

375 Kensington High Street

LONDON

EDWARD HOUSE

St Edward
Designed for life



THE ULTIMATE LUXURY

EDWARD HOUSE AT
375 KENSINGTON HIGH STREET
REACHES UNIQUE HEIGHTS OF EXCLUSIVITY,
OFFERING A COLLECTION OF SUMPTUOUS
APARTMENTS, DUPLEX APARTMENTS AND
A PENTHOUSE, EACH OCCUPYING AN
ENTIRE FLOOR OR FLOORS OF AN ICONIC
SEVENTEEN STOREY TOWER.

AN ICONIC
NEW ADDRESS





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As a world leader in finance, business, fashion, sport and the arts, London has no equal. Its buildings are world famous, its history and pageantry spectacular, its personalities known to all.

Today, more than ever, London's entrepreneurial spirit attracts influence and wealth, making

it an essential destination for anyone leading a high profile, international lifestyle.

375 Kensington High Street is the address that puts every aspect of this fascinating and exciting city at your fingertips. All London life can be enjoyed from this prestigious address.

A WORLD CLASS CAPITAL

LONDON IS A COSMOPOLITAN CITY WITH UNRIVALLED HERITAGE, CULTURE AND WEALTH.





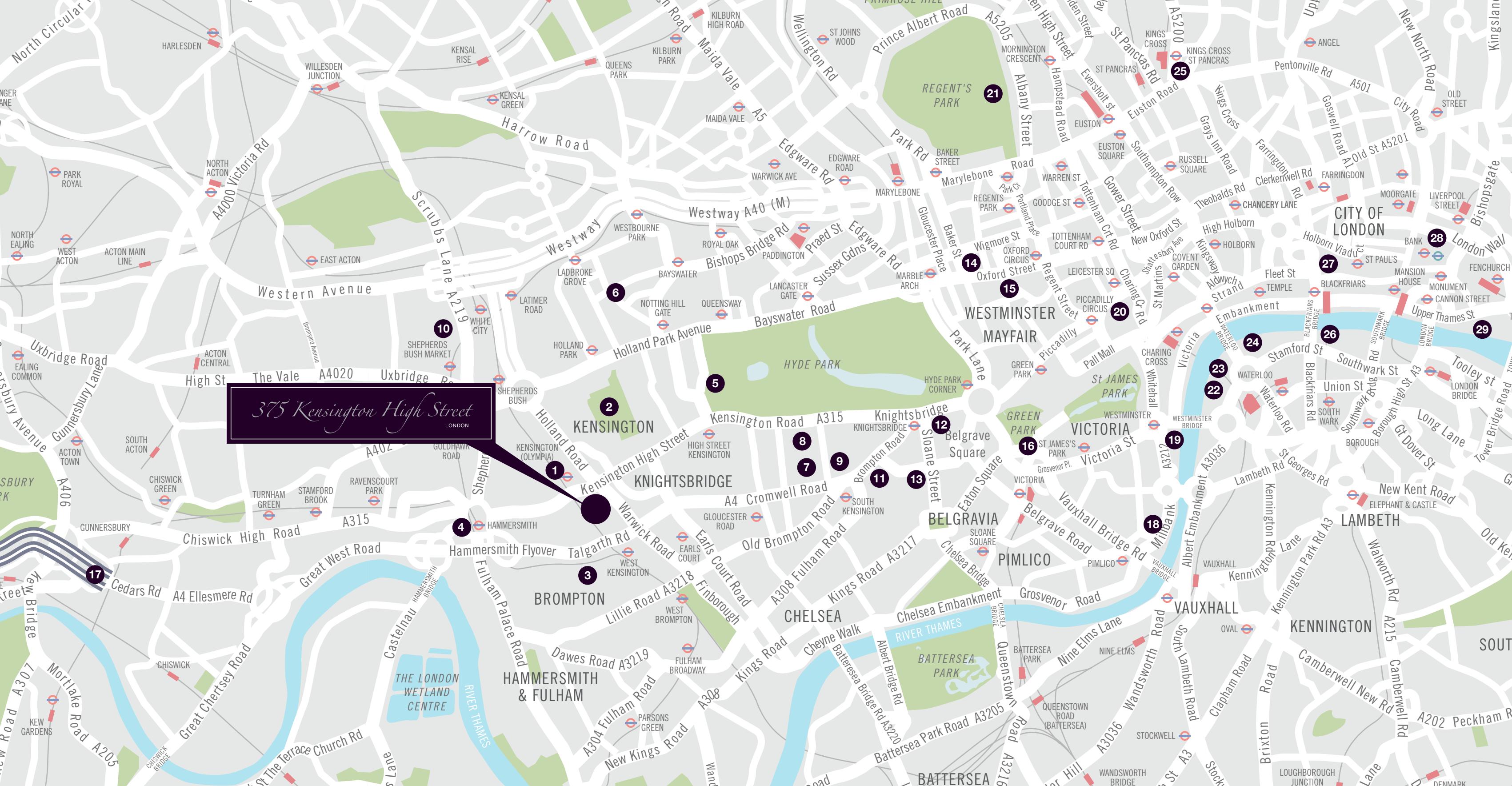
375 Kensington High Street's location in the heart of London means you have excellent transport links worldwide. Its international and national connections by air, road and rail are ideal whether you travel overseas regularly or simply want to establish a convenient London base.

High Street Kensington Underground station is a short walk away. From here, it is just a few stations to key London locations and there are connections to anywhere in the world from Heathrow, Gatwick and London City airports and St. Pancras International Station.



NATIONAL AND INTERNATIONAL CONNECTIONS

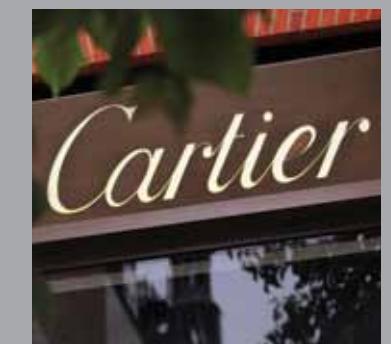




THE VERY BEST THAT LONDON HAS TO OFFER

1. Kensington (Olympia)	0.2 miles	10. Westfield Shopping Centre	1.5 miles	20. National Gallery	3.5 miles
2. Holland Park	0.3 miles	11. Harrods	1.8 miles	21. Regents Park and Zoo	3.5 miles
3. The Queen's Club	0.6 miles	12. Harvey Nichols	2 miles	22. The London Eye	3.8 miles
4. Hammersmith Broadway Shopping Centre	0.8 miles	13. Sloane Street	2 miles	23. Royal Festival Hall	3.9 miles
5. Kensington Palace	0.9 miles	14. Selfridges	2.6 miles	24. National Theatre	4.1 miles
6. Portobello Road	1.1 miles	15. Bond Street	2.7 miles	25. St. Pancras International	4.3 miles
7. Natural History Museum	1.2 miles	16. Buckingham Palace	2.7 miles	26. Tate Modern	4.7 miles
8. Royal Albert Hall	1.3 miles	17. M4 to Heathrow	3.1 miles	27. St. Paul's Cathedral	4.8 miles
9. Victoria and Albert Museum	1.5 miles	18. Tate Britain	3.4 miles	28. The City	5.1 miles
		19. Houses of Parliament	3.5 miles	29. Tower of London	5.7 miles

THE CENTRE OF FASHION



London is at the heart of the fashionable world, and living in Kensington means you are in the perfect location to sample it all.

Indulge in luxury shopping at Harrods, Harvey Nichols and the couture boutiques of Sloane Street, or seek out unique treasures in the many galleries and antique shops.

In and around Kensington you will also find some of London's most fashionable restaurants and bars, many located around Brompton Cross, the King's Road and Fulham Road.

Although it has a central London location, 375 Kensington High Street is conveniently located to benefit from the beautiful green open spaces of Hyde Park, Holland Park and Kensington Gardens.

HERITAGE CITY



The Royal Albert Hall.



London Underground.



Kensington Palace.



The Victoria and Albert Museum.

London's colourful history and Royal connections draw visitors from all over the world. Some of its most revered cultural attractions are close to 375 Kensington High Street, such as the Royal Albert Hall, the Victoria and Albert Museum and Kensington Palace.

Tradition and pageantry are part of every London day, yet there is always something new to discover in the fields of art, music, theatre and architecture. No other city has London's rich variety of choice.

WELCOME TO 375 KENSINGTON HIGH STREET

St Edward has selected one of London's most prestigious locations for this most exclusive collection of apartments and penthouses. The High Street location could not be more convenient, with a superb selection of shops, boutiques, cafés, supermarkets, banks and other outlets within just a short stroll.

Within this privileged environment, discerning purchasers will find everything they require.

Each home is graced by a luxurious specification, setting 375 Kensington High Street above all others, when it comes to London living.



EDWARD HOUSE

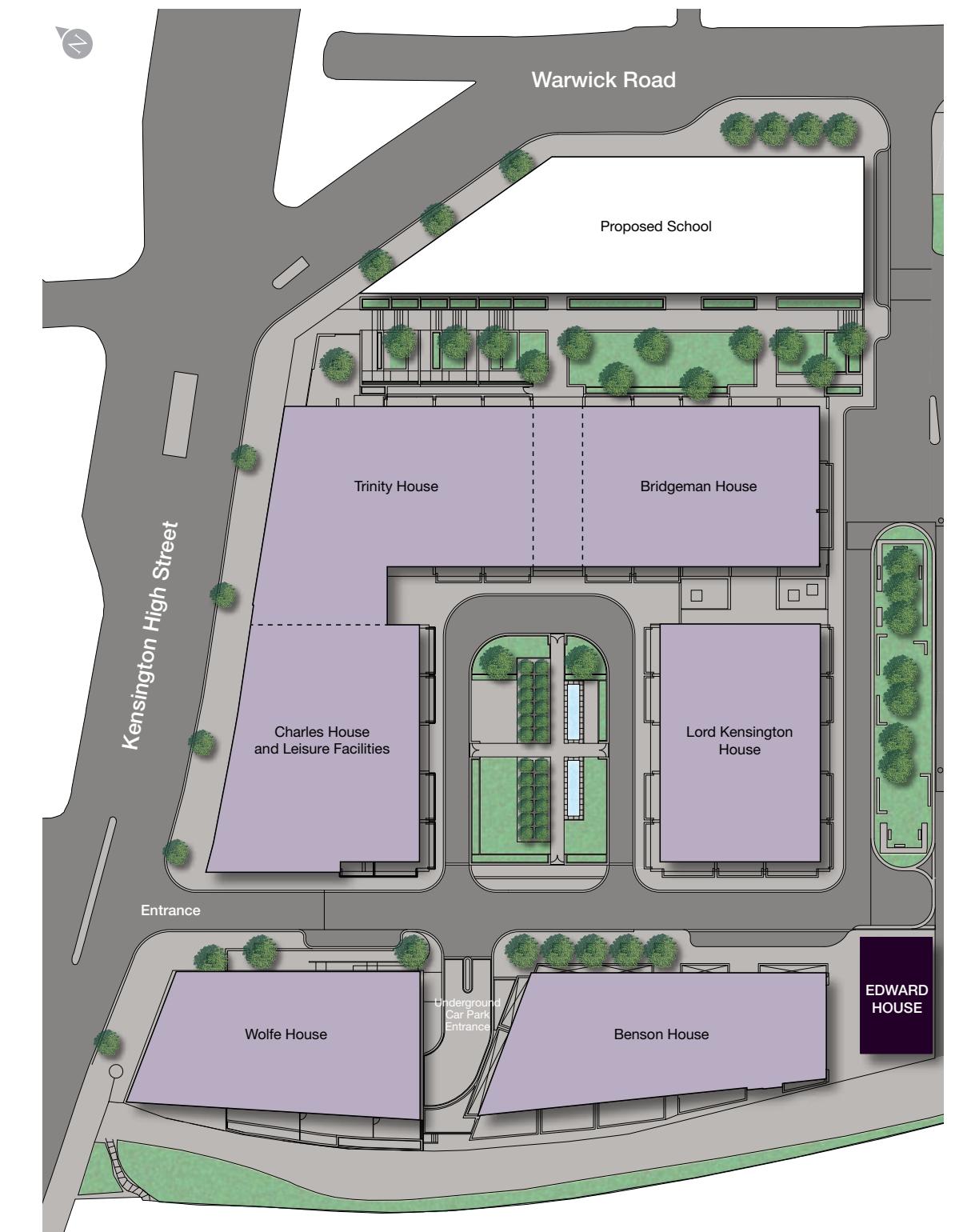
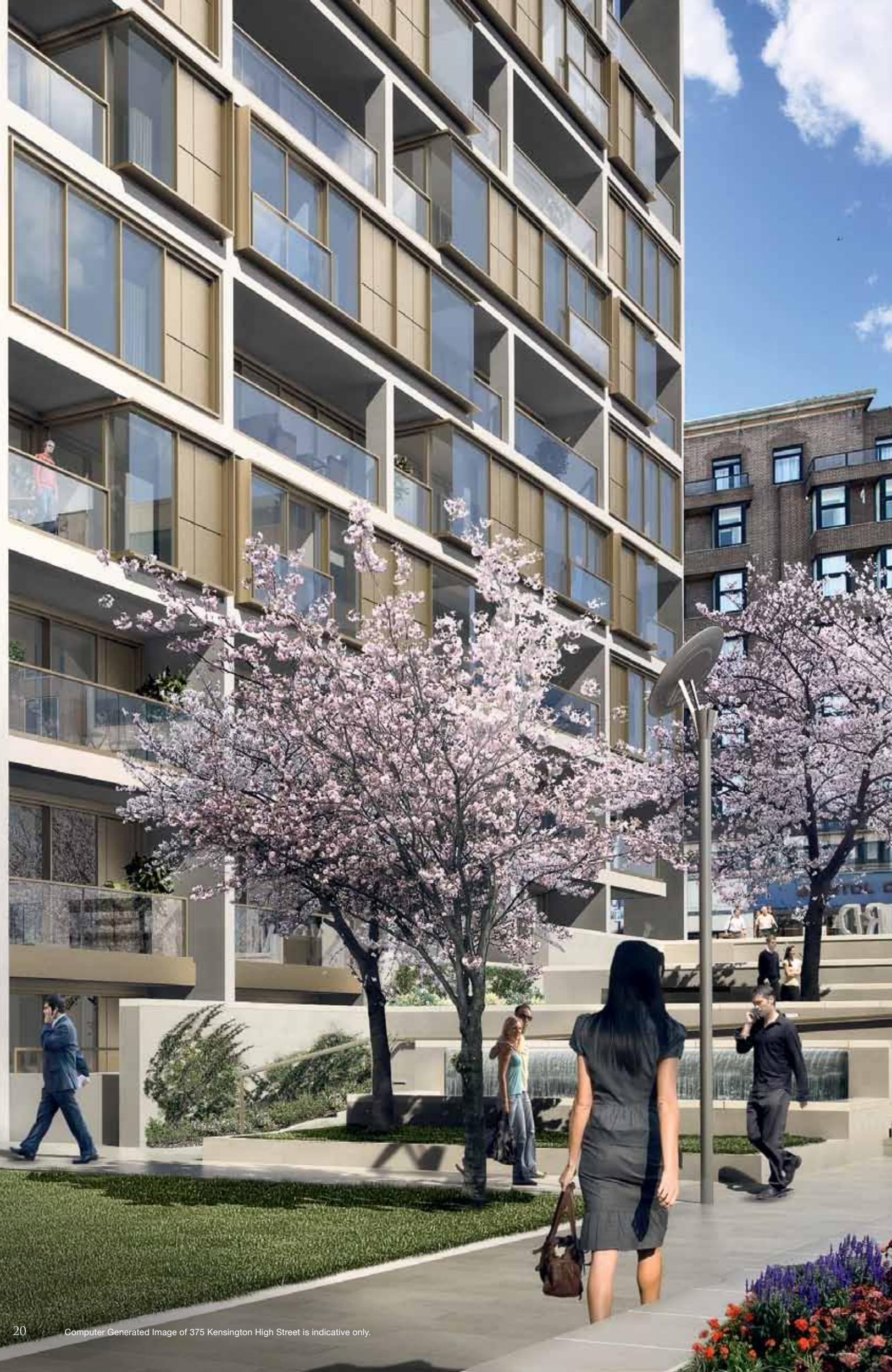
Edward House is the crowning jewel of 375 Kensington High Street, offering an opulent collection of apartments, duplex apartments and one exclusive penthouse apartment.

The collection of 2 bedroom apartments and 4 bedroom duplexes, each one occupying either an entire floor, or two floors of the tower, offers discerning buyers some of the best addressed, finest new apartments in London.



Computer Generated Image of 375 Kensington High Street is indicative only.

A GARDEN IN THE CITY



Between the buildings comprising 375 Kensington High Street nestles a secluded courtyard garden. Inspired by the traditional London square, it is a rare

oasis of tranquillity, landscaped with mature trees, hedges and water features. The courtyard is professionally tended, to look its best all year round.



WELL APPPOINTED



The exclusive nature of Edward House is immediately apparent in the main entrance lobby. Imposing design, fine materials and bespoke lighting make an impressive statement to residents and guests alike. Passenger lifts serve all floors including the car

park and offer a comfortable journey for residents en-route to their apartments.

A Harrods Estates concierge is on duty around the clock, seated behind the bespoke marble desk in the lobby.



FIVE STAR SERVICE

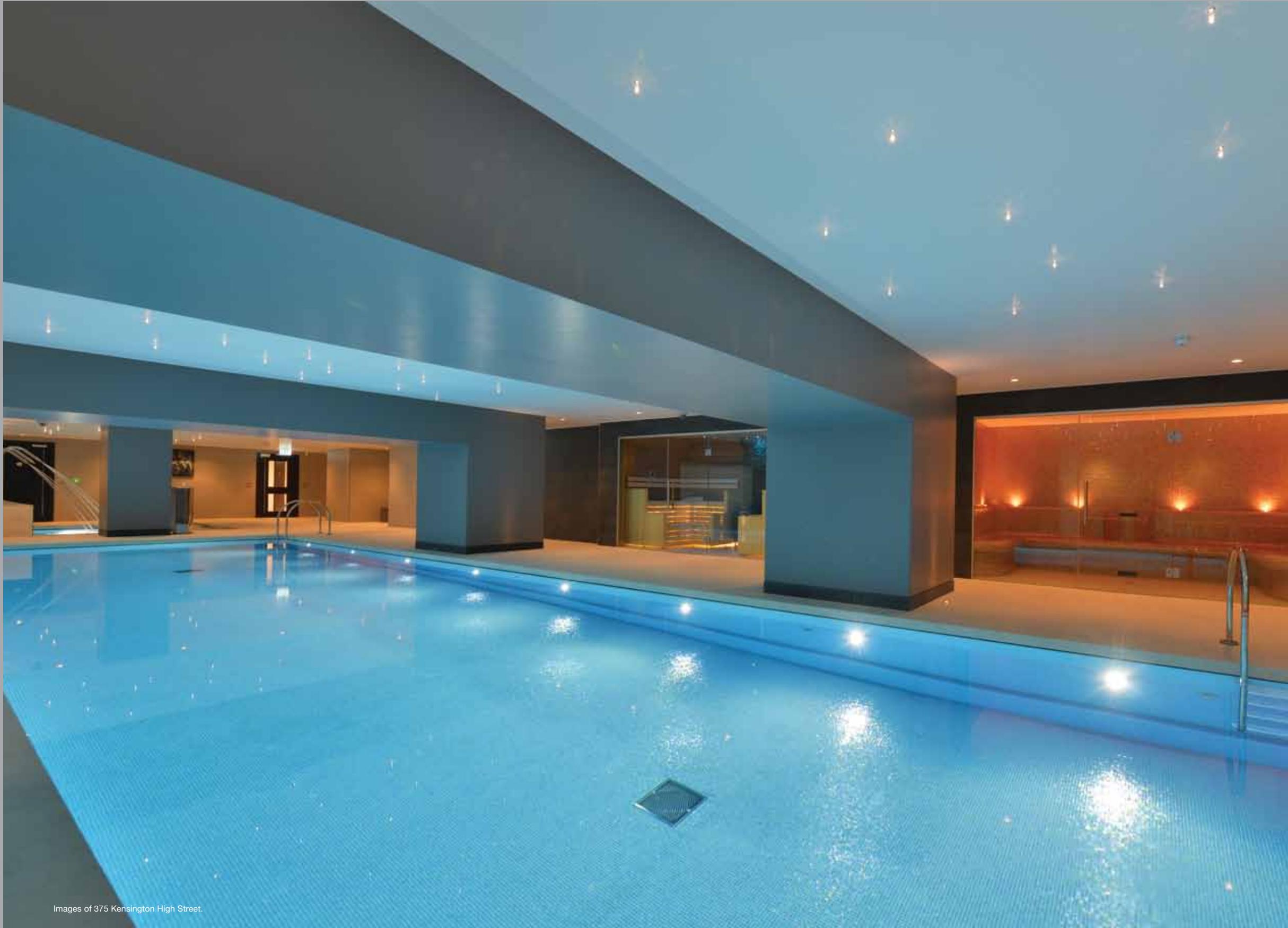
High pressure London life requires practical issues to be handled on a daily basis and at 375 Kensington High Street the concierge is there to assist.

Impeccably trained by Harrods Estates, the concierge is on duty 24 hours a day in the main entrance to anticipate

and attend to domestic needs such as arranging dry cleaning and laundry services, booking tickets and transport, as well as taking in deliveries. Harrods' concierges are the epitome of professionalism; exactly what residents at 375 Kensington High Street should expect.

Harrods

375 Kensington High Street



BESPOKE FACILITIES



Make the most of your valuable spare time in the exclusive leisure suite at 375 Kensington High Street. Relax and enjoy the bespoke swimming and vitality pool or unwind in the sumptuous sauna, steam and spa rooms. Work out in the state-of-the-art gym with facilities for personal

training or watch a favourite film in the private cinema.

You can also keep in touch with international contacts in the business suite, which is equipped with digital communications technology, and is open round the clock.



Computer Generated Image of 375 Kensington High Street is indicative only.

STATE OF THE ART INTERIORS

Every apartment and penthouse in Edward House showcases the flair of interior designers and skilled craftsmen.

A theme of tasteful opulence runs throughout, with bespoke details everywhere. Bespoke polished chrome door handles to polished lacquered veneer entrance doors, limestone floor finishes with contrasting stone border detailing

in the hallways, and bespoke fitted or walk-in wardrobes are just some of the luxurious touches.

Technological refinements include comfort cooling and heating to all reception rooms and bedrooms, underfloor heating to specified areas, as well as pre-wiring for a whole-house integrated media system and pre-wiring for automatic curtains and blinds.



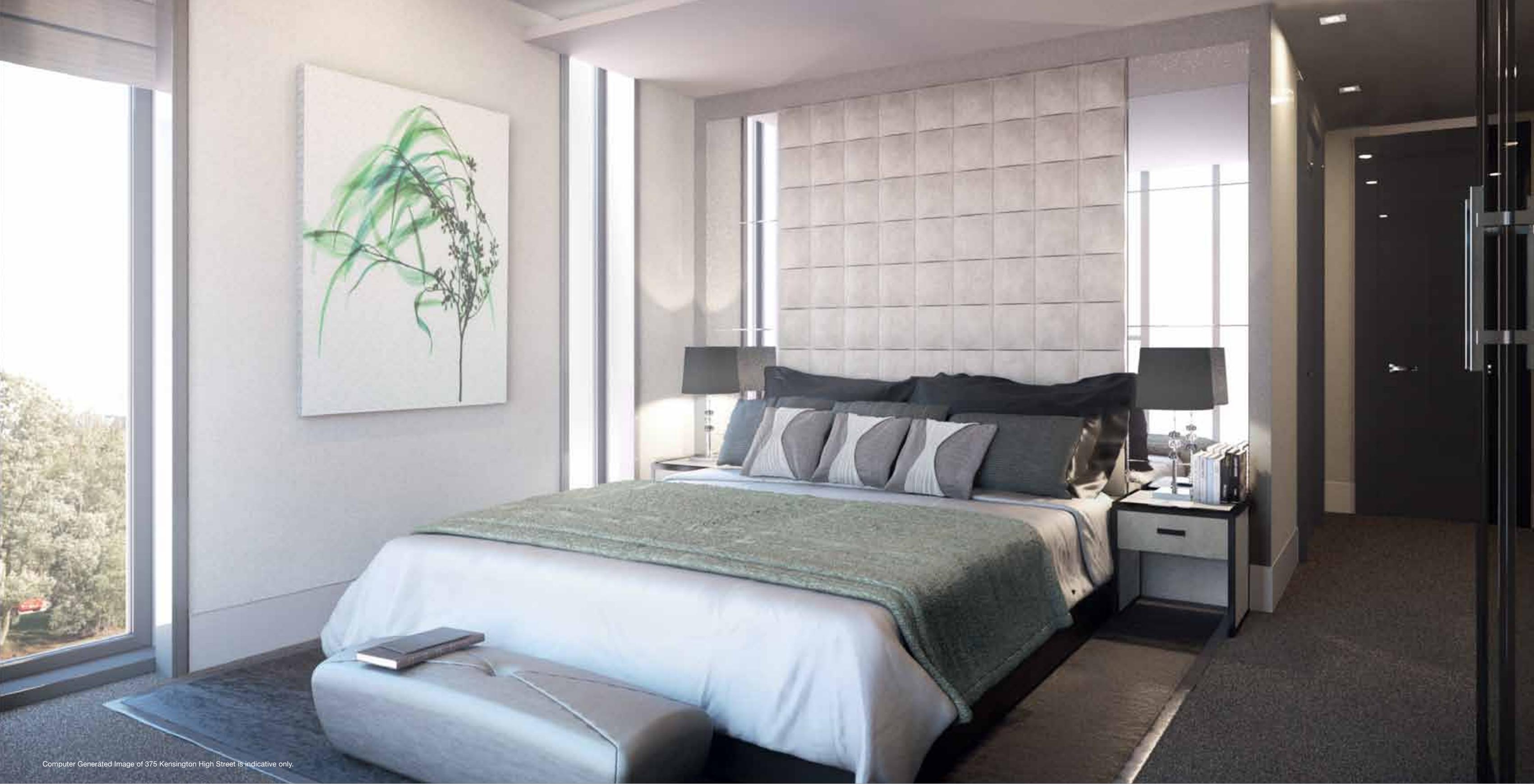
BEAUTIFUL AND FUNCTIONAL



At Edward House the kitchens are the ultimate expression of form allied to function. They effortlessly combine style with elegance and feature exceptionally high levels of specification.

Each is individually planned as an efficient and practical workspace, with maximum visual appeal from

a choice of high gloss lacquer cabinets, composite stone work surfaces, stone splashbacks and engineered timber floor finishes. A host of integrated and stainless steel kitchen appliances by Küppersbusch meets every requirement, whether you are cooking for two or hosting an intimate dinner party.



Computer Generated Image of 375 Kensington High Street is indicative only.

At 375 Kensington High Street, your master bedroom suite offers the ultimate in luxurious, personal space.

Only the finest materials have been used in creating this most private of rooms, which combines areas for sleeping, dressing and bathing. Your storage requirements are met by the bespoke fitted or walk-in

wardrobes, which have rails, shelves, drawers and integrated lighting. Soft and sumptuous carpet provides the luxury touch underfoot.

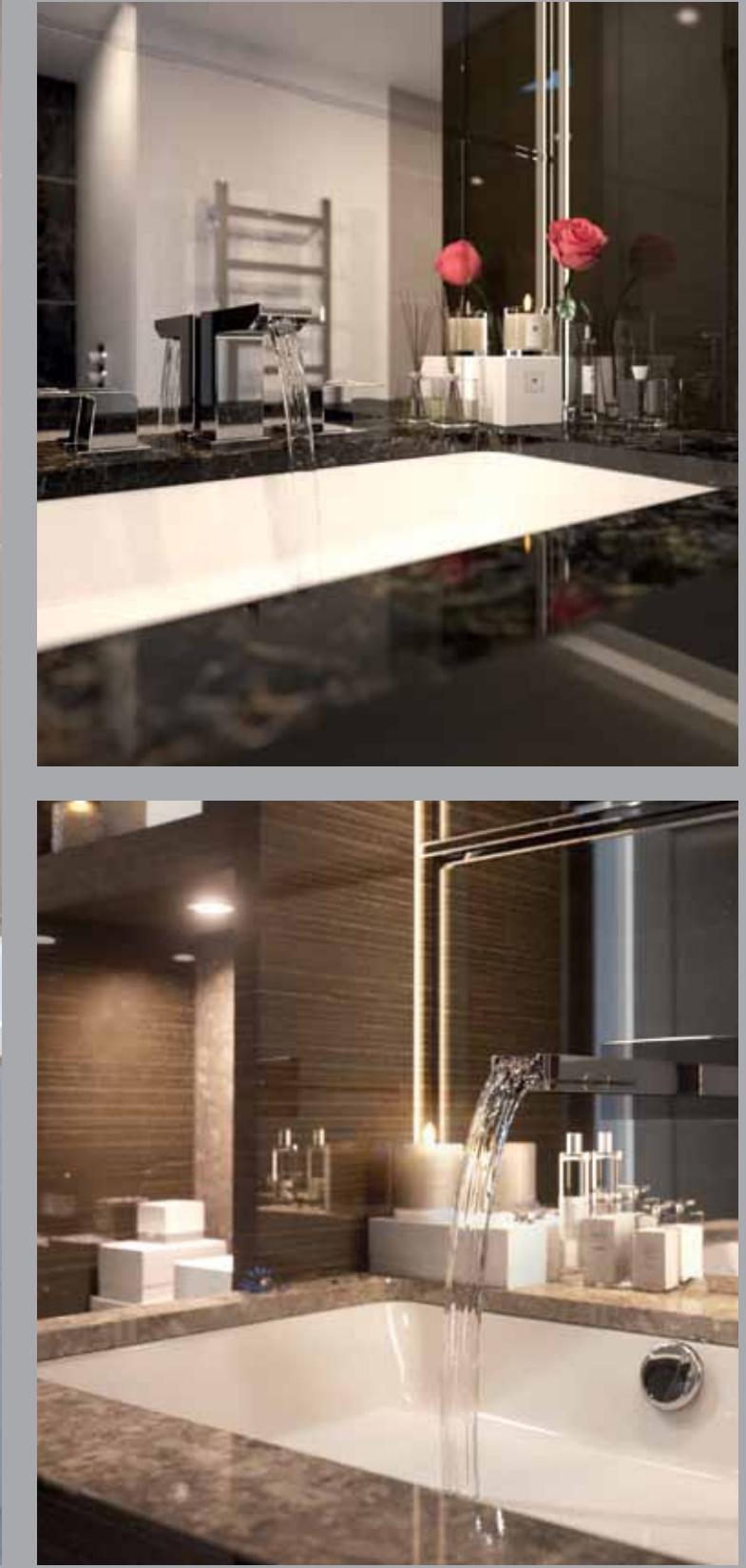
With comfort cooling and heating, and wiring for a whole-house integrated media system, you can ensure your bedroom has precisely the ambience you require for every night's sleep.

WHERE ELEGANCE AND STYLE MEET



Computer Generated Images of 375 Kensington High Street are indicative only.

BATHED IN LUXURY



The bathrooms and en suites at Edward House take luxury to fabulous new heights. Double ended baths, polished chrome fittings and bespoke veneer and stone vanity units are just some of the special features.

Bespoke mirrored cabinets, niches with soft lighting, limestone and marble wall tiling and large format limestone floor tiling complete the truly luxurious surroundings.



SPECIFICATION

KITCHENS

- Individually designed layouts
- Composite stone work surfaces with stone splashbacks (options available – subject to cut-off dates)
- Stainless steel 1½ bowl undermounted sink and stainless steel mixer tap
- High gloss lacquered finishes to cabinets with handle-less design (options available – subject to cut-off dates)
- Pull-out pan and raked storage units to selected apartments where appropriate
- Recessed LED ceiling downlighters and recessed LED lights to wall cabinets
- Concealed multi-gang appliance panel, brushed stainless steel socket outlets above work surfaces and pop-up sockets to island units where appropriate
- Engineered timber floor finishes (options available – subject to cut-off dates)
- Küppersbusch inset touch control induction hob
- Re-circulating integrated extractor or island extractor to suit situation
- Küppersbusch stainless steel multi-function single oven with Ökotherm system
- Küppersbusch stainless steel combination microwave oven
- Küppersbusch built-in stainless steel warming drawer
- Küppersbusch integrated fridge / freezer
- Built-in wine cooler to selected apartments
- Küppersbusch integrated multi-function dishwasher
- Free-standing washer / dryer within vented utility cupboard
- Space saving recycling bins

BATHROOMS

- Double ended white bath with bath filler and removable tiled bath panel
- Polished chrome deck mounted taps with pull-out handshower to selected baths
- Polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and frameless glass bath screen to selected baths
- Polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and complete handshower set to shower areas of bathrooms / shower rooms
- Walk-in shower area to bathrooms / shower rooms with frameless glass shower panels or doors to suit situation
- Bespoke veneer and stone vanity units with undermounted basin, concealed lighting, storage drawers / shelf and polished chrome mixer taps to suit situation
- Bespoke timber veneer shelved unit with lighting to shower rooms

- Bespoke mirrored cabinets with shelving and shaver socket above vanity units
- White wall mounted WC pan with soft close seat / cover and concealed cistern with dual-flush plate
- Niche with lighting to bathrooms / shower rooms where indicated
- Wiring for future television provided above bath to master en suite bathrooms
- Polished chrome finish ladder style thermostatically controlled heated towel rail to bathrooms / shower rooms / cloakrooms
- Combination of large format limestone and marble wall finishes to selected walls of bathrooms / shower rooms (options available to feature wall – subject to cut-off dates)
- Large format limestone wall finishes to selected walls of cloakrooms
- Large format limestone floor finishes
- MVHR extract ventilation to outside
- Recessed LED downlights to bathrooms / shower rooms / cloakrooms
- Accessories include toilet roll holder and robe hook

ELECTRICAL FITTINGS

- Feature ceiling coffers with concealed lighting to principal reception rooms where indicated
- Recessed LED downlighters throughout
- Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to reception rooms and master bedrooms where indicated
- Automatic lighting to utility / services / coats cupboards
- 5 amp lighting circuit to reception rooms and bedrooms
- Television (terrestrial and Sky+) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for whole house integrated media system incorporating IT, audio / visual, lighting and speakers
- Pre-wired for future automated curtains / blinds
- Polished chrome power sockets and light switches
- Dimmer light controls where applicable

HEATING/COOLING

- Heating and hot water from communal system with metered water supply to all apartments
- Underfloor heating to bathrooms / shower rooms / cloakrooms
- Comfort cooling / heating to all reception rooms and bedrooms
- Plumbing for washer / dryer within vented utility cupboard

INTERIOR FINISHES

- Feature engineered polished lacquered veneer entrance doors
- Engineered polished lacquered veneer internal doors to rooms where indicated
- Satin gloss doors to hallway cupboards
- Interior fittings to hallway cupboards to suit situation
- Veneered architraves and painted skirtings, painted architraves to hallway cupboards
- Polished chrome door handles throughout
- Feature staircase with lighting to duplex apartments where indicated
- Bespoke fitted or walk-in wardrobes to master bedrooms, internal fittings include rails, shelves, drawers and integrated lighting where indicated
- Bespoke feature opaque panels with concealed lighting above baths of bathrooms where indicated
- Large format limestone floor finishes with contrasting stone border detail to hallways of selected apartments (options available to border – subject to cut-off date)
- Engineered timber floor finishes to hallways of selected apartments (options available – subject to cut-off dates)
- Engineered timber floor finishes to reception rooms (options available – subject to cut-off date)
- Carpet floor finishes to bedrooms (options available – subject to cut-off date)

SECURITY

- Video entry system viewed by individual apartment handset / screen
- Power and telephone points 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 and fitted with domestic sprinkler systems
- 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

- 999 year lease
- All apartments benefit from a 10 year build warranty

CAR PARKING

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

LIFTS

- Passenger lift serves all levels with access to underground parking levels

INTERIOR DESIGNED ENTRANCE LOBBY

- Spacious reception lobby with bespoke feature floor and wall finishes
- Comfortable waiting area for guests
- Bespoke Concierge desk
- Feature lighting
- Glass doors to main entrance

LIFT LOBBY / COMMUNAL HALLWAYS

- Bespoke carpet floor finishes and painted walls
- Tiled floors and painted walls to car park levels

RESIDENTS' LEISURE SUITE

- Bespoke swimming pool
- Separate fitness studio with facilities for personal training
- Sauna and vitality pool facilities
- Changing rooms with shower facilities
- Business suite

MANAGEMENT COMPANY

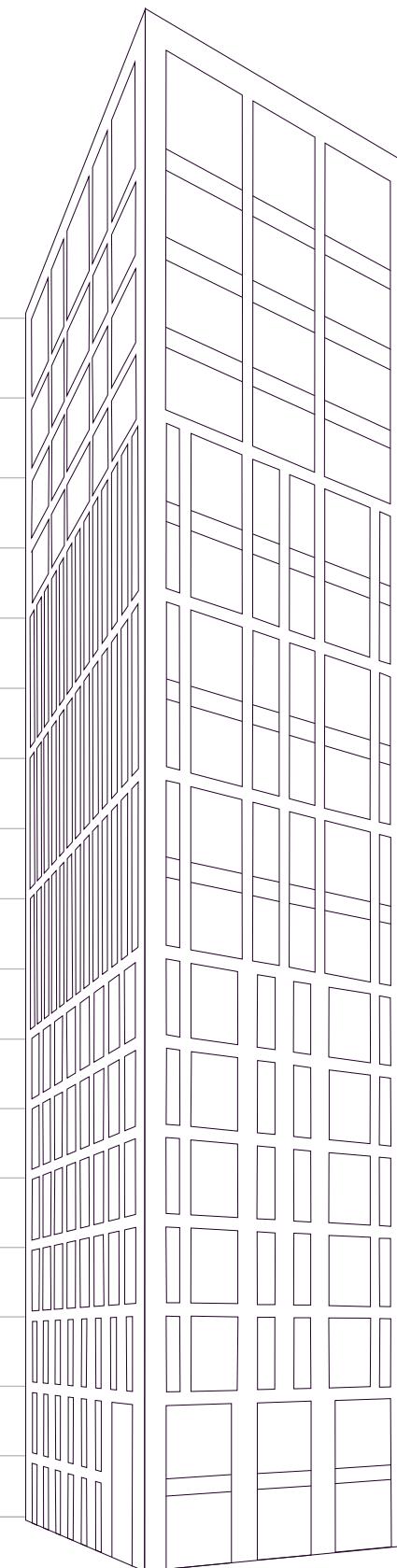
- Harrods Estates will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered.

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. St Edward reserves the right to make these changes if required. Please ask a sales consultant for details.

EDWARD HOUSE

APARTMENT & PENTHOUSE LOCATOR

APARTMENT	BEDROOMS	TOTAL AREA	PAGE	FLOOR
DUPLEX PENTHOUSE 6.11.1 UPPER	4	2,649 SQ FT	57	SIXTEENTH
DUPLEX PENTHOUSE 6.11.1 LOWER			56	FIFTEENTH
DUPLEX APARTMENT 6.10.1 UPPER	4	2,649 SQ FT	55	FOURTEENTH
DUPLEX APARTMENT 6.10.1 LOWER			54	THIRTEENTH
DUPLEX APARTMENT 6.9.1 UPPER	4	2,649 SQ FT	53	TWELFTH
DUPLEX APARTMENT 6.9.1 LOWER			52	ELEVENTH
DUPLEX APARTMENT 6.8.1 UPPER	4	2,649 SQ FT	51	TENTH
DUPLEX APARTMENT 6.8.1 LOWER			50	NINTH
DUPLEX APARTMENT 6.7.1 UPPER	4	2,649 SQ FT	49	EIGHTH
DUPLEX APARTMENT 6.7.1 LOWER			48	SEVENTH
APARTMENT 6.6.1	2	1,334 SQ FT	47	SIXTH
APARTMENT 6.5.1	2	1,334 SQ FT	46	FIFTH
APARTMENT 6.4.1	2	1,334 SQ FT	45	FOURTH
APARTMENT 6.3.1	2	1,334 SQ FT	44	THIRD
APARTMENT 6.2.1	2	1,334 SQ FT	43	SECOND
APARTMENT 6.1.1	2	1,312 SQ FT	42	FIRST
CONCIERGE				GROUND

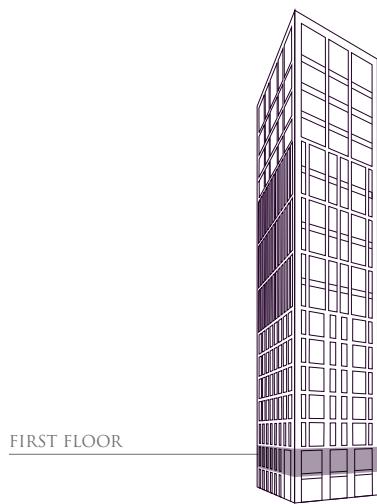


EDWARD HOUSE

APARTMENT 6.1.1

LEVEL 1

2 BEDROOM – LEVEL 1		
TOTAL AREA	121.9 sq m	1,312 sq ft
LIVING/DINING/KITCHEN	9068mm x 4318mm	29'9" x 14'2"
BEDROOM 1	4191mm x 3912mm	13'9" x 12'10"
BEDROOM 2	3607mm x 3251mm	11'10" x 10'8"



1-1-1
Apartment Number
Floor Level Number
Lift Core Number

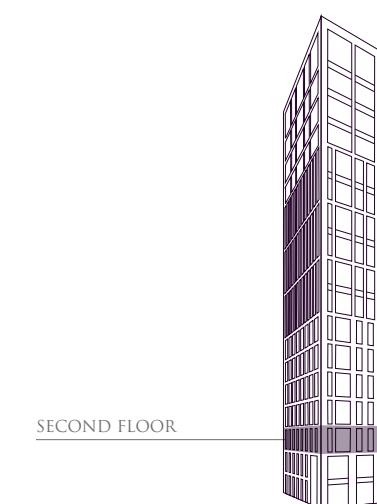
► Denotes measurement points. Edward House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

EDWARD HOUSE

APARTMENT 6.2.1

LEVEL 2

2 BEDROOM – LEVEL 2		
TOTAL AREA	124.0 sq m	1,334 sq ft
LIVING/DINING/KITCHEN	9525mm x 4318mm	31'3" x 14'2"
BEDROOM 1	4191mm x 3912mm	13'9" x 12'10"
BEDROOM 2	3607mm x 3251mm	11'10" x 10'8"



1-1-1
Apartment Number
Floor Level Number
Lift Core Number

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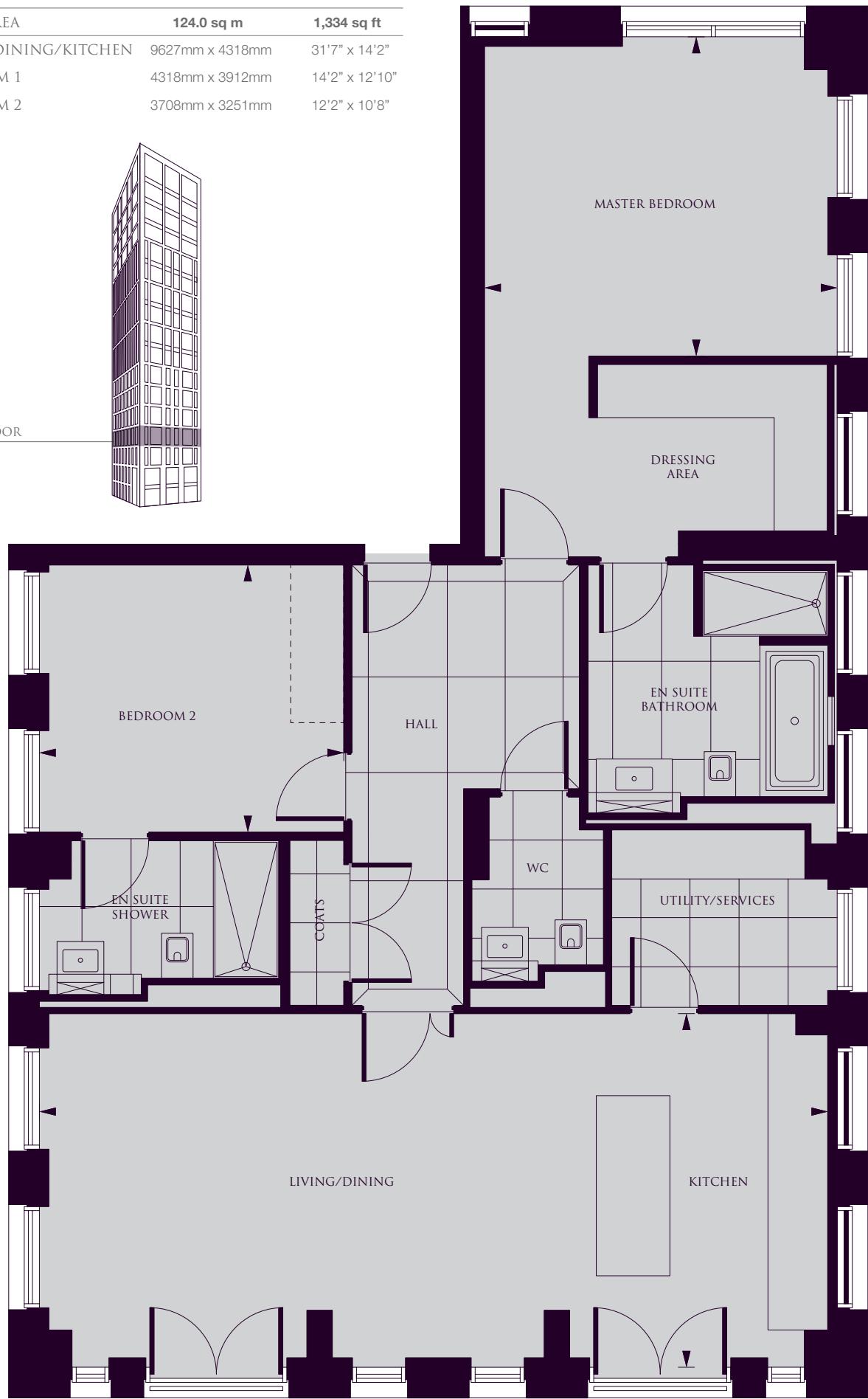
EDWARD HOUSE

APARTMENT 6.3.1

LEVEL 3

2 BEDROOM – LEVEL 3

TOTAL AREA	124.0 sq m	1,334 sq ft
LIVING/DINING/KITCHEN	9627mm x 4318mm	31'7" x 14'2"
BEDROOM 1	4318mm x 3912mm	14'2" x 12'10"
BEDROOM 2	3708mm x 3251mm	12'2" x 10'8"



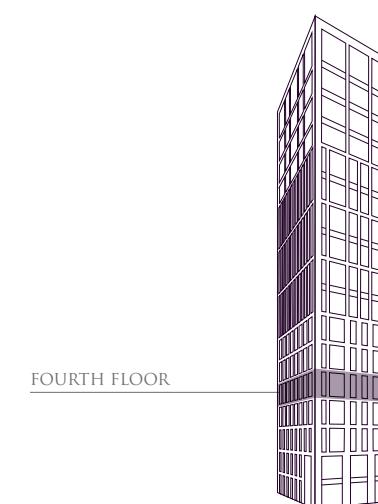
EDWARD HOUSE

APARTMENT 6.4.1

LEVEL 4

2 BEDROOM – LEVEL 4

TOTAL AREA	124.0 sq m	1,334 sq ft
LIVING/DINING/KITCHEN	9627mm x 4318mm	31'7" x 14'2"
BEDROOM 1	4318mm x 3912mm	14'2" x 12'10"
BEDROOM 2	3708mm x 3251mm	12'2" x 10'8"



EDWARD HOUSE

APARTMENT 6.5.1

LEVEL 5



EDWARD HOUSE

APARTMENT 6.6.1

LEVEL 6

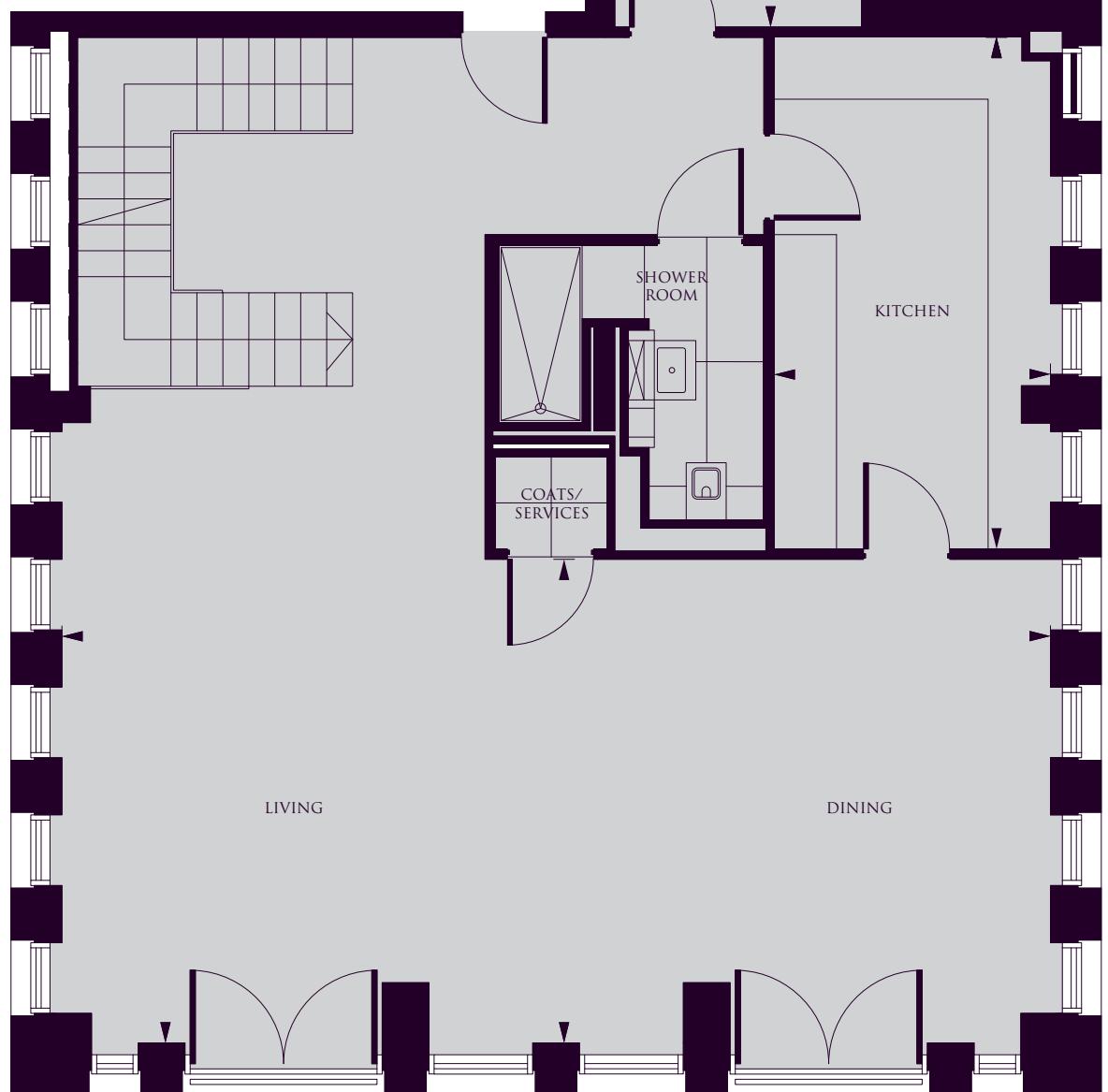


EDWARD HOUSE

DUPLEX APARTMENT 6.7.1

LEVEL 7

4 BEDROOM – LOWER LEVEL 7		
TOTAL AREA	246.1 sq m	2,649 sq ft
LIVING/DINING	9500mm x 4648mm	31'2" x 15'3"
KITCHEN	4928mm x 2667mm	16'2" x 8'9"
BEDROOM 4	6233mm x 4191mm	20'5" x 13'9"



1-1-1
Apartment Number
Floor Level Number
Lift Core Number

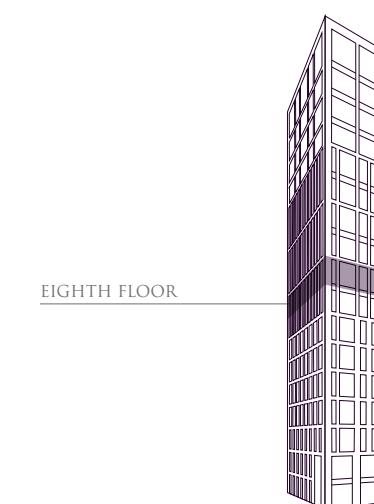
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EDWARD HOUSE

DUPLEX APARTMENT 6.7.1

LEVEL 8

4 BEDROOM – UPPER LEVEL 8		
BEDROOM 1	6452mm x 3632mm	21'2" x 11'11"
BEDROOM 2	6350mm x 5182mm	20'10" x 17'0"
BEDROOM 3	4318mm x 3734mm	14'2" x 12'3"



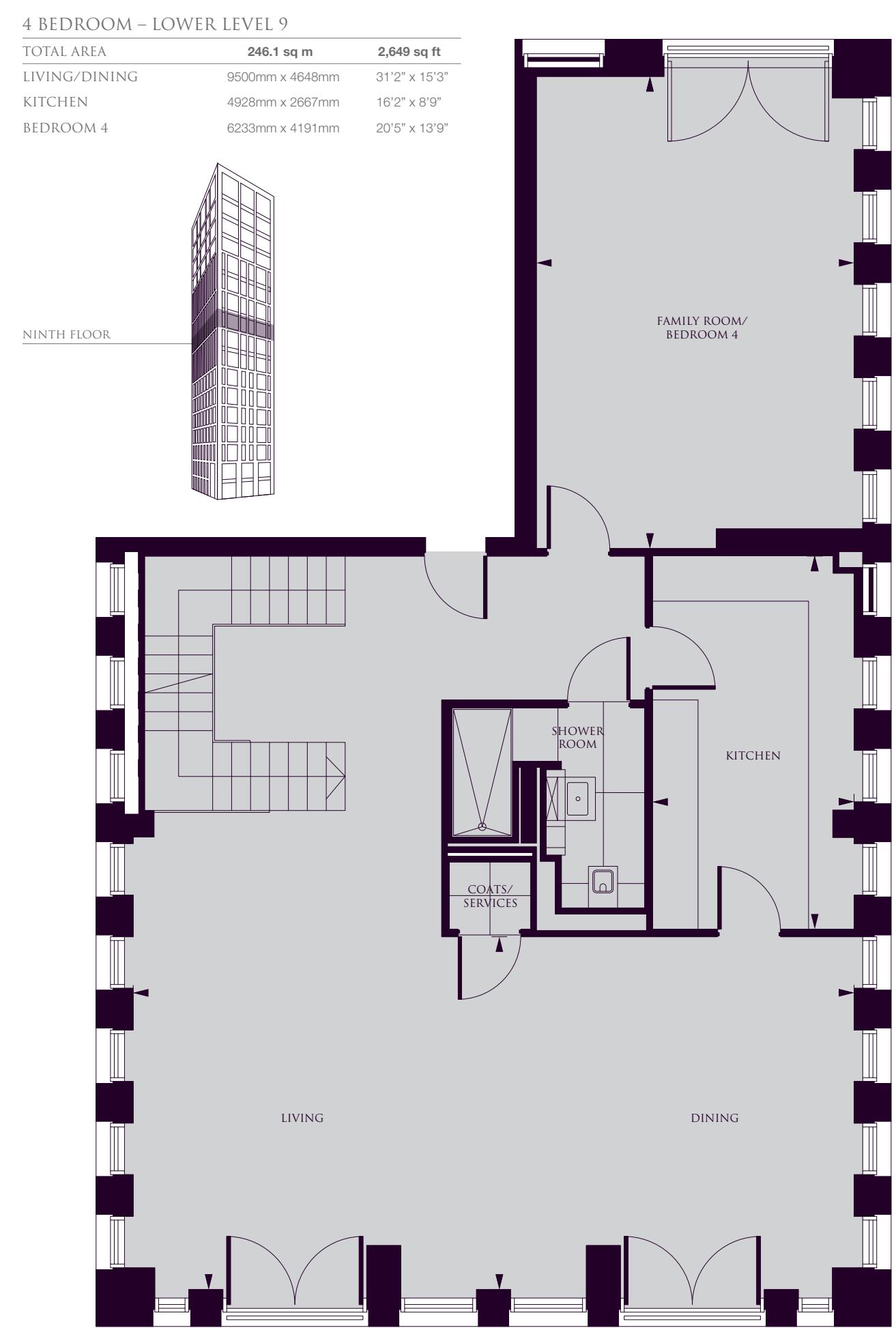
1-1-1
Apartment Number
Floor Level Number
Lift Core Number

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EDWARD HOUSE

DUPLEX APARTMENT 6.8.1

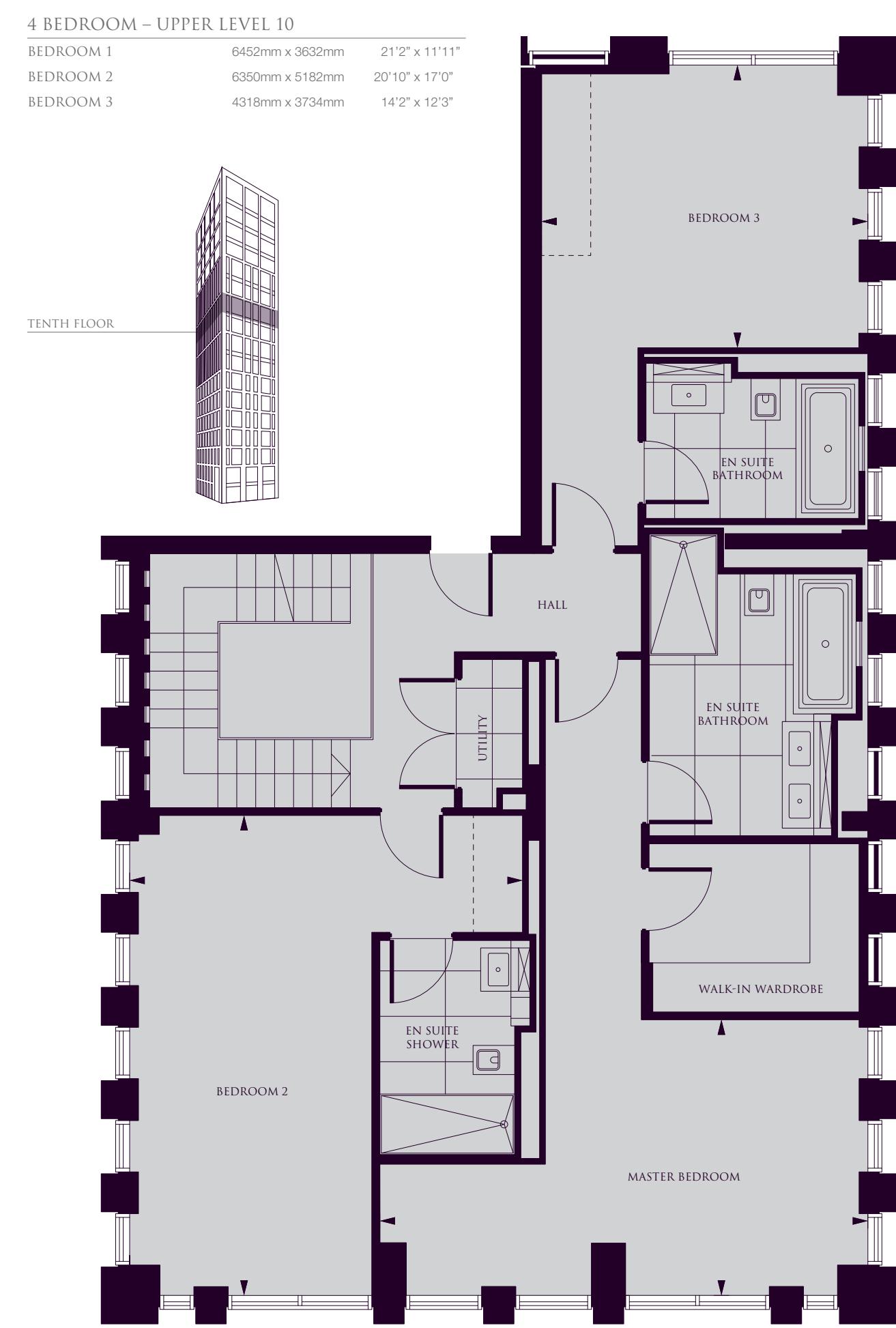
LEVEL 9



EDWARD HOUSE

DUPLEX APARTMENT 6.8.1

LEVEL 10

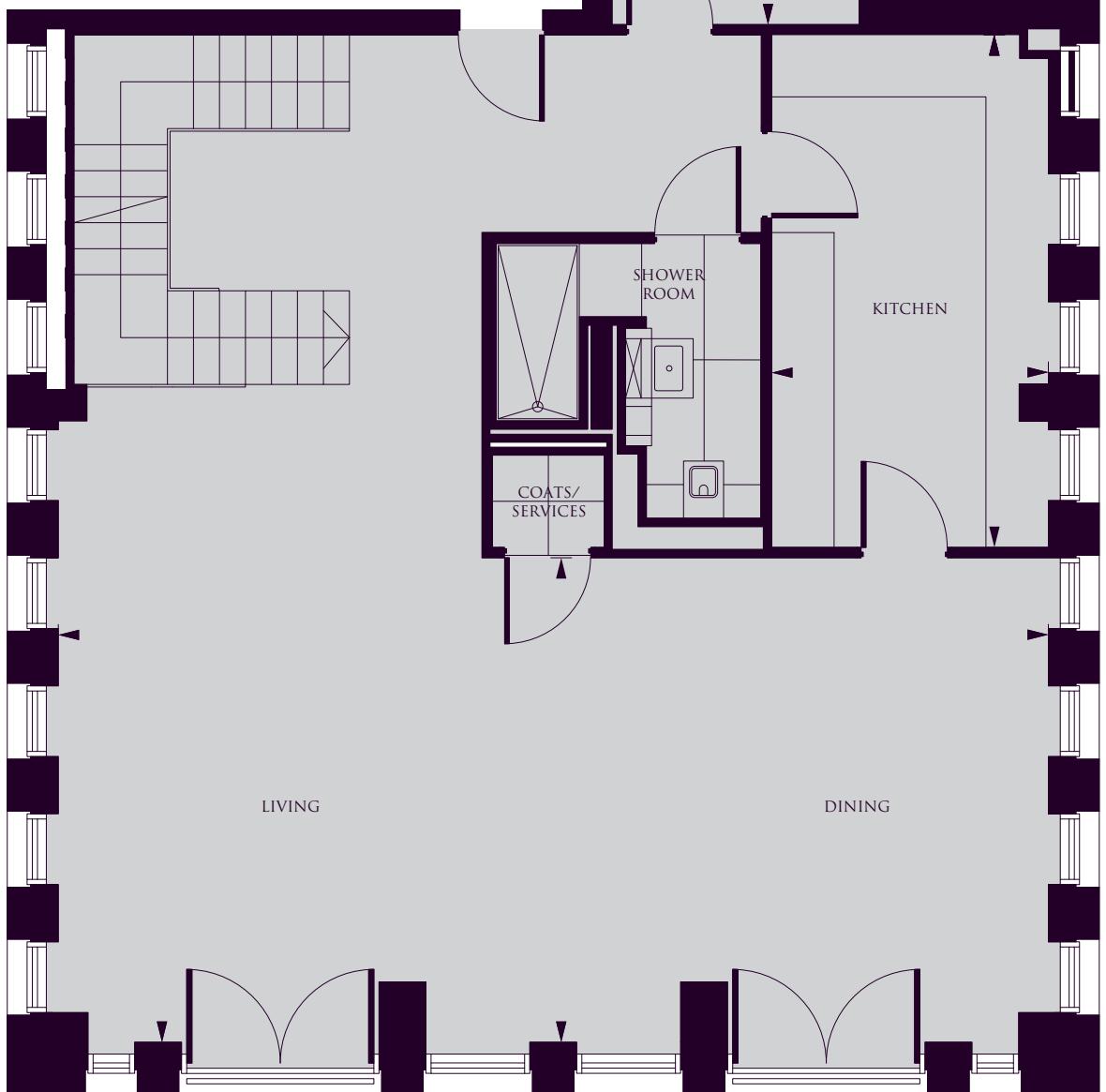
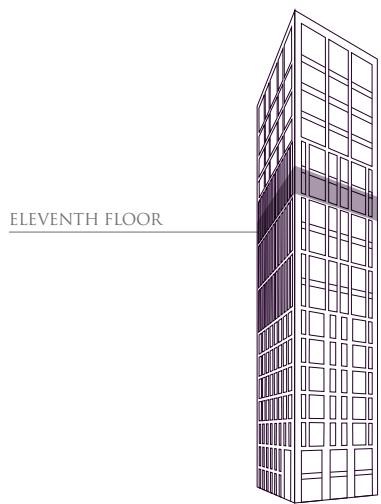


EDWARD HOUSE

DUPLEX APARTMENT 6.9.1

LEVEL 11

4 BEDROOM – LOWER LEVEL 11		
TOTAL AREA	246.1 sq m	2,649 sq ft
LIVING/DINING	9500mm x 4648mm	31'2" x 15'3"
KITCHEN	4928mm x 2667mm	16'2" x 8'9"
BEDROOM 4	6223mm x 4191mm	20'5" x 13'9"



1-1-1
Apartment Number
Floor Level Number
Lift Core Number

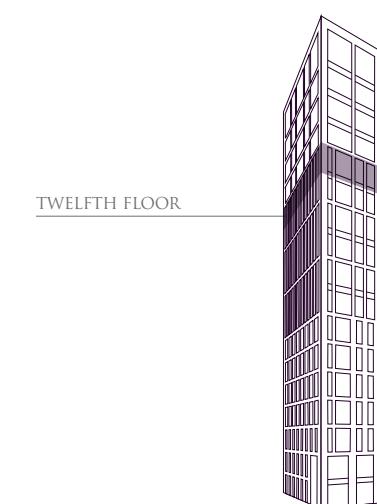
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EDWARD HOUSE

DUPLEX APARTMENT 6.9.1

LEVEL 12

4 BEDROOM – UPPER LEVEL 12		
BEDROOM 1	6452mm x 3632mm	21'2" x 11'11"
BEDROOM 2	6350mm x 5182mm	20'10" x 17'0"
BEDROOM 3	4318mm x 3734mm	14'2" x 12'3"



1-1-1
Apartment Number
Floor Level Number
Lift Core Number

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EDWARD HOUSE

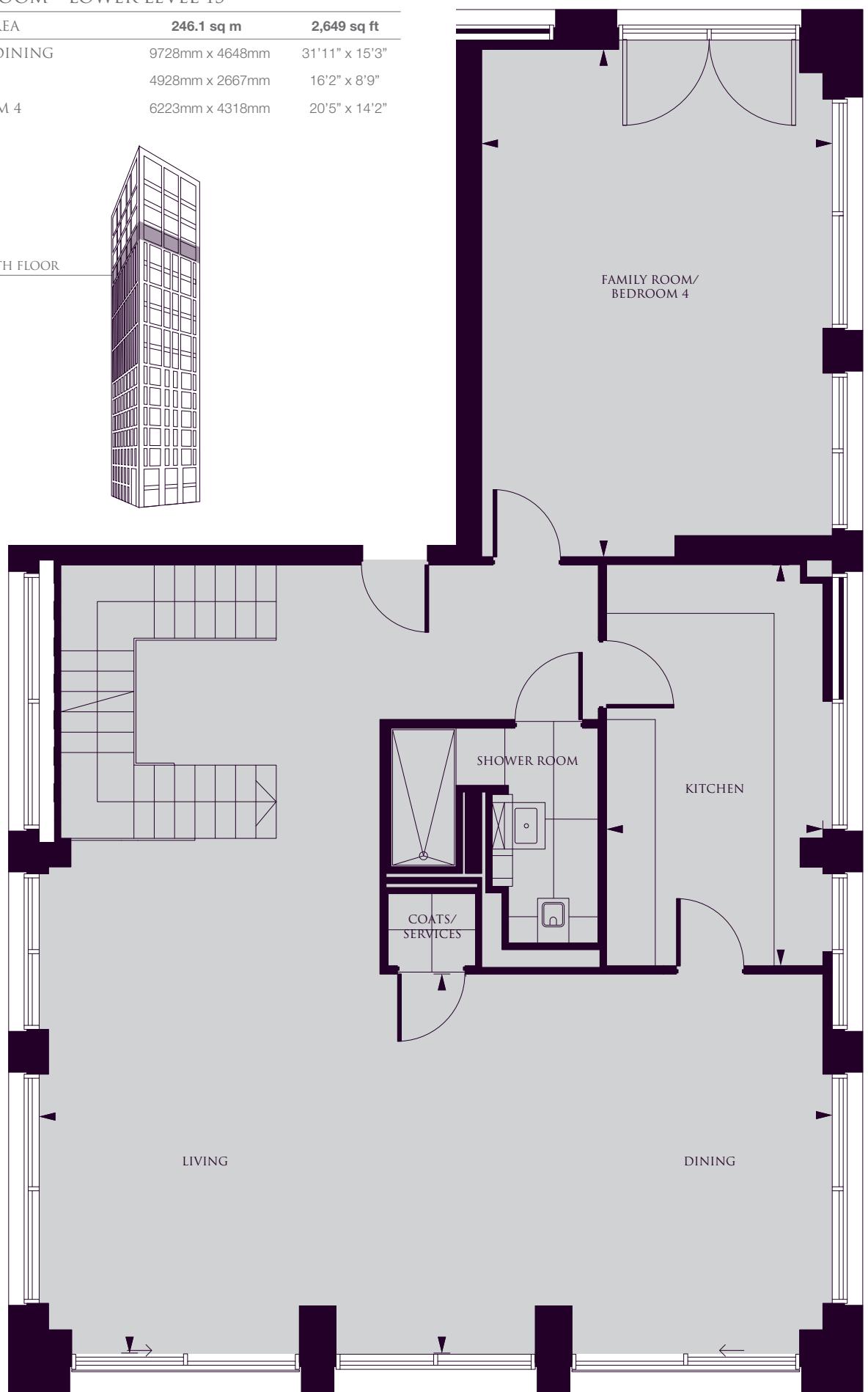
DUPLEX APARTMENT 6.10.1

LEVEL 13

4 BEDROOM – LOWER LEVEL 13

TOTAL AREA	246.1 sq m	2,649 sq ft
LIVING/DINING	9728mm x 4648mm	31'11" x 15'3"
KITCHEN	4928mm x 2667mm	16'2" x 8'9"
BEDROOM 4	6223mm x 4318mm	20'5" x 14'2"

THIRTEENTH FLOOR



EDWARD HOUSE

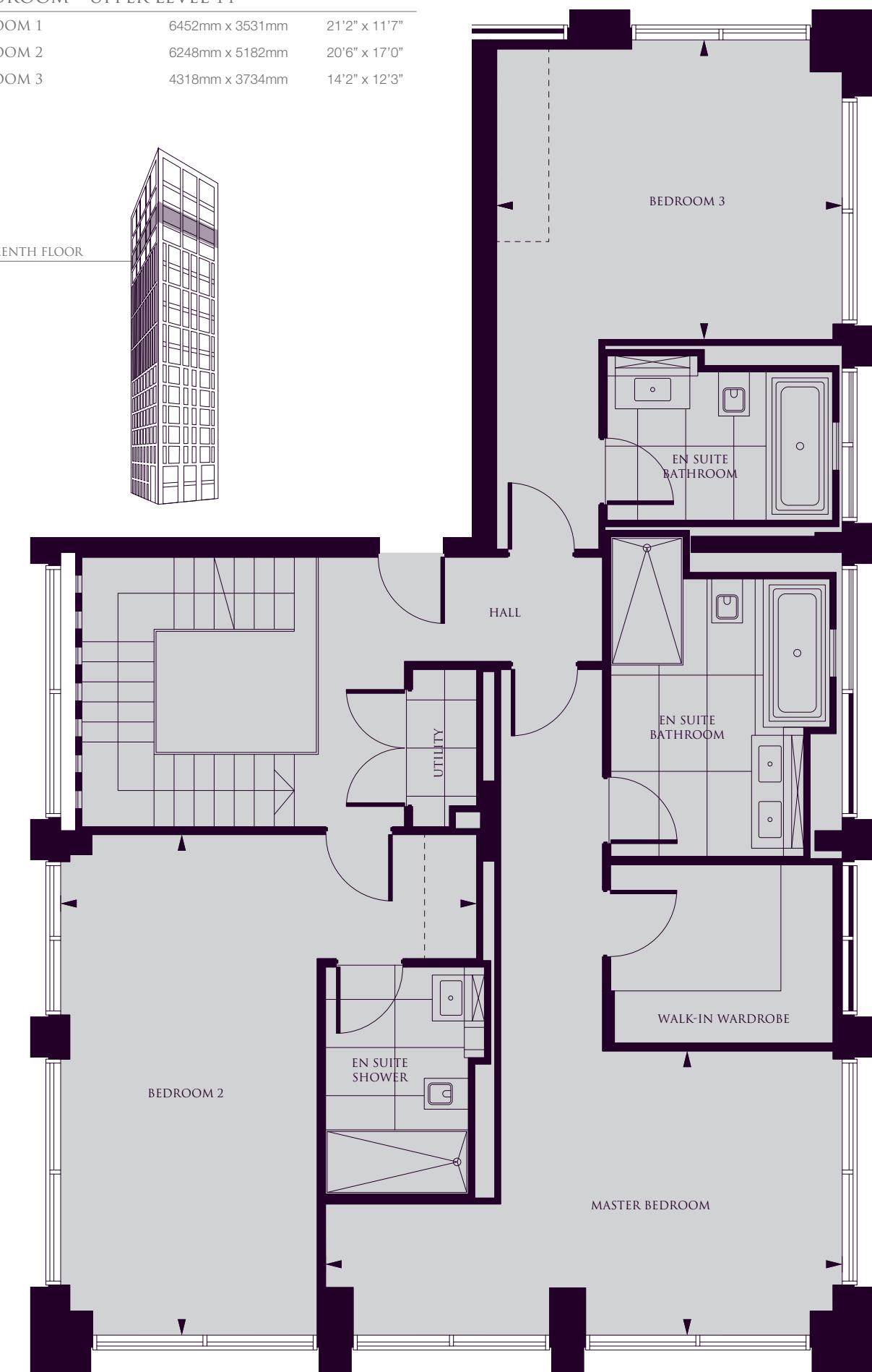
DUPLEX APARTMENT 6.10.1

LEVEL 14

4 BEDROOM – UPPER LEVEL 14

BEDROOM 1	6452mm x 3531mm	21'2" x 11'7"
BEDROOM 2	6248mm x 5182mm	20'6" x 17'0"
BEDROOM 3	4318mm x 3734mm	14'2" x 12'3"

FOURTEENTH FLOOR

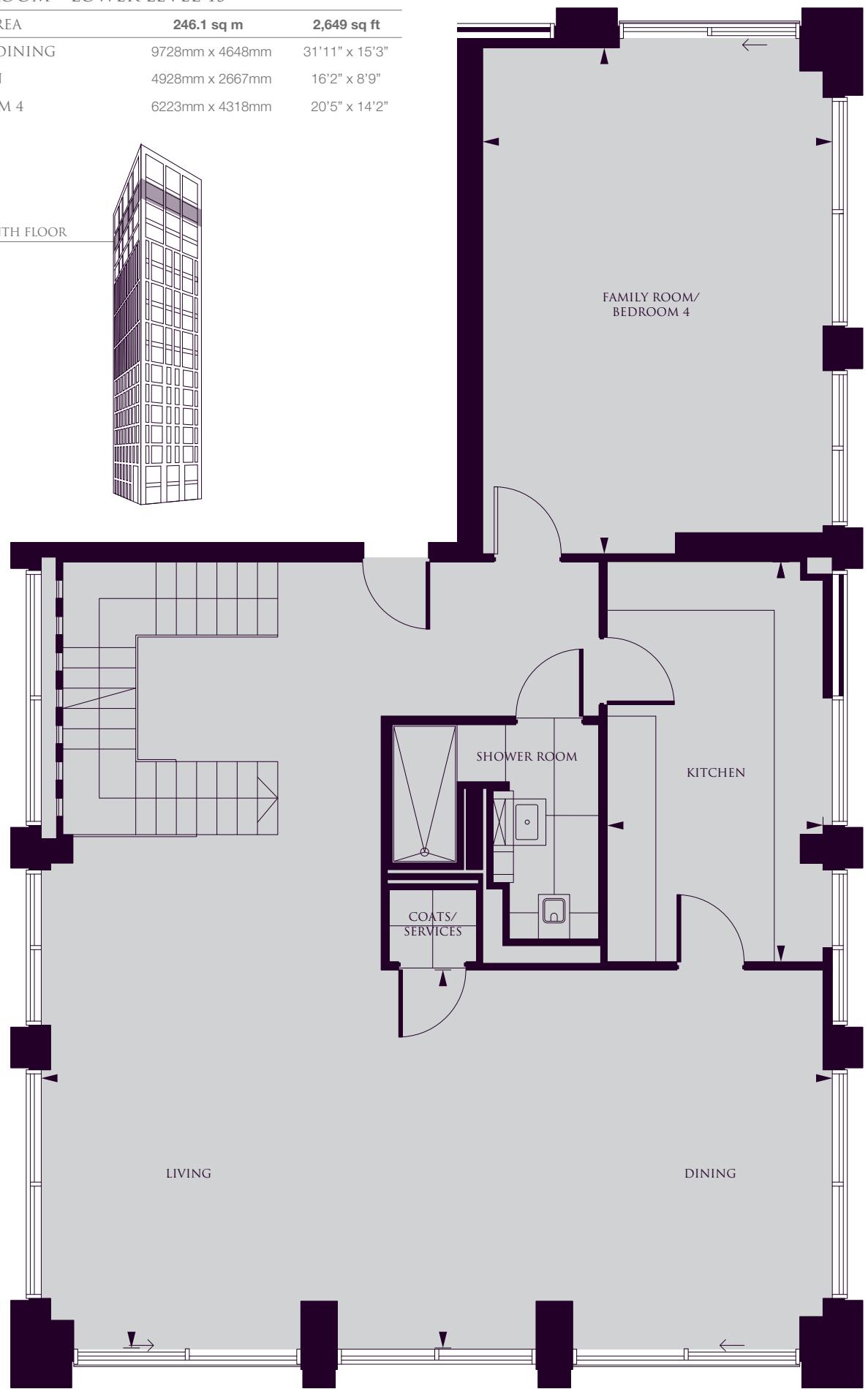


EDWARD HOUSE

DUPLEX PENTHOUSE 6.11.1

LEVEL 15

4 BEDROOM – LOWER LEVEL 15		
TOTAL AREA	246.1 sq m	2,649 sq ft
LIVING/DINING	9728mm x 4648mm	31'11" x 15'3"
KITCHEN	4928mm x 2667mm	16'2" x 8'9"
BEDROOM 4	6223mm x 4318mm	20'5" x 14'2"

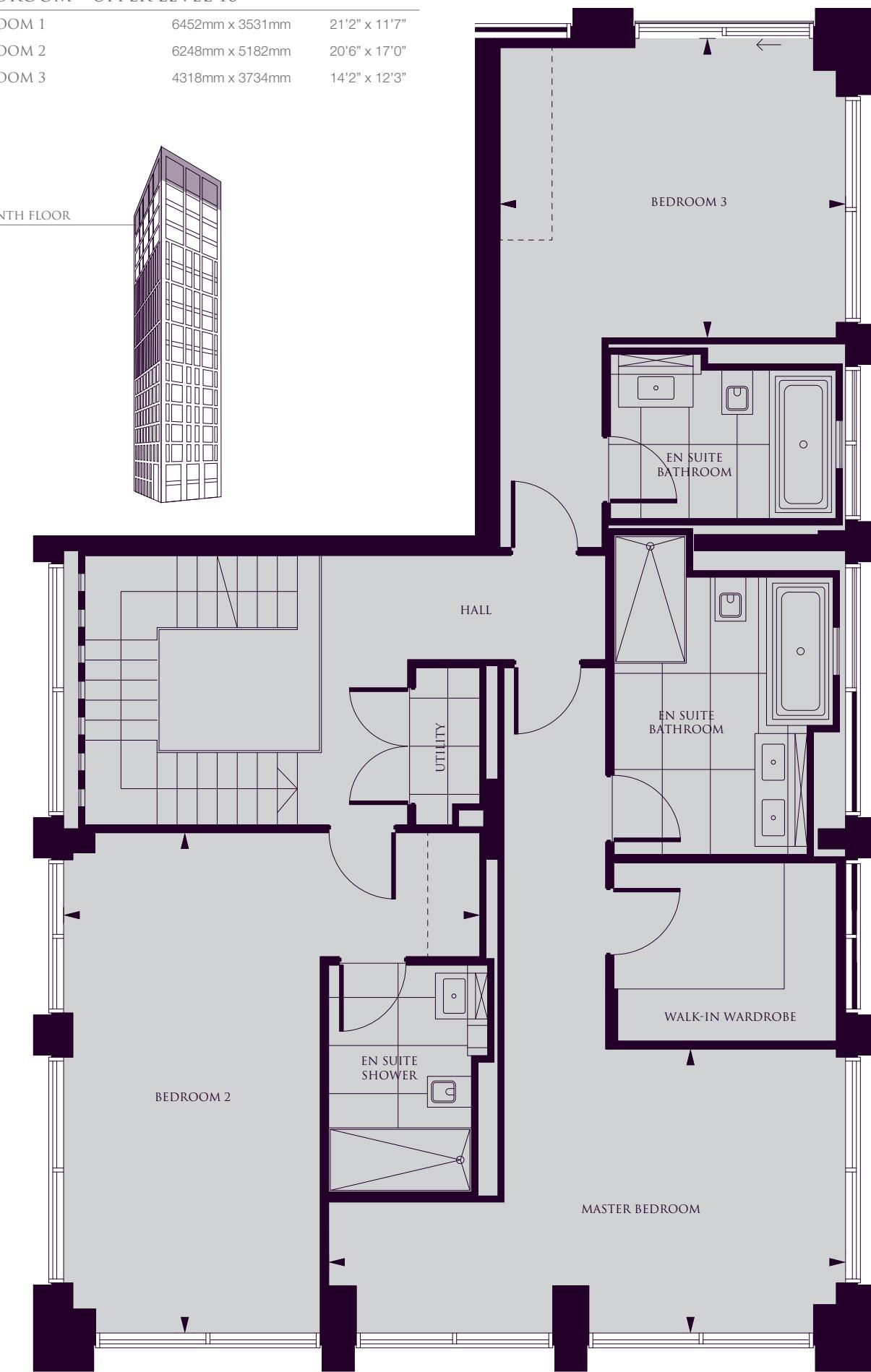
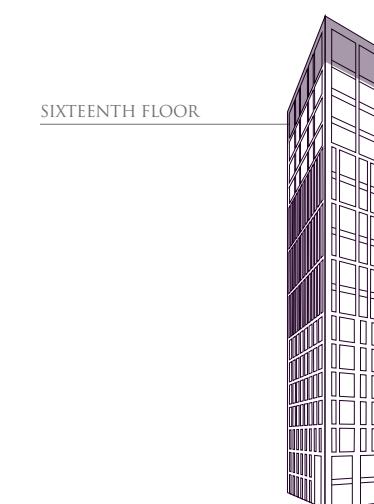


EDWARD HOUSE

DUPLEX PENTHOUSE 6.11.1

LEVEL 16

4 BEDROOM – UPPER LEVEL 16		
BEDROOM 1	6452mm x 3531mm	21'2" x 11'7"
BEDROOM 2	6248mm x 5182mm	20'6" x 17'0"
BEDROOM 3	4318mm x 3734mm	14'2" x 12'3"





DESIGNED FOR LIFE

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

Award winning and Royally recognised

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

Customer service is our priority

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

Green living and sustainable development is top of our agenda

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

Quality is at the heart of everything we do

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

Unparalleled choice of homes in the most sought after locations

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

A commitment to creating sustainable communities

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



Proud to be members of the Berkeley Group of companies



Designed for life



Designed for life



Designed for life



375 Kensington High Street

OUR VISION FOR YOUR FUTURE



Over the years the Berkeley Group, including St Edward, has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision strategy is designed to raise our standards higher still.

Our Vision means that when you buy a new home from St Edward, you can be safe in the knowledge that it is built to a very high standard of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Our Vision also means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

An exceptional customer experience

- Every customer benefits from our St Edward Customer Satisfaction Commitment
- Dedicated sales teams provide exceptional service throughout the buying process
- Our customer service teams look after your needs after you have moved in

Greener, more economical homes

- Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home*
- This energy and water efficiency can save you around £380 per year on energy bills, and £83 per year on water bills*
- We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles

Creating sustainable communities

- We consult with experts to make sure the homes and places we create are safe and secure
- Our homes are designed to be adaptable to meet the changing needs of individuals and families at different stages of life
- We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme

A commitment to the future

- St Edward sets targets to reduce water use and CO₂ emissions associated with our construction activities and business operations
- St Edward sets targets to reduce water use and CO₂ emissions associated with our construction activities and business operations
- We aim to reuse or recycle a high proportion of our construction, demolition and excavation waste
- The Berkeley Foundation is our way of giving something back to the communities in which we operate. It aims to improve the lives of young people and their communities in London and the South-East of England

*Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk

SUSTAINABILITY AT 375 KENSINGTON HIGH STREET



Homes will achieve Level 3 of the Code for Sustainable Homes.

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a Level 3 rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

Homes are designed to be highly energy efficient, with features including:

- High levels of thermal insulation
- Energy efficient lighting
- White goods with an EU Energy Label rating of A+ (where supplied)
- Energy for hot water, heating and cooling from a combined cooling, heating and power (CCHP) plant; a low carbon way of generating energy

There is also the ability to track energy usage using an in-home energy use display.

The water consuming fixtures and fittings in the homes are selected to make sure that they use less water than the average household in the UK.

Recycling facilities are provided to every home. This means that less waste from the home will go directly to landfill and will instead be recycled.

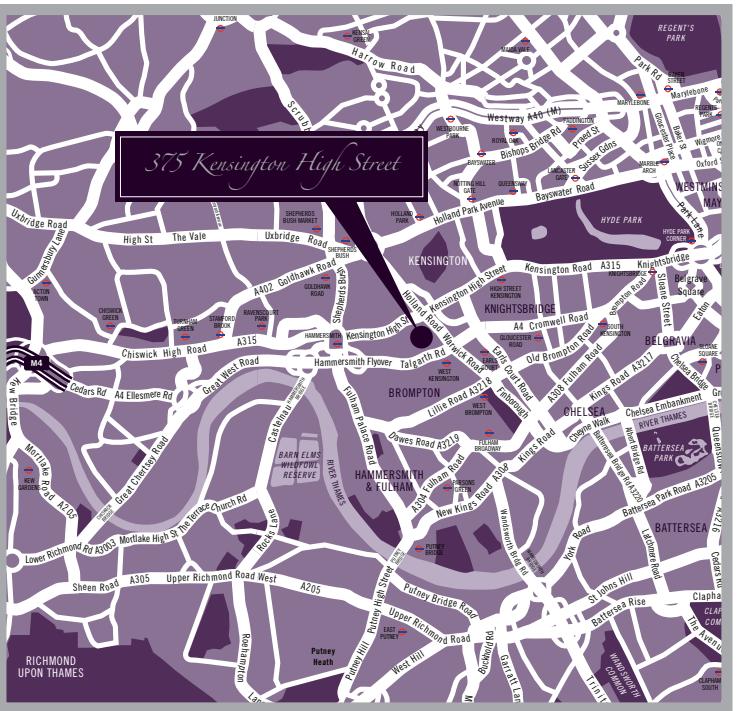
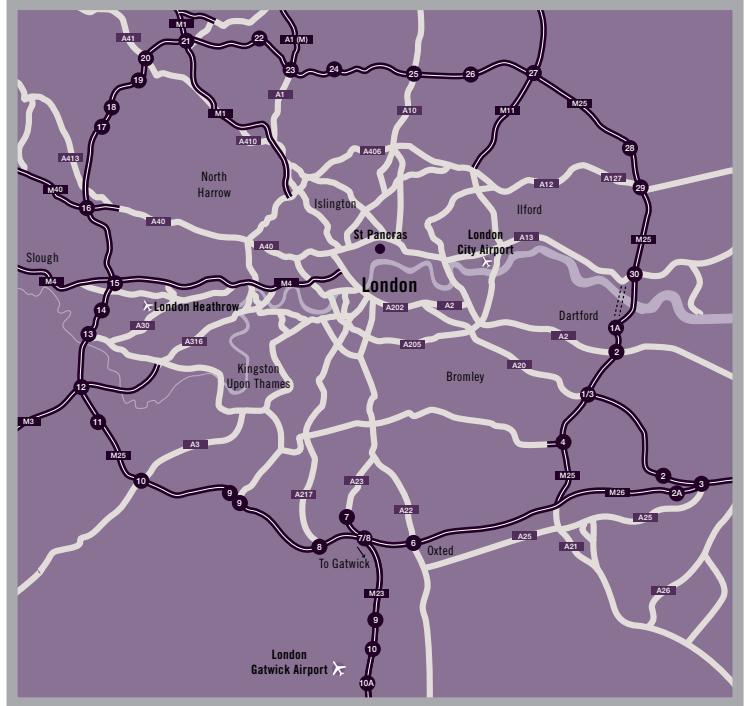
The development will provide occupants with the opportunity to use more environmentally friendly modes of transport including:

- Provision of secure cycle storage
- Close proximity to excellent public transport connections
- Space provided in homes to allow for a desk close to plug sockets and telephone points so that a home office can be set up by the occupant if required

The buildings have living ('green') roofs which help to promote biodiversity, reduce the risk of flooding, and provide additional thermal insulation.

Homes are designed to the principles of the Lifetime Homes standard which means that each dwelling will have adaptability intelligently designed in to accommodate the possible changing needs of the resident.

DIRECTIONS



By road from M4 Junction 4B / M25 Junction 15

Follow M4 and then A4 into central London. Go over the Hammersmith flyover onto A4 Talgarth Road / West Cromwell Road, merging left at the traffic lights into Warwick Road. 375 Kensington High Street is where Warwick Road joins Kensington High Street.

By Public Transport

If arriving at Heathrow Airport, take the Piccadilly Line and change at Earl's Court for the District Line to High Street Kensington. Turn left when you leave the station and walk along Kensington High Street as far as the junction with Warwick Road. 375 Kensington High Street is on this junction.

375 Kensington High Street

London

W14 8QA

Tel: +44 (0)20 7118 0375

Email: 375kensingtonhighstreet@stedward.co.uk

www.375kensingtonhighstreet.co.uk

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's 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. 375 Kensington High Street is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. M127/02CA/0514.



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