccadilly line
- 6 minutes to King's Cross*
- Landmark regeneration with over 5,500 new homes when completed

AVAILABILITY

1, 2 & 3 bedroom apartments
Prices from £520,000

CONTACT

020 3883 4352
woodberry-down.co.uk



KEY FACT Woodberry Down is set next to 42 acres of open water, including the Woodberry Wetlands. We work in partnership with the London Wildlife Trust to protect this natural habitat, where birds and wildlife of many species can co-exist with visitors in perfect serenity.



ZONE 2 WATERSIDE DEVELOPMENT



THE EDITIONS COLLECTION



THE EDITIONS COLLECTION SHOWHOME

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images and photography are indicative only.



THE REGENT



THE SIGNATURE COLLECTION SHOWHOME



SWIMMING POOL

CAMDEN GOODS YARD

Camden, NW1 – St George

CAMDEN
GOODS YARD
LONDON NW1

WELCOME TO THE UNEXPECTED

The Regent at Camden Goods Yards is an 8-acre destination in the heart of NW1, offering a refined living experience that seamlessly combines the sophistication of Primrose Hill with the tranquillity of Regent's Park. Ideally located, it's just a 6-minute walk from Chalk Farm station and a single stop from King's Cross, London's major transportation and tech business hub.*

HIGHLIGHTS

- Conveniently located in Zone 2
- Situated in London's Knowledge Quarter
- Just 1.4 miles from King's Cross*
- Exclusive resident amenities: concierge, lounge, business centre, and luxurious screening rooms
- An exclusive wellness suite featuring an indoor pool, sauna, steam room, and gym
- A rooftop terrace and restaurant
- A new urban supermarket and a diverse selection of commercial workspaces

AVAILABILITY

Manhattan, 1, 2 & 3 bedroom apartments
Prices from £725,000

CONTACT

020 3642 4275
camdengoodsyards.co.uk



KEY FACT As part of the Camden Goods Yard masterplan, a new rooftop terrace and restaurant are anticipated to open in 2026. The space will offer stunning views and a vibrant dining experience

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images are indicative only.



12 ACRES OF OPEN GREEN SPACE



REGENERATION DEVELOPMENT



STATION ENTRANCE

TWELVETREES PARK

West Ham, E16 – Berkeley

TWELVETREES
PARK
LONDON E16

A FLOURISHING NEW PLACE TO CALL HOME

TwelveTrees Park is a large regeneration project in Zone 2, East London consisting of over 3,800 new homes. Ideally located within 10 minutes of The City, Canary Wharf and Stratford, it boasts exceptional transport links. Nestled amongst 12 acres of open green space, it offers luxurious residents' facilities, a brand new school, and 220,000 sq ft of commercial space including independent bars, cafés and restaurants.

HIGHLIGHTS

- A brand new development station entrance connecting you to five lines
- The Cordova Club – fantastic residents' facilities, including a state-of-the-art gym, 24 hour concierge, cinema room, residents' lounge, business lounge and wellness suite**
- Stratford in 3 minutes, Canary Wharf in 7 minutes and The City in 10 minutes*
- 3 of the UK's top 10 universities (LSE, ICL and UCL) within a 25 minute commute*
- 220,000 sq ft of commercial space including Sainsbury's, café, restaurants, bars and more

AVAILABILITY

Suites, 1, 2 & 3 bedroom apartments and penthouses
Prices from £495,000

CONTACT

020 3883 6104
twelvetreespark.london



KEY FACT We're ensuring that half of the site is open green space, planting 1,000 new trees, adding living roofs and bird and bat boxes. All to achieve our goal of delivering more than 50% biodiversity net gain.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. **Wellness suite scheduled for delivery in future phases subject to planning. Computer-generated images are indicative only.

REGENT'S VIEW

Broadway Market, E2 – St William



MAKE LONDON'S PAST, PART OF YOUR FUTURE

Sitting on the banks of the renowned Regent's Canal, just moments from vibrant Broadway Market and leafy London's Fields. Regent's View offers a unique blend of modern living and historic charm.

Designed by world-renowned architects RSHP, this prime city fringe destination is also home to one of the world's oldest gasholder frames. Residents can enjoy a range of exclusive facilities, rooftop gardens and views of London's iconic skyline.

HIGHLIGHTS

- A stylish collection of 408 canalside private homes
- Excellent transport links in Zone 2
- 24-hour concierge
- Residents' facilities include shared workspace and meeting rooms, wellness area, creative studio, commercial gym and a squash court
- Excellent proximity to a number of London's universities
- Unique architecture with the preservation of the iconic gasholders

AVAILABILITY

1, 2 & 3 bedroom apartments
Prices from £585,000

CONTACT

020 3918 3653
regentsview.uk



KEY FACT Home to one of the oldest gasholder guide frames in the world dating back to 1853. These frames will be refurbished, the largest one on site and the oldest one off site and placed back into its original position.



CANALSIDE LIVING



VIEWS TO THE CITY



BALCONY

Computer-generated images are indicative only.

POPLAR RIVERSIDE

Poplar, E14 – Berkeley

POPLAR RIVERSIDE E14

EAST LONDON RIVERSIDE LIVING

Poplar Riverside is set to become one of East London’s most vibrant neighbourhoods. It will offer over 2,800 high-quality, riverside homes, a beautiful new 2.5 acre park on the banks of the River Lea and residents’ facilities, including a pool, spa and cinema.

In the heart of the regeneration of East London, with fast and regular links to Canary Wharf and the City, Poplar Riverside will benefit from an array of new commercial spaces for residents’ convenience including a new Sainsbury’s supermarket, large gym and nursery. A new riverside pub, restaurants and cafés will offer opportunities for socialising.

HIGHLIGHTS

- First phase of a long term regeneration project, benefiting from long term growth
- Located in Zone 2, within easy reach of the City and Canary Wharf
- Landscaped 500m riverside walkway wrapping around the development, with new riverside pub and 2.5 acre park
- 16,000 sq ft of residents’ facilities overlooking the riverside park, including 20m swimming pool, concierge, cinema room and much more
- Homes ready to move into this year



AVAILABILITY

1, 2 & 3 bedroom apartments
Prices from £455,000

CONTACT

020 3925 7784
poplar-riverside.co.uk

KEY FACT All the flat roofs at Poplar Riverside will be covered with grass or plants, creating bio-diverse habitats for bees and butterflies. The roofs also lower the urban heat island effect and reduce surface water run-offs.



RIVERSIDE LIVING



SWIMMING POOL



KITCHEN



BALCONY



CINEMA ROOM



MANSION HOUSE



THE ROYAL MEWS



THE WALLED GARDEN SHOWHOME



THE WALLED GARDEN SHOWHOME



THE LAWN CLUB SWIMMING POOL

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated image and photography are indicative only.

TRENT PARK

TRENT PARK
ENFIELD, LONDON

Enfield, EN4 – Berkeley

AN HISTORIC PLACE TO CALL HOME

Trent Park, a former country estate, is now a superb collection of new build and restored homes. Careful restoration has re-imagined this quintessentially English setting for modern family life, complete with outdoor tennis courts, beautifully landscaped gardens and a fully equipped gym located within the restored Orangery leading out to the heated outdoor pool. The magnificent Grade II listed Mansion House, sitting at the heart of the development has been carefully restored into luxury apartments providing a once in a lifetime opportunity to own a piece of history.



HIGHLIGHTS

- Residents' Lawn Club with heated outdoor swimming pool, gym, and tennis courts
- Beautifully restored historic grounds
- New build homes and historic buildings converted into stunning family homes
- Situated within 413 acres of country park
- Residents' shuttle bus to Oakwood underground station on the Piccadilly line (26 minutes to King's Cross)*

AVAILABILITY

2, 3, 4 & 5 bedroom homes
Prices from £725,000

CONTACT

020 3468 8627
trent-park.co.uk

KEY FACT Trent Park is the proud winner of The Green Apple Award for diversity and habitat.

BERMONDSEY
PLACE



BERMONDSEY PLACE
LONDON SE1

Bermondsey, SE1 – Berkeley

IT ALL STARTS HERE

Located within SE1, Bermondsey Place is a brand new Zone 2 development consisting of 1300 new homes, marking the start of the £10 billion regeneration of the Old Kent Road. Perfectly located to enjoy the vibrant, creative community of this South London neighbourhood, moments from Borough Market with its trendy cafés, restaurants and bars and just minutes from the City. Enjoy stunning panoramic views of the London skyline from the landscaped podium and rooftop gardens.



HIGHLIGHTS

- First phase of a brand new development
- Located within Zone 2 and moments from London Bridge
- One bedroom suites, 1, 2 and 3 bedroom apartments
- Residents' facilities include a concierge, gym, business lounge, co-working space and rooftop gardens
- Burgess Park, one of London's largest parks located on your doorstep
- Roof gardens providing private residents only retreats
- Part of the wider Old Kent Road £20bn regeneration investment

AVAILABILITY

One bedroom suites, 1, 2 & 3 bedroom apartments
Prices from £449,950

CONTACT

020 3432 1894
bermondseyplace.com

KEY FACT Creating cycles spaces for a healthier you and an oasis of green spaces.



COMMUNAL OUTDOOR SPACE



LIVING ROOM



RESIDENTS' GYM



TERRACE



VIEWS TO THE CITY

ALEXANDRA GATE

Hornsey, N8 – Berkeley

alexandra
gate

LDN • N8

A NEW CREATIVE PARKSIDE DISTRICT

Located in trendy North London, Alexandra Gate is a mixed-use development of 1,800 new homes, located beside the iconic Alexandra Palace and the popular areas of Crouch End, Hornsey and Muswell Hill. Bistro restaurants and boutique shops are just minutes away, but you can also find a new waterside café and tap room, as well as independent restaurants and retailers within the development.†

HIGHLIGHTS

- Zone 3 location close to four key stations: Hornsey, Alexandra Palace, Wood Green and Turnpike Lane. 14 minutes to the City*
- Residents’ facilities will include a gym swimming pool, steam room and sauna, yoga and spin studio, lounge and flexible workspaces
- Alexandra Palace and well-established residential areas of Crouch End, Hornsey and Muswell Hill are within easy reach
- An array of ‘Outstanding’ and ‘Good’ primary, secondary and private schools**

AVAILABILITY

Studios, 1 & 2 bedroom apartments
Prices from £399,000

CONTACT

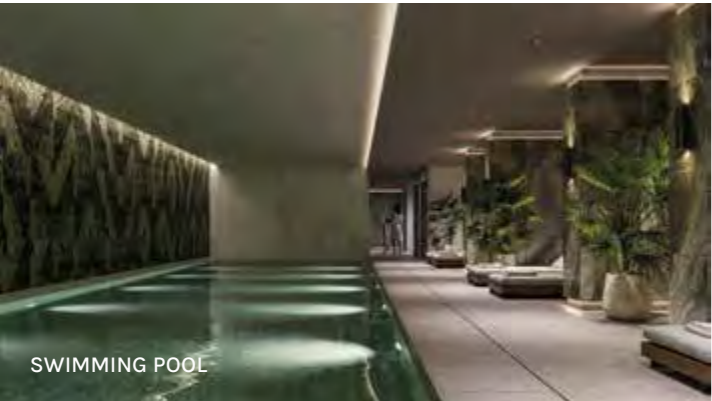
020 3642 3257
alexandragaten8.co.uk



KEY FACT The new community will deliver a 71% increase in biodiversity, thanks to a network of new parks, gardens, habitats, green roofs, and rainwater harvesting for landscape irrigation.



VIEWS TO ICONIC ALEXANDRA PALACE AND PARK



SWIMMING POOL



OPEN PLAN LIVING

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. **Ofsted rating as per latest inspection. †Subject to planning. Computer-generated images and photography are indicative only.



VIEWS TO CANARY WHARF



BOW GREEN RESTAURANT



OUTDOOR SERENITY POOL

BOW GREEN

Bow, E3 – St James



A NEW PERSPECTIVE ON EAST LONDON LIVING

Carefully restored heritage blends with new architecture to form a truly characterful neighbourhood. Located in East London, Bow Green is less than a 10-minute walk to 3 tube stations connecting you to Canary Wharf, The City or further East on the Central Line. With Canary Wharf just 2km and The City 3km away the commute to work could be a walk, run or cycle through the local residential streets, over canals, rivers and greens.*

HIGHLIGHTS

- Up to 1,450 homes intertwined with parks, gardens and water features
- Just 2 stops to Liverpool Street on the Central Line
- Residents’ facilities include concierge, indoor and outdoor pool, gym, lounges and IMAX cinema
- A thriving new neighbourhood immersed in green landscape
- Convenience store and restaurant as part of first phase
- Just 2km from Canary Wharf and 3km to The City

AVAILABILITY

Suites, 1, 2 & 3 bedroom apartments
Prices from £480,000

CONTACT

020 3925 6096
bowgreen.co.uk



KEY FACT We retained the existing cobbles at Bow Green and repurposed them to create Bow Yard.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images are indicative only.

SOUTH QUAY
PLAZA

SQP
CANARY WHARF
LONDON

Canary Wharf, E14 – Berkeley

A NEW ERA OF HIGH-END LIVING,
DISCOVER THE ULTIMATE
LEISURE EXPERIENCE

Exceptional is just the beginning at SQP. With outstanding hotel-style amenities, the prime Canary Wharf location, and excellent connectivity, it's the perfect place to call home – when you live here, you truly unlock the unordinary.

Within a five-minute walk you can also access Central London and beyond via DLR, and the Jubilee & Elizabeth Lines.

HIGHLIGHTS

- Nestled within 2.6 acres of serene, green landscaping, whilst overlooking Canary Wharf
- Four major airports within an hour's reach, including London City Airport just 17 minutes away via DLR*
- Residents' on-site facilities; 20m pool, outdoor hot tubs, 56th floor screening room, multiple skyline terraces and more
- At SQP's first phase, there has been up to a 68% uplift on maximum prices within just two years
- All homes complete with gross estimated yields up to 5.7%**
- Canary Wharf is the fastest growing sub-region in the London office market and is receiving over £100m in funding



AVAILABILITY

1, 2 & 3 bedroom
apartments
Prices from £699,990

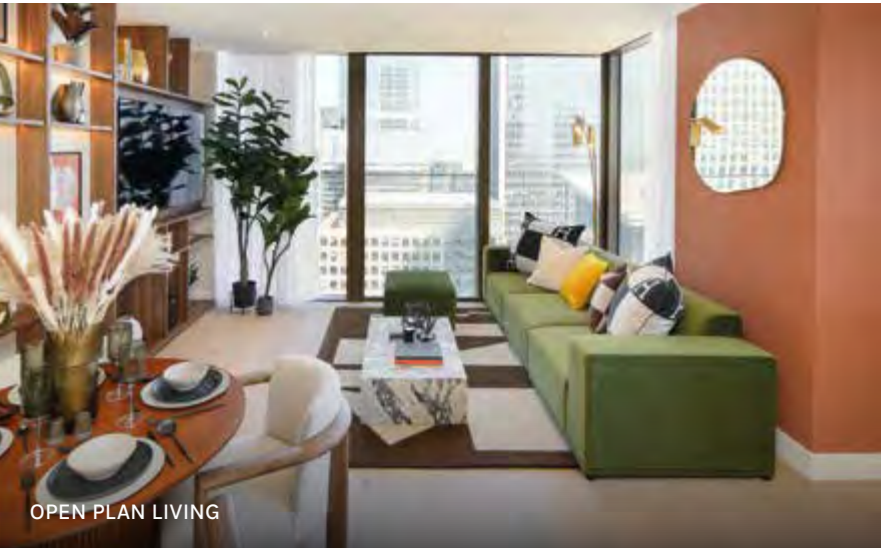
CONTACT

020 3918 3278
southquayplaza.com

KEY FACT Throughout SQP we have planted trees, shrubs and flower beds to help create a cleaner air environment.



VIEWS OVER CANARY WHARF



OPEN PLAN LIVING



56TH FLOOR BAR



BAMBOO SANCTUARY



SKYLINE TERRACE

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. **Provided by independent estate agent. Computer-generated image and photography are indicative only.

KIDBROOKE VILLAGE

Kidbrooke, SE3 – Berkeley

KIDBROOKE VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

A PLACE TO GROW TOGETHER

No matter where you turn in Kidbrooke Village, you'll find yourself embraced by lush greenery – 86 acres of it, to be precise.

Kidbrooke Village, set in Greenwich, offers a perfect blend of nature and urban convenience. Residents enjoy a peaceful setting with excellent city connections and nearby amenities like a nursery, schools, shops, cafés, and dining options – all within walking distance.

HIGHLIGHTS

- Located in Zone 3
- On-site Kidbrooke station
- London Bridge in 16 minutes*
- London Waterloo in 22 minutes*
- Surrounded by over 86 acres of open parkland
- On-site amenities: Sainsbury's Local, Starbucks and forthcoming YoHome Oriental Supermarket
- 'Good/Outstanding' Ofsted-rated schools**

AVAILABILITY

1, 2 & 3 bedroom apartments
Prices from £410,000
4 bedroom freehold townhouses
Prices from £1,200,000
Selected homes ready to move in now

CONTACT

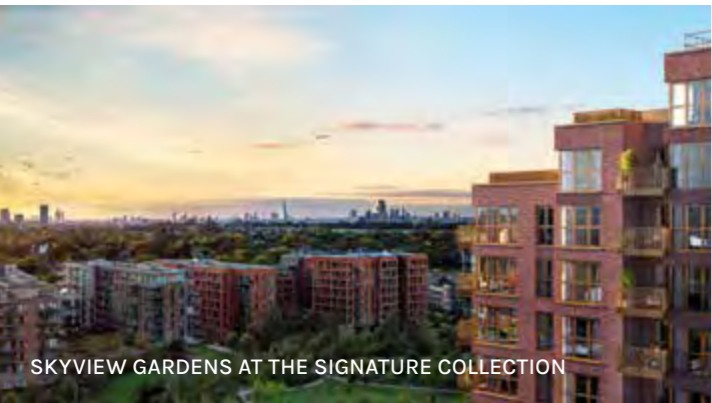
020 3642 9486
kidbrookevillage.co.uk



KEY FACT Overall President's Award-winning Kidbrooke Village is set amongst 35 hectares of beautiful parkland, with over 750 mature trees planted across the space.



AERIAL OF KIDBROOKE VILLAGE



SKYVIEW GARDENS AT THE SIGNATURE COLLECTION



CATOR PARK PLAYGROUND



FOUR SEASONS PARK



ROSA HOUSE SHOWHOME



CLOSE TO THE ACTION

LOMBARD SQUARE

Plumstead, SE28 – Berkeley

LOMBARD SQUARE

AN URBAN REVIVAL, DESIGNED FOR TRENDSETTERS AND FORWARD-THINKERS

Lombard Square brings a brand new neighbourhood to Plumstead; South East London in the Royal Borough of Greenwich. With every convenience in mind, just a four-minute walk from Plumstead station and 14 minutes from Woolwich Elizabeth Line station.*

Each building is inspired by a craft trade and set around the beautiful Garden Square.

HIGHLIGHTS

- Plumstead station provides Thameslink services with direct access to Luton Airport and journeys to Central London within just 17 minutes*
- Residents' on-site facilities; 12-hour Concierge, gym, a forthcoming café and much more
- First homes completing this year with gross estimated yields up to 6.7%†
- Rosa House comprises the newest collection of homes, with direct views of Garden Square
- Investing in Lombard Square at this early stage, owners could benefit from a strong price growth as the development matures

AVAILABILITY

1, 2 & 3 bedroom apartments
Prices from £332,500

CONTACT

020 3813 5167
lombardsquare.co.uk



KEY FACT Lombard Square has excellent sustainability credentials with a biodiversity net gain of 45% and over 250 new trees.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. **Ofsted rating as per latest inspection. Computer-generated images and photography are indicative only.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. †Gross estimated rental yields are based on monthly rental payments provided by an independent estate agent. Computer-generated image and photography are indicative only.



VIEWS OF THE ICONIC RIVER THAMES

ROYAL ARSENAL RIVERSIDE



Woolwich, SE18 – Berkeley

*LIVE THE RIVERSIDE LIFE,
SEAMLESSLY CONNECTED
BY RAIL, RIVER AND AIR*

Occupying a prime location along the River Thames, these stunning homes are enhanced by captivating riverside views, a buzzing retail hub plus an on-site Elizabeth Line station and Thames Clipper Pier, a nearby National Rail and DLR station making this one of the best-connected developments in South East London.



HIGHLIGHTS

- Final direct riverside 1 and 2 bedroom homes with a limited selection ready to move into now
- Gross estimated rental yields of up to 5.7%**
- Only 23 minutes to Bond Street via the on-site station*
- Only 7 minutes to London City Airport via DLR*
- Over 1 km of river path with views of Canary Wharf
- Residents' only luxury spa, 20m swimming pool, cinema room, gym facilities and more at The Waterside Club

AVAILABILITY

1 & 2 bedroom apartments
Prices from £452,500

CONTACT

020 3918 3558
royalarsenalriverside.co.uk

KEY FACT Royal Arsenal Riverside has an established and thriving community, supporting local events throughout the year, organising social action campaigns and developing community groups.



OPEN PLAN LIVING



HOME TO LONDON'S NEWEST CREATIVE DISTRICT



ON-SITE ELIZABETH LINE STATION

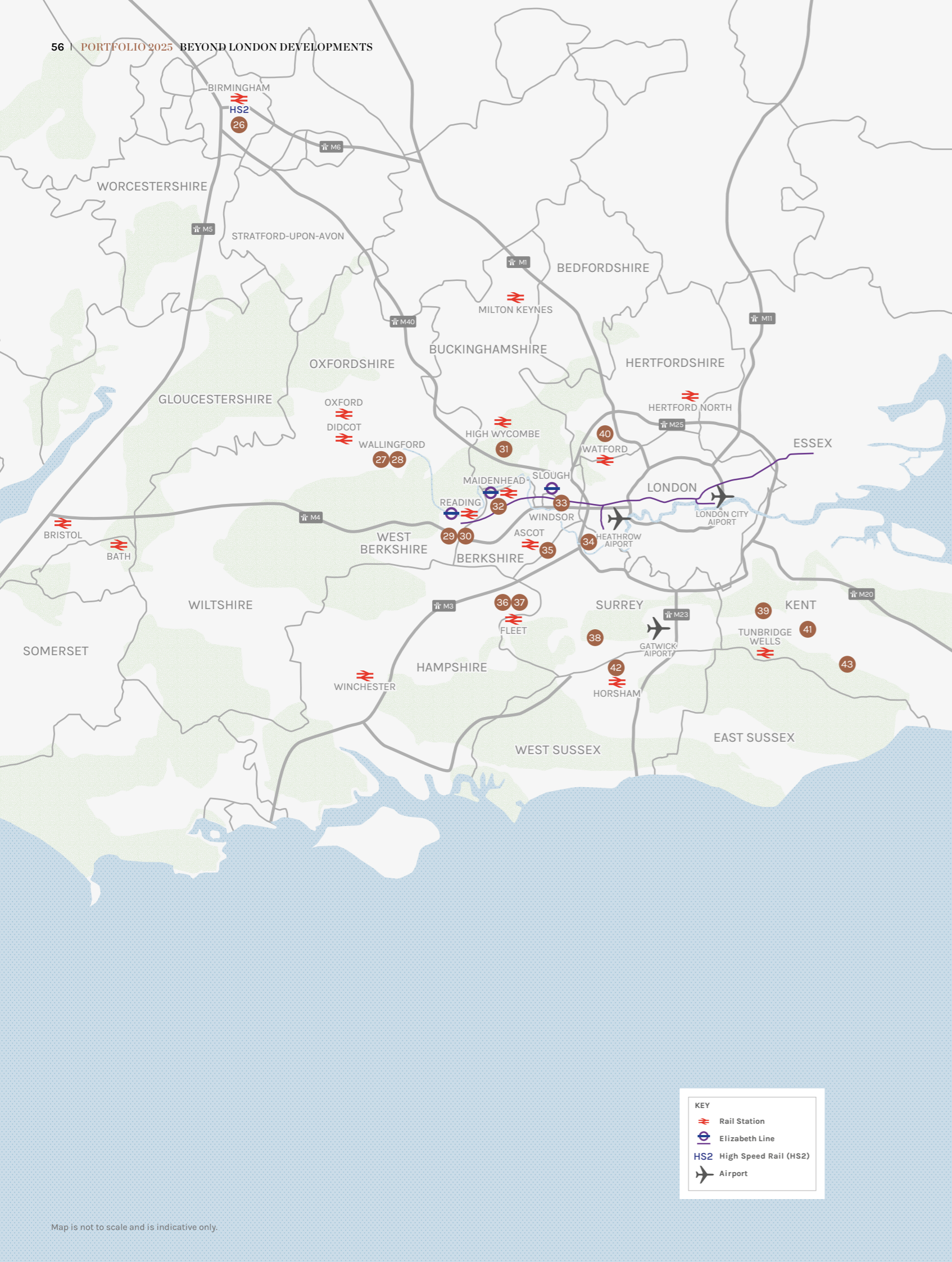


SWIMMING POOL

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. **Gross estimated rental yields are based on monthly rental payments provided by an independent estate agent. Showhome photography of Seafarers Wharf and Lantern Wharf is indicative only. Computer generated image of Sailors Wharf is indicative only. Photography is indicative only.

BEYOND LONDON DEVELOPMENTS





BEYOND LONDON DEVELOPMENTS

Berkeley also provides a variety of homes across the South of England and Birmingham in some of the most sought-after areas, creating unique properties from apartments to detached family homes.

| DEVELOPMENT NAME | LOCATION | HOME TYPE | AVAILABILITY | PAGE |
|------------------------|-----------------|---------------------|---------------|------|
| 26 Glasswater Locks | West Midlands | Apartments | From £255,000 | 58 |
| 27 Highcroft | Oxfordshire | Apartments / Houses | From £280,000 | 60 |
| 28 Winterbrook Meadows | Oxfordshire | Apartments / Houses | From £387,500 | 61 |
| 29 Green Park Village | Berkshire | Apartments | From £275,000 | 62 |
| 30 Bankside Gardens | Berkshire | Apartments | From £287,500 | 63 |
| 31 Abbey Barn Park | Buckinghamshire | Apartments / Houses | From £290,000 | 64 |
| 32 Spring Hill | Berkshire | Apartments / Houses | From £347,500 | 65 |
| 33 Horlicks Quarter | Berkshire | Apartments / Houses | From £285,000 | 66 |
| 34 Eden Grove | Surrey | Apartments | From £262,500 | 68 |
| 35 Sunningdale Park | Berkshire | Apartments / Houses | From £625,000 | 70 |
| 36 Hareshill | Hampshire | Houses | From £485,000 | 71 |
| 37 Hartland Village | Hampshire | Apartments / Houses | From £305,000 | 72 |
| 38 Leighwood Fields | Surrey | Apartments / Houses | From £450,000 | 74 |
| 39 Oakhill | Kent | Apartments / Houses | From £375,000 | 76 |
| 40 The Exchange | Hertfordshire | Apartments | From £320,000 | 78 |
| 41 Foal Hurst Green | Kent | Houses | From £435,000 | 80 |
| 42 Highwood Village | West Sussex | Houses | From £450,000 | 82 |
| 43 Farmstead | Kent | Houses | From £550,000 | 83 |

GLASSWATER LOCKS

Birmingham, B4 – St Joseph

G^L
Glasswater Locks
EASTSIDE | BIRMINGHAM

BIRMINGHAM'S CANALSIDE LIVING

Glasswater Locks opens up a new gateway between Birmingham's Eastside and the city's vibrant Learning Quarter. Its selection of contemporary canal-side apartments and duplexes are located moments away from the city centre and high-speed rail links. The elevated courtyard gardens offer tranquil views over the peaceful waterways or take a stroll along the 155 metre canal frontage.



HIGHLIGHTS

- Located in the heart of Birmingham's Learning Quarter, less than a mile* from Birmingham City University and Aston University
- Less than half a mile* from forthcoming HS2 at Curzon Street station getting you to London in 42 minutes*
- The Canalside Club: exclusive residents' facilities which will include a games room, cinema room, co-working space, gym and 24-hour concierge
- Distinctive canalside setting featuring cafés, bars and restaurants

AVAILABILITY

1 & 2 bedroom apartments
Prices from £255,000

CONTACT

01217 563049
glasswaterlocks.co.uk

KEY FACT We are working to provide a contemporary, wildlife- friendly landscape for both residents and the local wildlife to flourish.



COSMOPOLITAN CANALSIDE LIVING



OPEN PLAN LIVING



GAMES ROOM



CINEMA ROOM



CANALSIDE BALCONY VIEW

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images are indicative only.

HIGHCROFT

Wallingford, OX10 – St Edward



LOVE COMING HOME

Welcome to Highcroft, a beautiful range of homes for all generations inspired by traditional architecture and complemented by modern interior design.

Expansive green open spaces are carefully crafted throughout the development with village ponds, allotments and beautiful landscaping. All of this only a short walk from the historic market town of Wallingford and the natural beauty of South Oxfordshire on your doorstep.

HIGHLIGHTS

- Vast green open spaces featuring nature trails, village ponds and beautiful landscaping
- Children’s play area and allotments
- New on-site primary school
- 30 minutes* drive to Oxford and Reading
- Didcot Parkway is only an 11 minute* drive away with direct links to London
- Short walk to Wallingford town centre

AVAILABILITY

1, 2, 3, 4 & 5 bedroom homes available
Prices from £280,000

CONTACT

01491 378376
highcroft-wallington.co.uk



KEY FACT At Highcroft 30% of the area is dedicated to bio-diverse space, featuring gardens, swales and mature trees which offer variety and beauty throughout the season. Highcroft also features 18 acres of open space and over 1,000 new trees will be planted.



HIGHCROFT BOULEVARD



CHILDREN’S PLAY AREA



THE VIOLET SHOWHOME

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Photography is indicative only.



WINTERBROOK MEADOWS



THE HOPKINS SHOWHOME



THE HOPKINS SHOWHOME

WINTERBROOK MEADOWS

Wallingford, OX10 – Berkeley



ENJOY A QUINTESSENTIAL ENGLISH VILLAGE LIFESTYLE

Set in a quintessential English market town on the River Thames, Winterbrook Meadows is a new neighbourhood that embodies the traditional values, styling and the desirable lifestyle associated with village life. Blending a landscaped approach with contemporary design, Winterbrook Meadows is the perfect place if you are seeking a high-quality home and work/life balance.

HIGHLIGHTS

- 0.8 miles to Wallingford town centre and the River Thames*
- First-class education nearby including Wallingford School, Cranford School, Downe House, Moultsford Prep and Abingdon School
- 6 miles to Didcot Parkway station with 40 minute trains to London Paddington*
- 15 miles to Oxford and Reading*
- 19 acres of green open spaces, community gardens and heritage-themed play areas

AVAILABILITY

1, 2, 3, 4 & 5 bedroom houses and apartments
Prices from £387,500

CONTACT

01491 378297
winterbrook-meadows.co.uk



KEY FACT We will enhance and create a network of green routes, to connect the community to the diverse nature that will thrive on its doorstep. There will also be improved pedestrian and cycle routes, integrating our new neighbourhood with wider Wallingford.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated image and photography are indicative only.



GREEN PARK VILLAGE



OPEN PLAN LIVING



READING GREEN PARK TRAIN STATION

GREEN PARK VILLAGE

Reading, RG2 – St Edward



READING, BERKSHIRE

EFFORTLESS LIVING FOR EVERYONE

Discover a vibrant community and serene natural beauty, all just minutes from Reading town centre. Take a look at our stunning collection of contemporary apartments nestled around a picturesque lake and expansive green spaces.

Green Park Business Park is just a short walk away, serving as a major business hub that provides both employment opportunities and convenient amenities right at your doorstep.

HIGHLIGHTS

- Established community in a beautiful lakeside setting
- Open green spaces, woodland walks and play areas
- Features an on-site primary school and a bustling nearby Market Square
- Gym, restaurants & retail at nearby Green Park Business Park
- On-site Reading Green Park train station
- Reading to London Paddington in 23 minutes*
- Reading University is rated globally in the top 200 universities

AVAILABILITY

1 & 2 bedroom apartments
Prices from £275,000

CONTACT

01182 172212
greenparkvillage.co.uk



KEY FACT Green Park Village is set within 4.23 hectares of publicly accessible green space, providing outdoor areas for community enjoyment and vital habitats for local wildlife.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Photography is indicative only.

BANKSIDE GARDENS

Reading, RG2 – St Edward

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

A NEW PERSPECTIVE ON URBAN LIVING

Experience urban living reimagined at Bankside Gardens, where stylish apartments meet a waterside setting just minutes from the heart of Reading.*

Nestled by a stunning lake and expansive parkland, these meticulously designed apartments boast a premium specification and striking, contemporary architecture.

HIGHLIGHTS

- A vibrant new destination for Reading
- Stylish waterfront apartments and landscaped gardens
- Residents' facilities including concierge, co-working studio, gym & cinema room
- On-site Reading Green Park train station
- Reading to London Paddington in 23 minutes*
- Reading University is rated globally in the top 200 universities

AVAILABILITY

1 & 2 bedroom apartments
Prices from £287,500

CONTACT

01182 171386
banksidegardens.co.uk



KEY FACT Bankside Gardens boasts an impressive 2,717m² of living roofs, complemented by rainwater harvesting for irrigation and a newly created lake habitat that has attracted nesting swans.



WATERSIDE LIVING



OPEN PLAN LIVING



THE RESIDENTS' CLUB 51

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Photography is indicative only.

ABBEY BARN PARK

High Wycombe, HP10 – Berkeley



*LIFE IS FOR LIVING.
NATURALLY.*

Set in a glorious countryside setting bordered by ancient woodlands, Abbey Barn Park is a growing new community, offering a unique lifestyle on the outskirts of the historic market town of High Wycombe and an easy commute into London.

HIGHLIGHTS

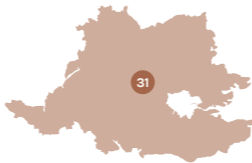
- 2.5 miles to High Wycombe town centre and station*
- 26 minutes by train from High Wycombe to London Marylebone*
- Well-regarded state and private schools in High Wycombe and the local area, including Wycombe Abbey
- 34 acres of natural green space at the heart of the development
- Multi-use games area, play trails and allotments
- Close to Deangarden Wood with its woodland trail and footpaths

AVAILABILITY

1 & 2 bedroom apartments
Prices from £290,000
3, 4 & 5 bedroom houses
Prices from £555,000

CONTACT

01494 370142
abbey-barn.co.uk



KEY FACT The allotments at Abbey Barn Park will promote home-grown and sustainably sourced food.



SPRING HILL

Maidenhead, SL6 – Berkeley



*A UNIQUE PLACE FOR PEOPLE
TO LIVE AND THRIVE*

A vision, inspired by nature, to build high-quality homes, strengthen communities and improve people's lives, enabling Spring Hill to blossom into a sustainable and welcoming neighbourhood with a new village identity.

HIGHLIGHTS

- 1.2 miles to Maidenhead train station on the Elizabeth Line*
- 24 minute trains to London Paddington*
- 1.5 miles to Maidenhead town centre*
- A wealth of outstanding schools in the local area including Claires Court, Lambrook School and Eton College
- A vibrant new community with green open spaces, village-inspired homes and central village green

AVAILABILITY

1, 2 & 3 bedroom apartments
Prices from £347,500
3, 4 & 5 bedroom houses
Prices from £520,000

CONTACT

01628 918772
springhillmaidenhead.co.uk



KEY FACT Landscape-led design with 1.8 hectares of high quality landscaped public realm including community orchard and herb garden, village green, village pond and wildlife corridor.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Photography is indicative only.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images are indicative only.



HORLICKS QUARTER

HORLICKS QUARTER

Slough, SL1 – Berkeley

HORLICKS
QUARTER

SLOUGH SL1

CONTEMPORARY LIVING IN A HISTORIC LANDMARK

Horlicks Quarter is a vibrant new community located in Slough, in the Royal County of Berkshire. Meticulously refurbished historic buildings sit alongside a collection of new apartments, surrounded by landscaped gardens, tranquil water features and residents' facilities.



HIGHLIGHTS

- 6-minute walk to Slough train station and the Elizabeth Line*
- 15-minute trains to London Paddington*
- 6-minute trains to Windsor*
- 8.6 miles to Heathrow*
- Outstanding amenities including 18hr concierge, gym, cinema room, co-working hub, rooftop terrace, nursery and café
- Restoration of the iconic Horlicks Factory and Clocktower in central Slough

AVAILABILITY

Studio, 1 & 2 bedroom apartments
Prices from £285,000
3 bedroom Urban Houses
Prices from £645,000

CONTACT

01753 942448
horlicksquarter.co.uk

KEY FACT The health and wellbeing of residents and the community are at the core of the vision. Everyone has the opportunity to enjoy the beauty of nature in the landscaped park and gardens with serene water features, while traffic-free footpaths and cycleways running throughout the site are designed to encourage outdoor exercise.



ROOFTOP TERRACE



RESIDENTS' GYM



AQUIFER GARDENS



THE ATRIUM

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images and photography are indicative only.

EDEN GROVE

Staines-upon-Thames, TW18 – Berkeley



LOCAL LIVING LONDON STYLE

Eden Grove is an inspiring residential quarter in Staines-upon-Thames set around an urban oasis of beautifully landscaped gardens. A stylish collection of new build homes, ideally located within a short walk of the town's train station, town centre and River Thames.



This Thames-side town is also home to a fantastic selection of shops, waterside bars, fine-dining restaurants and traditional countryside pubs.

HIGHLIGHTS

- Homes ready to move into now
- Heathrow Airport is a 9-minute drive away*
- 24 minutes by train to Central London*
- First class education such as Eton College and Royal Holloway University nearby
- The Eden Club, offering spacious residents' facilities
- Town centre, train station and River Thames all within short walking distances

AVAILABILITY

Studios, 1, 2 & 3 bedroom apartments
Prices from £262,500

CONTACT

01784 614757
edengrove-londonroad.co.uk

KEY FACT We have established over 400 cycle storage spaces to encourage active lifestyles and promote sustainable living.



EDEN GROVE



LANDSCAPED GARDENS



OPEN PLAN LIVING



RESIDENTS' GYM



CINEMA ROOM

*Journey times are approximate only to Clapham Junction. Sources: tfl.gov.uk and Google Maps. Computer-generated images and photography are indicative only.

SUNNINGDALE PARK

Ascot, SL5 – Berkeley



A COUNTRY ESTATE RE-IMAGINED

At Sunningdale Park, a spectacular landscape and the captivating history of a country estate serves as the backdrop to a new community of beautiful homes. This truly special development is set between the sought-after areas of Virginia Water and Ascot and is seven miles from Royal Windsor.*

HIGHLIGHTS

- World-class golf courses and leisure facilities in a 3 mile radius including Sunningdale Golf Club and Wentworth Club*
- First-class education nearby including St Mary’s Ascot, Wellington College and Eton College
- 10 miles to Heathrow and 27 miles to Central London*
- Set in 47 acres of historic country park

AVAILABILITY

2, 3 & 4 bedroom apartments and penthouses
Prices from £625,000

5 bedroom houses
Prices from £2,100,000

CONTACT

01344 961312
sunningdalepark.com



KEY FACT We have created and enhanced natural habitats that encourage wildlife to flourish. Parkland, native trees, pollinator-friendly planting, ponds, hedges – they are all part of our commitment to achieve a net biodiversity gain of over 250% on this development.



LARCH COURT AND STEUART LIBRARY



KITCHEN



COUNTRY PARK

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated image and photography are indicative only.



HARESHILL



KITCHEN



LIVING AND DINING ROOM

HARESHILL

Fleet, GU51 – Berkeley



A GREENER PLACE TO CALL HOME

A beautiful new collection of homes in the picturesque village of Crookham near Fleet in Hampshire, edged with native trees and encompassing an ancient copse. The homes are located among green pathways, nature, and play areas.

HIGHLIGHTS

- Traditional Homes surrounded by beautiful Hampshire Countryside
- Located in Hart District, rated the Number 1 place to live in the UK**
- Walking distance to Edenbrook Country Park
- Fantastic school catchment area for a range of ages
- 5-minute drive from Fleet Town Centre with excellent range of shops, restaurants and pubs
- Direct train line to London Waterloo in 40 minutes*

AVAILABILITY

2, 3 & 4 bedroom homes
Prices from £485,000

CONTACT

01252 982362
hareshill-fleet.co.uk



KEY FACT We have created a SANG (Suitable Alternative Natural Green Space), which will link to Edenbrook Country Park and provide over 5km of footpaths and trails.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. **Halifax Quality Life Survey 2023. Photography is indicative only.

HARTLAND VILLAGE

Fleet, GU51 – St Edward



DISCOVER A VILLAGE FOR LIFE

Hartland Village is a growing community in the heart of the Hampshire countryside, just minutes from the thriving commuter town of Fleet with its excellent fast links to London and the motorway network. These thoughtfully designed houses and contemporary apartments are surrounded by rich natural woodland.



HIGHLIGHTS

- Nestled in a beautiful countryside setting surrounded by over 100 acres of open space and parkland
- Forthcoming Village Centre to include a primary school, community hall, shops and amenities
- Surrounded by high-performing schools in Fleet and the surrounding areas
- Adjacent 70-acre country park with pathways, ponds, bike tracks and trails
- Fleet is one of the Top 5 London commuter towns for first-time buyers**
- Trains to London Waterloo in just 36 minutes*

AVAILABILITY

1 & 2 bedroom apartments
from £305,000

2, 3 & 4 bedroom houses
Prices from £485,000

CONTACT

01252 982821
hartlandvillage.co.uk

KEY FACT Hartland Village is enhancing biodiversity through landscaping, ponds, over 1,000 new trees, dedicated wildlife habitats and the creation of a 70 acre Country Park.



FORTHCOMING VILLAGE CENTRE



HARTLAND MEWS



HARTLAND COUNTRY PARK



LAKESIDE



OPEN PLAN LIVING

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. **Mackenzie Smith 2023. Computer-generated images and photography are indicative only.



A SOUGHT-AFTER NEIGHBOURHOOD

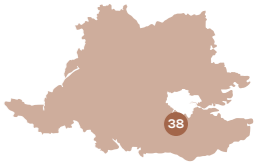
LEIGHWOOD FIELDS

LEIGHWOOD
— FIELDS —
CRANLEIGH

Cranleigh, GU6 – Berkeley

EXQUISITELY CRAFTED

Leighwood Fields is set in a hidden oasis in the heart of rural Surrey. This tranquil neighbourhood is within walking distance from the bustling Cranleigh High Street, with its independent shops, cafés, and outstanding schools.



HIGHLIGHTS

- Located in the Surrey hills, an area of Outstanding Natural Beauty
- 5-minute walk to Cranleigh High street via the Downs Link path*
- Excellent school catchment area for highly rated private and public schools
- Lovely play areas and forthcoming village green
- Adjoining a beautiful 62-acre country park
- 24-minute drive to Guildford*

AVAILABILITY

2 bedroom apartments
Prices from £725,000

2, 3 & 4 bedroom houses
Prices from £450,000

CONTACT

01483 945454
leighwoodfields.co.uk

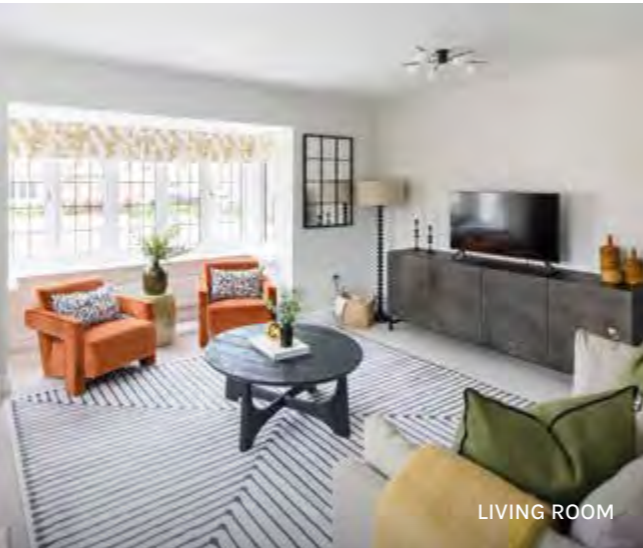
KEY FACT Residents can enjoy a 62-acre open country park, featuring a lake, outdoor performance spaces, and a children’s adventure park adjacent to Leighwood Fields.



SENSE OF COMMUNITY



PLAYGROUND



LIVING ROOM



KITCHEN AND DINING ROOM

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Photography is indicative only.

OAKHILL

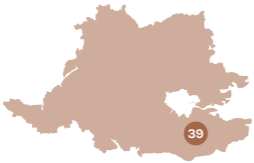
Hildenborough, TN11 – Berkeley

OAKHILL

HILDENBOROUGH | KENT

A HISTORIC PARKLAND

Tucked away in the heart of the countryside, Oakhill is one of Kent’s best-kept secrets. Enter the gated estate to discover an exquisite collection of homes set in a 30 acre historic parkland, with lovingly restored 19th-century Oakhill House as its focal point. With trains to London Bridge in just 32 minutes, Oakhill is a rural escape that doesn’t compromise on connections.*



HIGHLIGHTS

- Exclusive gated development located in Kent, the Garden of England
- Residents’ facilities include a gym, cinema, Padel court, co-working space and BBQ area
- Set in 30 acres of beautiful, mature landscaping with existing ponds
- Adjoining 13 acre country park
- Excellent school catchment area for internationally recognised private and grammar schools

AVAILABILITY

1, 2 & 3 bedroom apartments
Prices from £375,000
4 & 5 bedroom houses
Prices from £1,200,000

CONTACT

01732 608139
oakhill-hildenborough.co.uk

KEY FACT We’re retaining 555 trees and planting over 80 new ones, alongside long-term management of the existing mature landscape.



NICHOLSON HOUSE



OAKHILL COPSE



OPEN PLAN LIVING



KITCHEN AND DINING ROOM



PADEL COURT

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Photography is indicative only.



CENTRAL PODIUM GARDENS

THE EXCHANGE

Watford, WD24 – Berkeley

THE EXCHANGE
WATFORD

CONNECT. DISCOVER. LIVE.

Discover The Exchange, a vibrant hub featuring 8 stunning buildings nestled within beautifully landscaped gardens. This dynamic space invites you to meet, explore and enjoy life, reflecting Watford's evolution as an exciting destination with seamless connections to Central London and beyond.

Residents enjoy a range of amenities, including a concierge, gym, cinema room, and business lounge. Additionally, the beautifully landscaped gardens, complete with art installations and tranquil water features, provide a peaceful retreat.



HIGHLIGHTS

- Homes ready to move into Q1 2025
- Part of the wider regeneration plans for Watford delivering £1.6bn of investment*
- Trains to London Euston in only 14 minutes**
- 1.6 acres of landscaped gardens and impressive art installations
- 24-hr concierge, gym, business lounge and cinema room
- Over the next 10 years the population of Watford is forecast to grow by 7%. Watford is forecast to be the 26th fastest growing local authority in England and Wales†

AVAILABILITY

Studios, 1, 2 & 3 bedroom apartments
Prices from £320,000

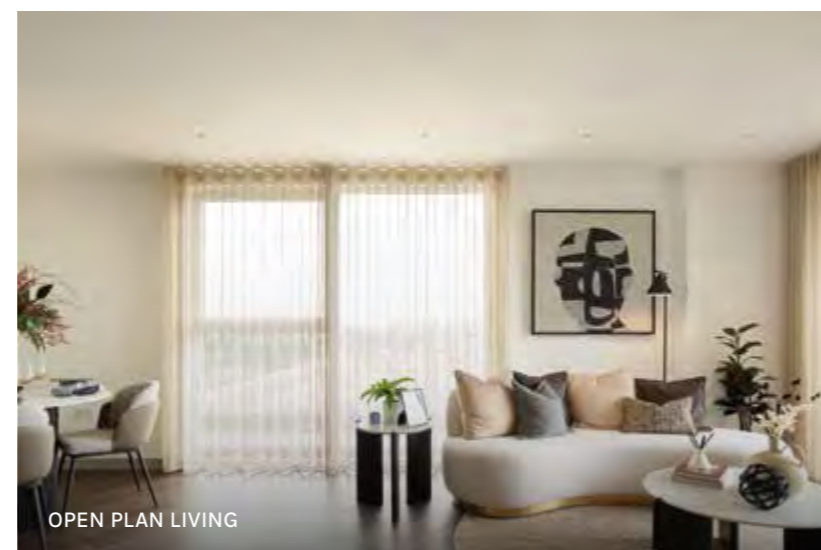
CONTACT

020 3918 3666
theexchangewatford.co.uk

KEY FACT Upon completion, 300 new trees will be planted to absorb carbon dioxide, enrich the soil, and create habitats for fungi, nesting birds, small mammals, and insects.



THE ROOF GARDEN



OPEN PLAN LIVING



BUSINESS LOUNGE



CINEMA ROOM

FOAL HURST GREEN

Paddock Wood, TN12 – Berkeley



A WORLD APART FROM THE EVERYDAY

Foal Hurst Green is an exceptional development of traditional Kentish style architectural homes. Get a breath of fresh air with our 5 acre nature reserve and adjoining 29 acre ancient woodland. The development is surrounded by excellent educational facilities and transport links into London located less than half a mile away.*



HIGHLIGHTS

- Beautiful landscaping with duck pond and play areas
- Surrounded by 12 acres of meadow and adjoining 29-acre Foal Hurst Wood
- Walking distance to Paddock Wood town centre with an array of shops and local amenities
- Walking distance to a good range of educational facilities
- London Bridge in 41 minutes from Paddock Wood station*

AVAILABILITY

2, 3 & 4 bedroom houses
Prices from £435,000

CONTACT

01892 346005
foalhurstgreen.co.uk

KEY FACT The 5 acre nature reserve in Foal Hurst Green is home to many plant and animal species, enhancing local biodiversity.



LANDSCAPED GREEN SPACE AND DUCK POND



OAST HOUSES



BEDROOM



KITCHEN AND DINING ROOM



BATHROOM

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Photography is indicative only.

HIGHWOOD VILLAGE

Horsham, RH12 – Berkeley

YOUR MODERN VILLAGE

Highwood Village is a sought-after development nestled in the Sussex countryside, within walking distance from the market town of Horsham. Boasting excellent travel links, river walks, pump track and a vibrant community, Highwood Village is an ideal modern village for all ages to relish.

HIGHLIGHTS

- Facilities on-site include a BMX track, sports pitches, allotments and play parks
- Neighbourhood café/wine bar Chez Polie
- Walking distance to Horsham Town centre with an array of shops and local amenities
- Within the catchment area for highly rated schools
- 22-minute drive to Gatwick Airport and 32-minute drive to Brighton*
- Reach London Victoria in 49 minutes*

AVAILABILITY

2, 3, 4 & 5 bedroom houses
Prices from £450,000

CONTACT

01403 582712
highwoodvillage.co.uk



COUNTRYSIDE LIVING

KEY FACT Here's to more greenery for the residents and the wildlife. We're planting over 1,000 trees, promoting biodiversity and strengthening resilience against climate change.



SENSE OF COMMUNITY



LIVING ROOM



PLAY AREA

FARMSTEAD

Cranbrook, TN17 – Berkeley



NEW HOMES WITHIN
OUTSTANDING
NATURAL BEAUTY

Set amid countryside, woodlands and streams, Farmstead is where you'll discover nature at its finest. This development is a gated collection of homes, inspired by traditional Kentish architecture yet with a contemporary twist.

HIGHLIGHTS

- Exclusive gated community surrounded by beautiful countryside
- Located in the High Weald Area of Outstanding Natural Beauty
- Traditional Kentish Architecture with a contemporary twist
- Play areas and ponds on-site
- 54-minute drive to Gatwick airport*
- Nearby Staplehurst train station offers regular services into London Bridge in under an hour*

AVAILABILITY

3 & 4 bedroom houses
Prices from £550,000

CONTACT

01580 428213
farmsteadtannersbrook.co.uk



GREEN OPEN SPACES



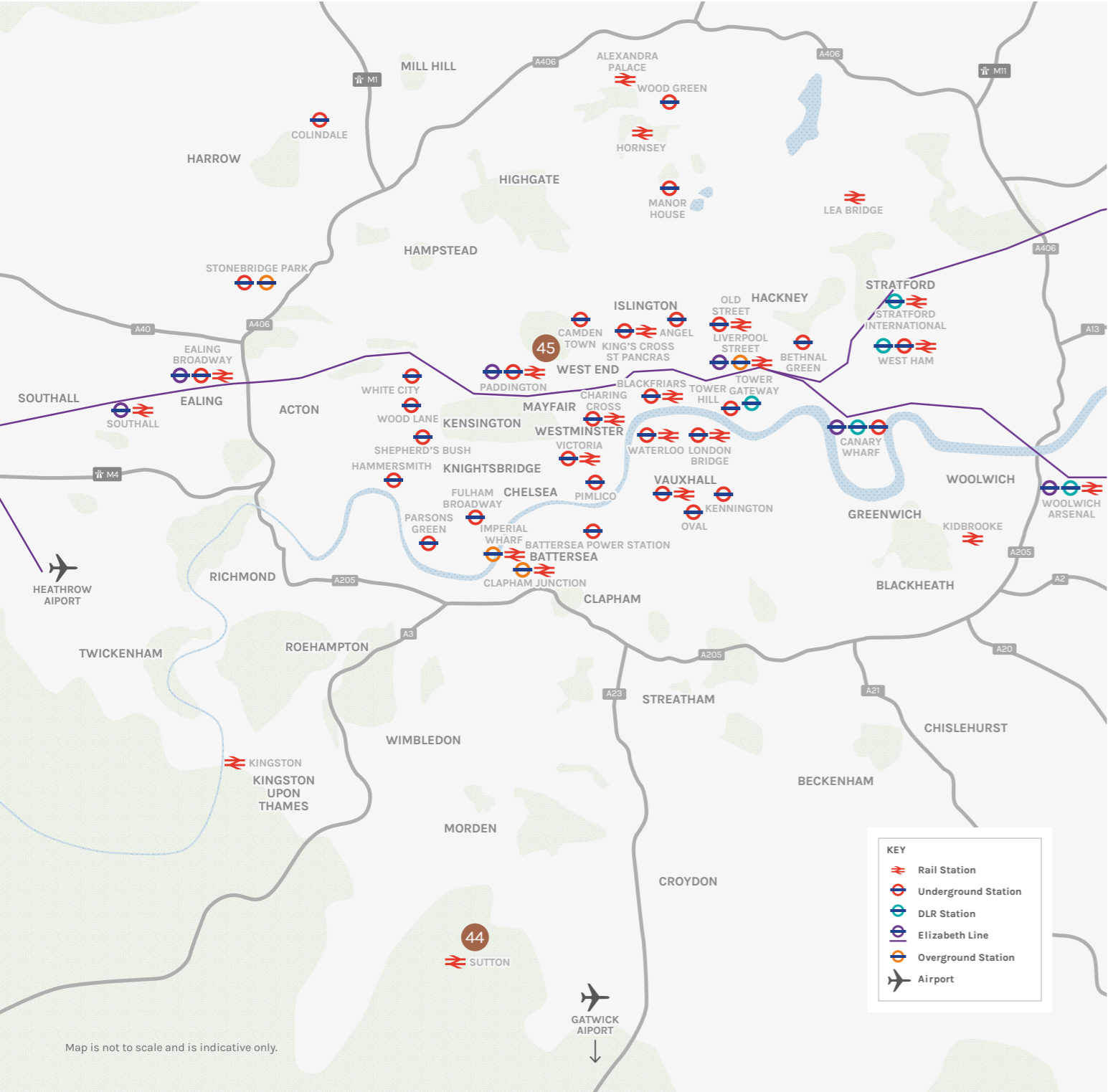
KITCHEN AND DINING ROOM

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Photography is indicative only.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Photography is indicative only.

COMING SOON WITHIN GREATER LONDON

| DEVELOPMENT NAME | LOCATION | HOME TYPE | AVAILABILITY | PAGE |
|------------------|------------|------------|---------------------|------|
| 44 The Langley | Sutton | Apartments | Prices not released | 85 |
| 45 Trillium | Marylebone | Apartments | Prices not released | 85 |



THE LANGLEY

Sutton, SM1 – St George

LIVING IN THE GARDENS

The Langley is a new development that will transform one of Sutton’s central locations, offering new homes and a wide range of community, economic, and social benefits. The new development will deliver 970 new residences spread across 5.6 acres, with over 63% of the site as landscaped open space with high-quality green spaces. The Langley will create an attractive, well-connected, sustainable place for people to live, work, and socialise.

HIGHLIGHTS

- 970 new homes on 5.6 acres
- Residents’ facilities
- Landscaped Gardens
- 86% dual aspect homes
- Moments from Sutton station
- Great connectivity to London

AVAILABILITY

Manhattan, 1, 2, 3 & 4 bedroom apartments
Prices not released



CONTACT

020 3868 9772
thelanglesutton.co.uk

KEY FACT The Langley will deliver 63% of the site as open green space including a new 1.1-acre public space “Chalk Park”and improve local connectivity.



TRILLIUM

Marylebone, W2 – Berkeley

YOUR GATEWAY TO ICONIC LONDON LIVING

A trio of striking towers graces this prestigious gateway to the West End, offering a redefined lifestyle experience where serene living seamlessly integrates with the city’s vibrancy.

Discover a harmonious blend of world-class amenities, meticulously designed interiors, and an enhanced sense of wellbeing. The apartments are set amidst lush private and public gardens, the scenic Paddington Canal and two iconic Royal Parks - Hyde Park and Regent’s Park.

HIGHLIGHTS

- Zone 1 location, just a 1 minute walk from Edgware Road station*
- Excellent transport connections via Bakerloo, Hammersmith & City, Circle and Elizabeth lines
- Short stroll away from the prestigious neighbourhoods of Marylebone and Little Venice
- Trillium offers access to world-class university education within a 30-minute reach
- Tallest residential building in Westminster
- Over 11,000 sq ft of shops, cafés and restaurants



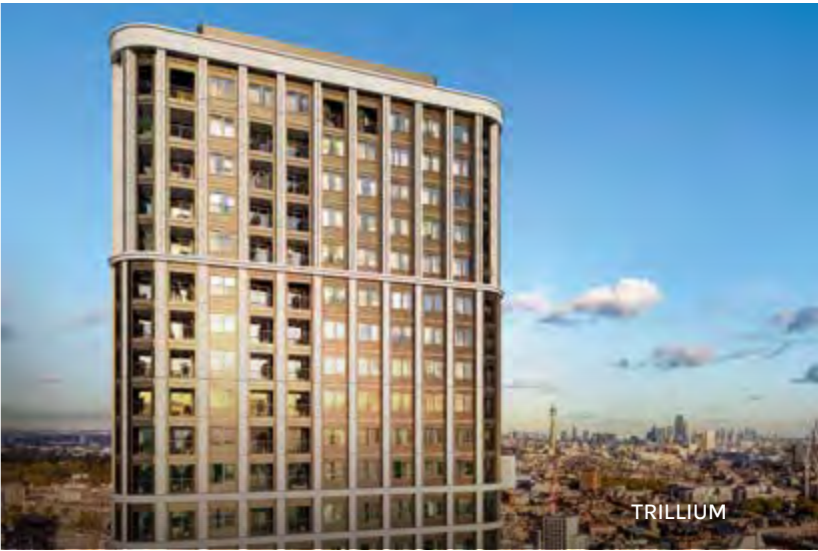
AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments
Release date: early 2025
Penthouses release date: 2026
Prices not released

CONTACT

020 3993 3604
trillium.london

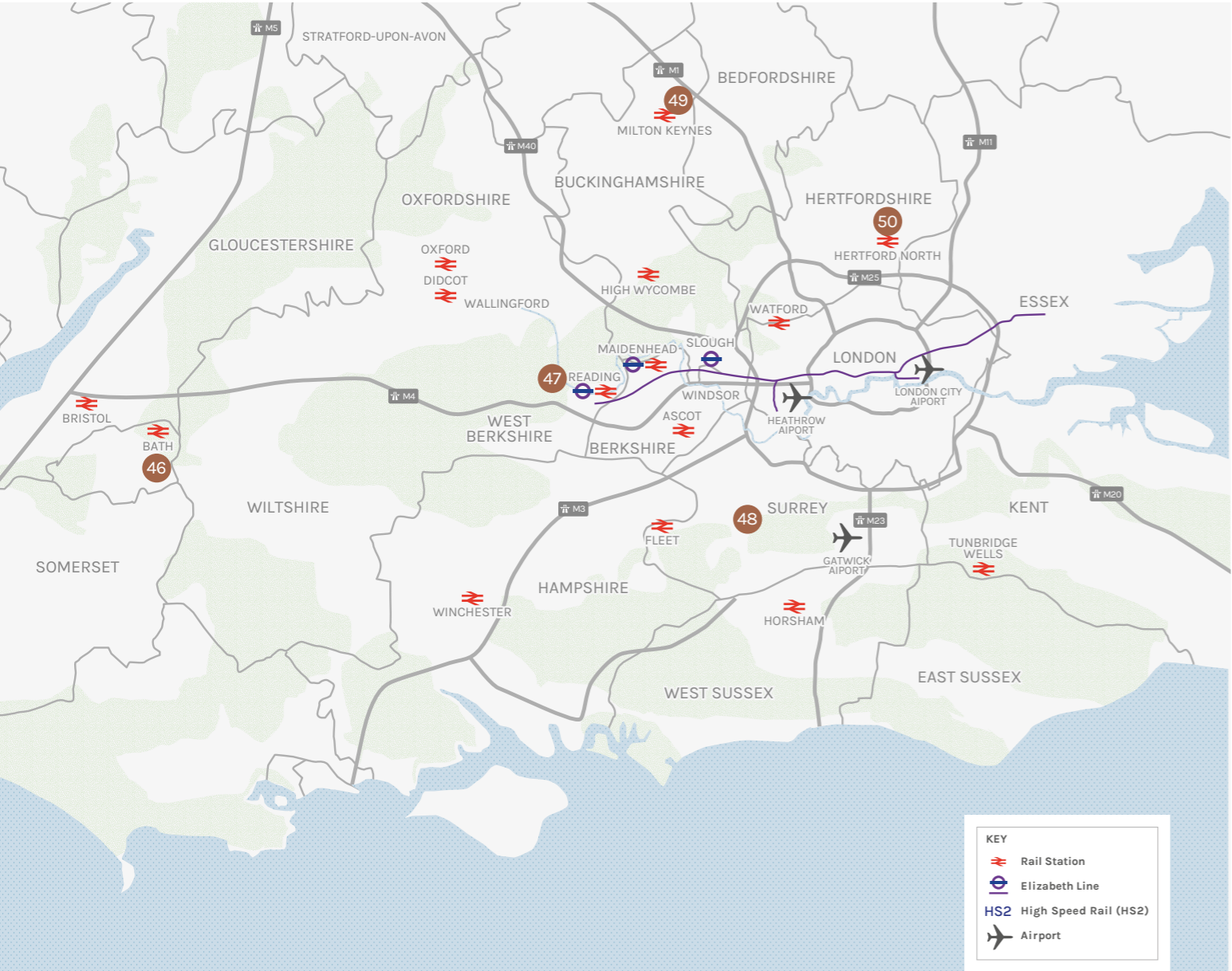
KEY FACT Achieving an impressive 224.42% biodiversity net gain, we are establishing a new standard for urban ecological enhancement.



*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images are indicative only.

COMING SOON BEYOND LONDON

| DEVELOPMENT NAME | LOCATION | HOME TYPE | AVAILABILITY | PAGE |
|-----------------------|-----------------|---------------------|---------------------|------|
| 46 Bath Riverside | Somerset | Apartments | Prices not released | 87 |
| 47 Reading Riverworks | Berkshire | Apartments | Prices not released | 87 |
| 48 Guildford | Surrey | Apartments | Prices not released | 88 |
| 49 Eastbrook | Buckinghamshire | Houses | Prices not released | 88 |
| 50 Hertford Locks | Hertfordshire | Apartments / Houses | Prices not released | 89 |



Map is not to scale and is indicative only.

BATH RIVERSIDE

Bath, BA2 – Berkeley

WHERE HISTORY MEETS MODERN LIVING

Our vision is to build high-quality, low-carbon homes, inspired by the rich heritage and natural beauty of Bath, including the iconic River Avon. This development will create a landmark community in the heart of the city, where people can live, work, and socialize, all while staying connected to Bath’s historical charm and the serenity of its surrounding landscape.

HIGHLIGHTS

- 10-minute walk to Bath town centre*
- 1.4 miles to Bath Spa station*
- 1 hour 20 minutes by train to London Paddington*
- Outstanding education in the local area including the University of Bath, one of the UK’s top 10 universities
- Apartments with views over the iconic River Avon



AVAILABILITY

Studio, 1, 2 & 3 bedroom apartments
Prices not released

CONTACT

01225 591063
berkeleygroup.co.uk

KEY FACT A new sustainable transport route will connect the site to the city centre, providing residents with a safe and sustainable way to travel.



BATH RIVERSIDE

READING RIVERWORKS

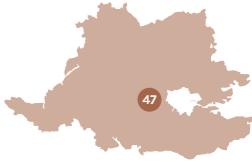
Reading, RG1 – Berkeley

A NEW WATERFRONT COMMUNITY

Reading Riverworks will be a thriving destination where people will feel welcome, connected and energised. The apartments will draw upon the development’s rich heritage, whilst benefitting from a prime position on the River Thames and next to Reading station.

HIGHLIGHTS

- 3-minute walk to Reading station on the Elizabeth Line*
- 23-minute trains from Reading to London Paddington*
- Under 10-minute walk to the City Centre and The Oracle Centre, with over 80 stores and more than 20 restaurants*
- Central riverside location offering homes with River Thames views



AVAILABILITY

1, 2 & 3 bedroom apartments
Prices not released

CONTACT

01182 177821
berkeleygroup.co.uk

KEY FACT We’re creating a landscaped, tree-lined route through the development, connecting Christchurch Meadow to the town centre, which is part of our commitment to achieve a 240% biodiversity net gain.



READING RIVERWORKS

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images are indicative only.

GUILDFORD

Guildford, GU1 – St Edward

HERITAGE MEETS INNOVATION

This new destination will deliver fantastic residential amenities, as well as three public squares, a pocket park and public art, alongside well-designed homes in the heart of Surrey.

Guildford is a wonderful blend of quintessential Englishness and modern innovation. A market town steeped in history with a medieval High Street and Norman castle, it also benefits from bustling, high end retail and excellent connectivity to the surrounding area and London.

HIGHLIGHTS

- Great connectivity with an on-site bus station and Guildford train station a 5-minute walk away providing direct trains to London Waterloo in 32 minutes*
- High end town centre shopping and amenities including restaurants, cinemas & theatre, cafés and schools
- Easy access to green spaces with river/countryside walks within a 10-minute stroll of the site and with the south coast accessible by car within one hour*
- University of Surrey just 1.1 miles away*



AVAILABILITY

Manhattan, 1, 2 & 3 bedroom apartments
Prices not released

CONTACT

01483 975803
northstreetregeneration.co.uk

KEY FACT Embracing a gas-free future, an air source heat pump strategy is being implemented to efficiently heat homes and supply hot water.



NORTH STREET, GUILDFORD

EASTBROOK

Milton Keynes, MK9 – St Joseph

A MORE NATURAL WAY OF LIVING

Connected to Milton Keynes, one of the UK's fastest growing cities and the rolling countryside beyond, Eastbrook is a thriving new neighbourhood alive with natural inspiration. A walkable neighbourhood complete with premium homes, inspiring landscapes and waterside linear park. A more innovative, more connected, more natural way of living.

HIGHLIGHTS

- 3 new primary schools
- Health hub
- Sports pitches
- Remembrance garden
- Community hub
- Linear park



AVAILABILITY

1, 2, 3, 4 & 5 bedroom homes
Prices not released

CONTACT

01908 036850
eastbrooksales@stjosephhomes.co.uk

KEY FACT At approximately 460 hectares, Eastbrook is one of the largest land acquisitions in the group, which will deliver around 4,500 homes, 63 hectare linear park and 4.3 million sq ft of employment land.



WATERSIDE HOMES AT EASTBROOK



HERTFORD LOCKS



GREEN OPEN SPACES



TOWNHOUSES

HERTFORD LOCKS

Hertford, SG13 – St Joseph

A PLACE TO DISCOVER LIFE'S SIMPLE PLEASURES

Welcome to Hertford Locks – a collection of 1 & 2 bedroom apartments and 3 & 4 bedroom townhouses, located on the banks of the River Lea in the market town of Hertford.

This stylish new development combines attractive riverside views with beautiful green spaces, carefully designed to encourage residents to relax, play and connect with nature.

HIGHLIGHTS

- Beautiful riverside location
- Watermeadows and parkland areas
- New communal business lounge
- A short walk to the nearby market town of Hertford which is brimming with independent cafés, restaurants and pubs
- Hertford Locks is within a 5-minute walk (0.3 miles) of Hertford East station and a 25-minute walk (1.5 miles) of Hertford North station, both providing direct services into Central London*

AVAILABILITY

1, 2, 3 & 4 bedroom homes
Prices not released

CONTACT

020 3966 2620
hertfordlockssales@stjosephhomes.co.uk



KEY FACT A new wetland habitat will be a quiet place for relaxing. With ecology at its heart, The Watermeadows will have a different feel and character to park areas also on the development. Ideal for picnics and reading, The Watermeadows is also designed to encourage an interest in nature.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images are indicative only.

*Journey times are approximate only. Sources: tfl.gov.uk and Google Maps. Computer-generated images are indicative only.

THE AWARD-WINNING BERKELEY FAMILY

The Berkeley Group is made up of six autonomous companies: Berkeley, St Edward, St George, St James, St Joseph and St William. All are devoted to the same ideals: creating quality homes, strengthening communities and making a positive difference to people’s lives in the locations we develop, always underpinned by concepts of sustainability, community and regeneration.

Across the Berkeley Group we have received many awards for quality, construction and customer service. We are honoured, too, to have won awards in landscape design, architecture, sustainability and health and safety.

We have also received the Queen’s Award for Enterprise twice (in 2008 and 2014), a significant business accolade and one of which we are extremely proud.

Below are just some of the awards Berkeley Group won in 2024.



Property Week RESI Awards – Large Developer of the Year



WhatHouse? Awards – Best Large Housebuilder



Property Week ESG EDGE Awards – Excellence in Habitat Restoration



SEE MORE IMAGES, VIDEOS AND PLANS ONLINE

For further information about our developments and to register for a copy of the Berkeley Portfolio please scan the QR code, visit www.berkeleygroup.co.uk or call our Sales Offices where our teams will be very happy to help you.

Berkeley

Designed for life

Established in 1976, Berkeley is the largest division within the Group, delivering a diverse range of projects within London and the South of England.

St Edward

Designed for life

A joint venture company co-owned by the Berkeley Group and M&G Investments, creating unique residential-led developments.

St George

Designed for life

St George specialises in high quality mixed-use sustainable regeneration in Central London, transforming brownfield land and creating new destinations.

St James

Designed for life

Established in 1996 as a joint venture with Thames Water, St James is a design-conscious developer regenerating sites and transform them into attractive developments.

St Joseph

Designed for life

Delivering developments in the Midlands, St Joseph is focused on creating the best developments for local people with inspiring public realm.

St William

Designed for life

A joint venture between National Grid and the Berkeley Group, St William transforms former industrial sites into beautiful places to live.

TRANSFORMING TOMORROW

Berkeley has always been driven by a clear purpose: to build quality homes, strengthen communities and improve people's lives. We have established a unique culture, and strong values that shape the way we work. At the beginning of 2021, we refined our long-term business strategy to align it with the pressing issues of the next decade. It is called Our Vision 2030.

It sets out long-term goals which impact upon what we create and how we work. We will continue to create places that stand the test of time, by focusing on customers, quality, communities, climate action and nature.



TRANSFORMING PLACES

Working with local people and partners to create welcoming and connected neighbourhoods, often from brownfield land and former industrial sites, where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began. We've delivered 580+ acres of new or immeasurably improved natural habitats across our 54 biodiversity net gain developments.

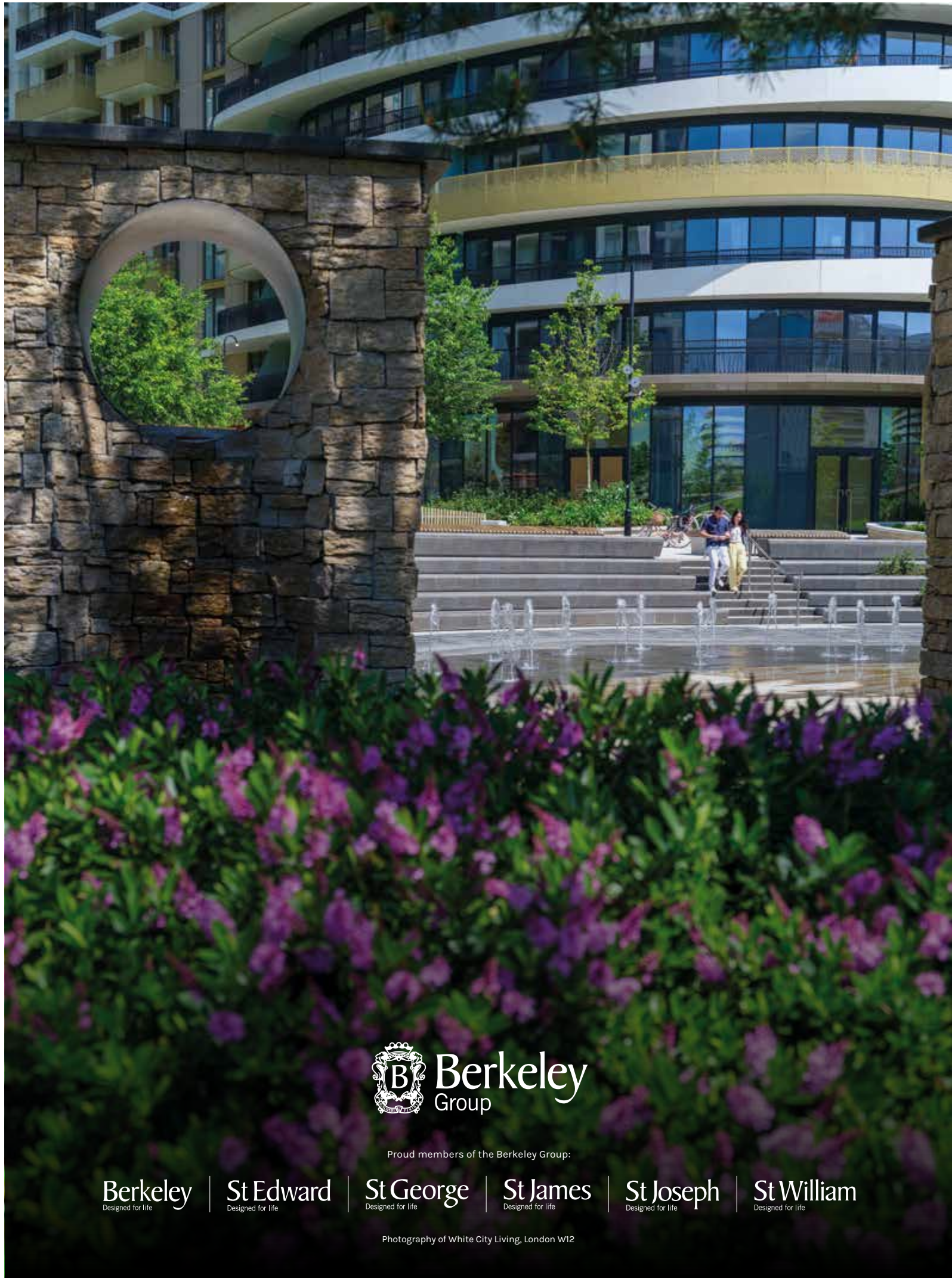


TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation. We're members of The 5% Club, which recognises our commitment to training the next generation with 'earn and learn' opportunities.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**



Berkeley
Group

Proud members of the Berkeley Group:

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

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