

KENSINGTON ROW  
LONDON

THOMAS EARLE HOUSE  
APARTMENTS

St Edward  
Designed for life





A MAGNIFICENT COLLECTION  
OF APARTMENTS DESIGNED FOR  
THE LUXURY LONDON LIFESTYLE



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# SUPERIOR

THOMAS EARLE HOUSE IS THE  
PRESTIGIOUS FIRST PHASE OF  
KENSINGTON ROW BY ST EDWARD

The 78 luxuriously appointed apartments are designed to furnish a truly aspirational lifestyle in the Royal Borough of Kensington and Chelsea, one of the most desirable areas in the Capital.

The combination of exclusive on site facilities, including the services of a five star hotel-style concierge, leisure suite and private cinema, and proximity to some of the world's most iconic landmarks makes Thomas Earle House a truly desirable London address.

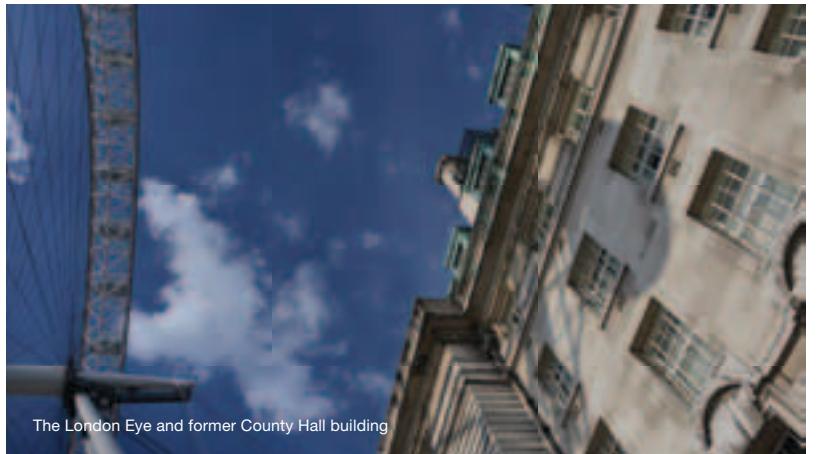


# PROUD

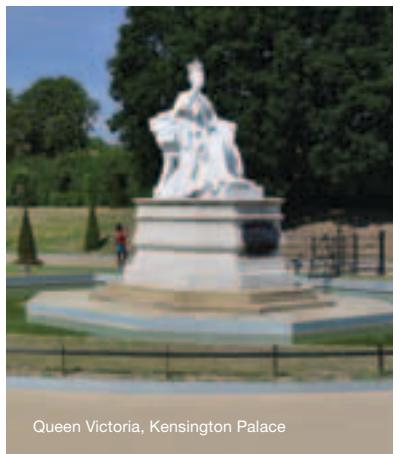
LONDON IS PRE-EMINENT AS AN INTERNATIONAL CITY OF FINANCE, BUSINESS, CULTURE, EDUCATION AND SHEER DIVERSITY

London is a dynamic and cosmopolitan place, and rightly regarded as one of the leading global cities. With a population of well over 8 million, it is the most populous European city, and also one of the most diverse, attracting residents, business people and visitors from across the world.

The City of London, a mere square mile, is home to the world's major financial, insurance, corporate and legal firms. Three of the top ten museums and galleries in the world are in London, as are three of the top ten universities in the QS World University Rankings. More than ever, London is the city of choice for a vibrant and fulfilling lifestyle.



The London Eye and former County Hall building



Queen Victoria, Kensington Palace

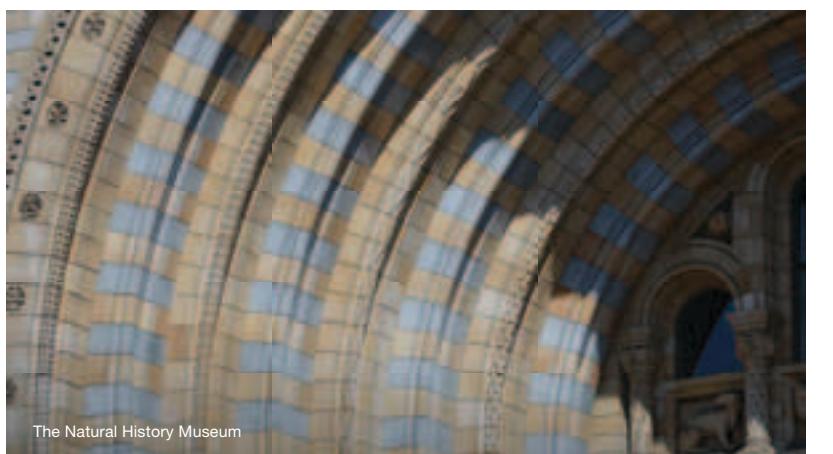


The Palace of Westminster

## LONDON IS UNRIVALLED IN ITS 2,000 YEARS OF HISTORY AND RANGE OF CULTURALLY SIGNIFICANT LOCATIONS

The capital has a rich history that reaches back to the Roman era, still visible in fragments of the 2,000 year old wall that once encircled the City. Today, London has 40,000 Listed buildings, over 150 ancient monuments and four UNESCO World Heritage Sites. They include some of the world's most iconic buildings: St Paul's Cathedral,

Westminster Abbey and Tower Bridge, to name but three. Much of historic London is easily accessible from Kensington. The Victoria and Albert Museum, the Natural History Museum, the Science Museum, the Royal Albert Hall and Kensington Palace and Gardens are all close neighbours.



The Natural History Museum

# STATURE



Queen Anne at St. Paul's Churchyard

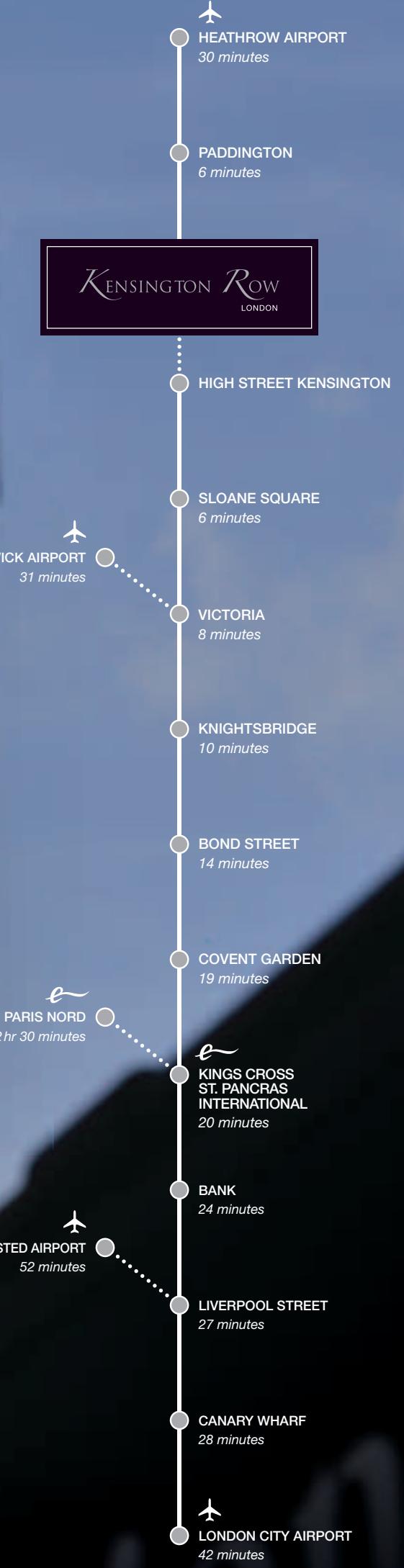
# CONNECTED

KENSINGTON ROW IS PERFECTLY PLACED FOR LONDON'S SUPERB TRANSPORT CONNECTIONS

London has superb transport links connecting it with the rest of the UK, Europe and the world beyond. 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, connecting you with the expansive London Underground network. International connections from the capital are excellent with Heathrow, Gatwick and London City airports. St. Pancras International via Eurostar connects you to Paris in under 3 hours\*.

All timings are approximate. Source: [www.tfl.gov.uk](http://www.tfl.gov.uk) \*Source: [www.eurostar.com](http://www.eurostar.com)





# STYLISH

Harvey Nichols, Knightsbridge

12



Sloane Street

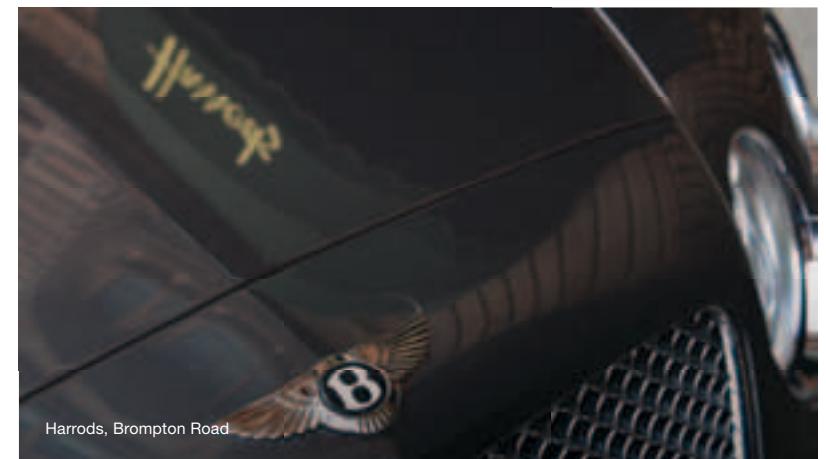


Harvey Nichols, Knightsbridge

## LONDON IS UNDOUBTEDLY A SHOPPER'S PARADISE

Regarded as an international fashion capital, it is home to globally renowned designers and some of the world's best loved stores and retail districts. From the big name designers of Sloane Street, Bond Street and Mayfair, to the original boutiques of Covent Garden, and

the sophisticated brands to be found at Westfield, London has a shopping experience to suit everyone. Less than two miles from Kensington Row is Knightsbridge and perhaps two of the most iconic retail venues of them all; Harrods and Harvey Nichols.



Harrods, Brompton Road



Louis Vuitton, Sloane Street

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# CULTURED



FEW CITIES CAN RIVAL LONDON FOR THE ARTS AND CULTURE

Art galleries abound, offering opportunities to view the greatest masterpieces and some of the best contemporary art in some of the most beautiful and flamboyant buildings in the world. With more theatres than New York, London has a show to suit every mood, from Shakespeare at The Globe

to musicals at the great theatres of Shaftesbury Avenue and from the Last Night of the Proms at the Royal Albert Hall to the passion of opera at The Royal Opera House. London's museums are internationally recognised as wonderful showcases for the most precious historical, natural and scientific treasures.



## WHATEVER YOUR TASTE, LONDON HAS A FLAVOUR TO SUIT

London has over 12,000 restaurants offering every international cuisine, from Asian fusion to Italian and Turkish. With over 60 Michelin starred restaurants London is also home to some of the finest chefs in the world; Marcus Wareing, the Roux Brothers and Angela Hartnett among them.



# STROLL

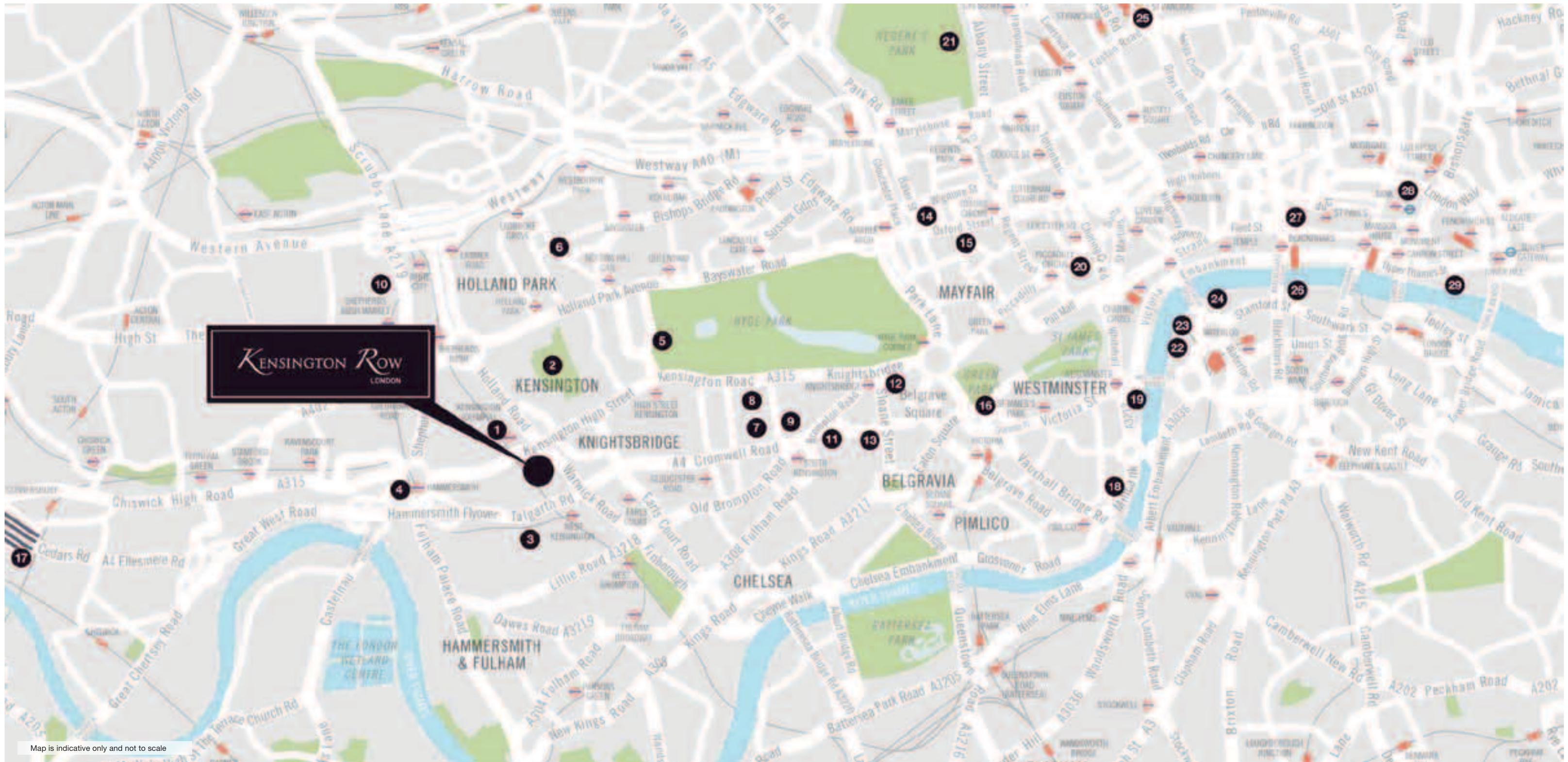


KENSINGTON IS ONE OF LONDON'S MOST PRESTIGIOUS LOCATIONS AND IS PERFECTLY PLACED FOR THE CAPITAL'S ICONIC LANDMARKS

Residents of Thomas Earle House will also find everyday amenities just a short stroll away. Along Kensington High Street global brands rub shoulders with eclectic, independent boutiques and numerous cafés and restaurants offer refreshments from all corners of the world.

The choice of entertainment ranges from a film at the Coronet to a concert at the Royal Albert Hall, and a breath of fresh air can always be taken in pretty Holland Park or even among the flamingos who inhabit the one and a half acre Kensington Roof Gardens.





# LOCATION

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

All distances are approximate. Source: [www.mappedometer.com](http://www.mappedometer.com)

# STYLE



THOMAS EARLE HOUSE IS  
THE FIRST BUILDING WITHIN  
ST EDWARD'S PRESTIGIOUS  
KENSINGTON ROW DEVELOPMENT

Thomas Earle House sets a precedent for future phases with elegant and contemporary architecture by renowned architects Squire and Partners.

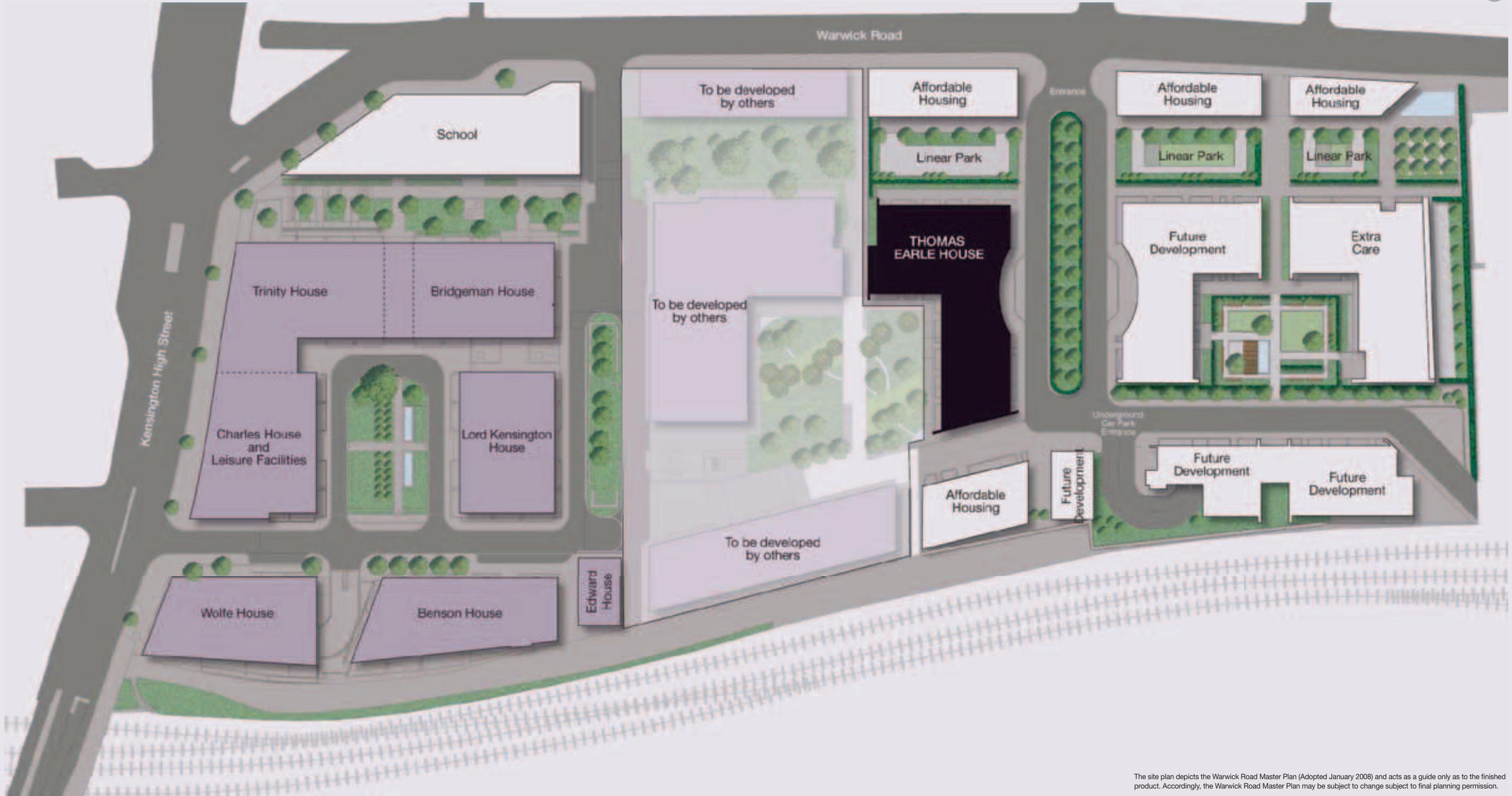
The building is positioned between the impressive landscaped linear park, a peaceful green oasis, and the private driveway entrance off Warwick Road.

Kensington Row will be connected to the equally exclusive 375 Kensington High Street development, which gives direct access to Kensington High Street itself.

# THOMAS EARLE HOUSE

## SITE PLAN

N



# SELECT

THOMAS EARLE HOUSE OFFERS AN  
IMPRESSIVE SELECTION OF 1, 2 AND  
3 BEDROOM APARTMENTS

Choose from a range of spacious,  
light filled and carefully designed  
1, 2 and 3 bedroom apartments,

a range of opulent new homes  
unrivalled in the Royal Borough  
of Kensington and Chelsea.



Computer Generated Image of Thomas Earle House is indicative only

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# NATURE

## THE LANDSCAPED GARDENS AND CALMING WATER FEATURES CREATE A RARE OASIS IN THE CITY

As befits a development in central London, which is close to some of the capital's largest parks, the landscaping at Kensington Row has been designed to continue the long tradition of green space in the city.

It provides an inspiring setting for the development, encompassing quiet havens for private contemplation; larger, more formal areas; and attractive views from high levels, all positioned to make the most of the morning and afternoon sun. It is a true oasis in the heart of London.



ENTER

Computer Generated Image of Thomas Earle House is indicative only

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## A WORLD OF PRIVILEGE AND EXCLUSIVE RESIDENTS' SERVICES AWAITS

Residents and visitors to Thomas Earle House enter through the glass doors, to be presented with a sumptuous reception area, reminiscent of a five star hotel.

A concierge is ensconced behind a marble and wood veneer desk, on duty 24 hours a day; a personal and bespoke service which seeks to fulfil every request from the everyday to the extraordinary.

# WELCOME



# INDULGE

375 Kensington High Street Swimming Pool, Treatment Room,  
Gymnasium and Private Cinema are indicative only

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Treatment Room



Gymnasium



Private Cinema

MAKE THE MOST OF PRECIOUS  
SPARE TIME IN THE EXCLUSIVE  
LEISURE SUITE

Kensington Row residents have an unrivalled selection of facilities in the private leisure suite.

For maintaining personal fitness a state-of-the-art gymnasium, bespoke lap and vitality pool are available, whilst luxurious treatment

rooms make for the most private of private health clubs.

Residents can also enjoy the privileged access to their favourite films or television series from the comfortable surroundings of the cinema room.

ELEVATE

# DESIRE

Computer Generated Image of Thomas Earle House is indicative only

EVERY APARTMENT SHOWCASES  
THE FLAIR OF INTERIOR DESIGNERS  
AND SKILLED CRAFTSMEN

Grand and classic elegance is evident throughout each apartment, from the feature engineered timber doors and veneered architraves,

to small but important touches such as bespoke polished chrome door handles. Every detail is perfectly considered.

# ELEGANT



Computer Generated Image of Thomas Earle House is indicative only

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# OPULENT

THOMAS EARLE HOUSE ADMIRABLY DEMONSTRATES ST EDWARD'S TALENT FOR CREATING THE MOST INVITING INTERIORS

A combination of tasteful opulence, rich materials and meticulously planned living spaces creates elegant and timeless homes where the traditional and contemporary sit comfortably side-by-side.

Thomas Earle House also incorporates the latest home technology to make life easy and convenient. Selected rooms include underfloor heating and comfort cooling whilst provision for integrated media system and wiring for future automated curtains and blinds create a modern home for the future.



Computer Generated Image of Thomas Earle House is indicative only

# CREATE



BEAUTIFUL CONTEMPORARY KITCHENS ARE INDIVIDUALLY DESIGNED TO CREATE THE PERFECT SPACE TO ENTERTAIN

A combination of composite stone work surfaces, high gloss lacquer and veneer handleless cabinets, with

premium stainless steel Küppersbusch integrated appliances make an inspiring place for guests and family alike.

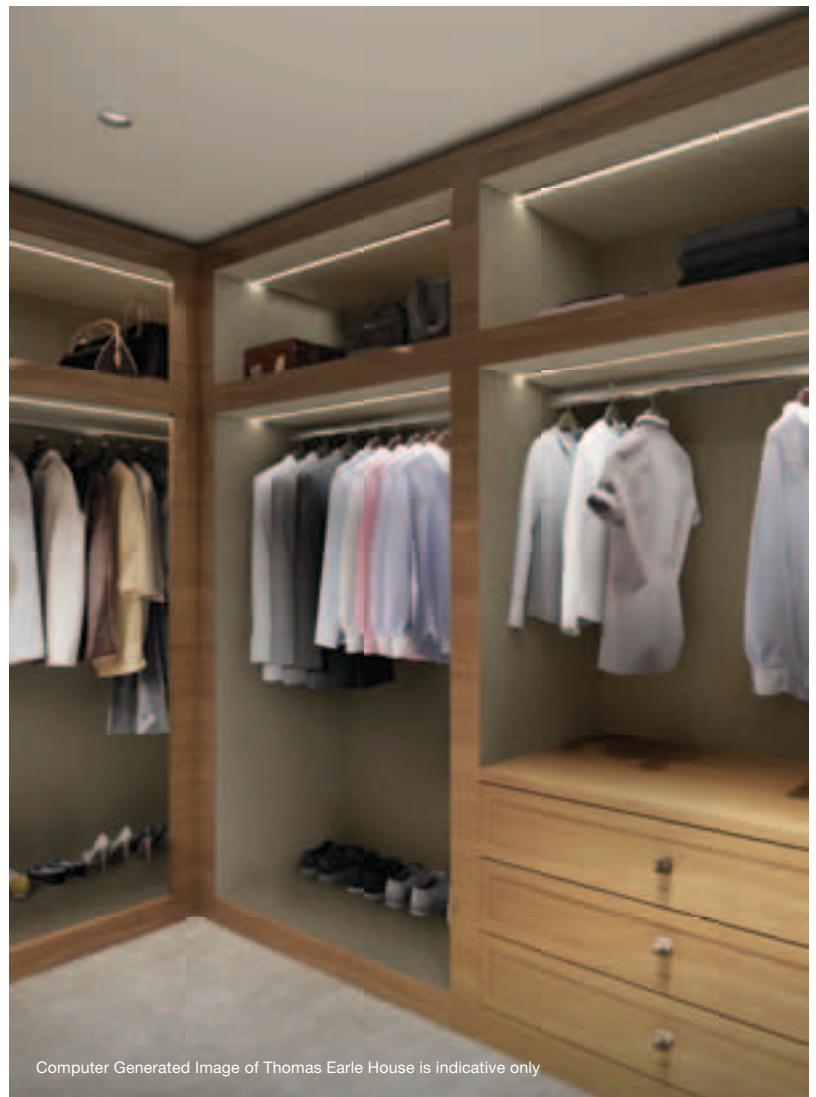
## BEDROOMS IN THOMAS EARLE HOUSE SHOWCASE ELEGANT DESIGN, DELICATE FINISHES AND PRACTICAL DETAIL

The finest design and materials have been employed for a peaceful and welcoming area for sleeping and dressing.

Master bedrooms feature ambient lighting to ceiling coffers above, whilst quality carpeting underfoot complement the plush surroundings. Bespoke fitted or walk-in wardrobes in the master bedroom provide

efficient storage for the most extensive collection of clothing and accessories, aided by rails, shelves, drawers and integrated lighting.

Wiring for an integrated media system, ideal to relax and unwind watching television from, provides the final touches for this luxurious space.



## UNWIND

BATHROOMS AND EN SUITES  
REDEFINE LUXURIOUS RELAXATION  
WITH SURROUNDINGS  
OF SUPERIOR QUALITY

Indulgent luxuries include Swarovski crystal starry sky lighting and bespoke mirrored cabinets.

Large double ended baths, polished chrome Hansgrohe brassware and underfloor heating elevate the bathrooms and en suites to a class of their own.



Computer Generated Image of Thomas Earle House is indicative only

# REVIVE



Computer Generated Image of Thomas Earle House is indicative only

# VISTA

PANORAMIC VIEWS OF LONDON ARE REVEALED FROM YOUR BALCONY

Each apartment has the immeasurable benefit of a private balcony or terrace with many offering wonderful views across London. Continuing the elegant contemporary style

of the interiors, the balconies and terraces are embellished with glass screens, anodised bronze handrails and timber decking.



Computer Generated Image of Thomas Earle House is indicative only

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# SPECIFICATION

## KITCHENS

- Individually designed layouts
- Composite stone work surfaces with stone splashbacks, stone finishes to island / peninsula unit back panels where applicable (*options available – subject to cut-off dates*)
- Stainless steel 1½ bowl undermount sink and stainless steel mixer tap
- Combination of high gloss lacquer and veneered finishes to cabinets with handleless design (*options available – subject to cut-off dates*)
- Pull-out pan and racked 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 / peninsula 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 oven with Ökotherm system, built-under wide multi-function oven to selected 3 bedroom apartments
- Küppersbusch stainless steel combination microwave oven
- Küppersbusch built-in stainless steel warming drawer
- Küppersbusch built-in stainless steel coffee machine to selected 3 bedroom apartments
- Integrated fridge / freezer
- Küppersbusch built-in wine cooler to selected 3 bedroom apartments
- Integrated multi-function dishwasher
- Free-standing washer / dryer within vented utility cupboard / room
- Space saving recycling bins

## BATHROOMS

- Double ended white bath with bath filler and removable tiled bath panel
- Stone surround to selected baths (*options available – subject to cut-off dates*)
- Hansgrohe polished chrome deck mounted taps with pull-out handshower to selected baths
- Hansgrohe polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and frameless glass bath screen to selected baths

- Hansgrohe 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 stone and veneer vanity units with surface mounted basin, storage drawers and polished chrome deck or wall mounted mixer taps to suit situation
- Bespoke mirrored cabinets with shelving, shaver socket and concealed lighting
- Villeroy & Boch white wall mounted WC pan with soft close seat / cover, concealed cistern and dual flush plate
- Shelved niche to bath / shower areas with recessed downlighters where appropriate
- Polished stainless steel ladder style thermostatically controlled heated towel rail to bathrooms / shower rooms / cloakrooms
- Combination of large format porcelain and stone wall finishes to selected walls (*options available to feature wall – subject to cut-off dates*)
- Large format porcelain floor finishes
- 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 to selected principal reception rooms and master bedrooms with concealed lighting
- Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to reception rooms and selected bedrooms
- Recessed LED downlighters throughout
- Blind boxes to selected reception rooms and bedrooms, concealed lighting to reception room blind boxes
- Feature Swarovski Crystal Starry Sky LED lighting to master en suite bathrooms
- Automatic lighting to laundry / 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 integrated media system incorporating IT, audio / visual, lighting and speakers to principal rooms
- Pre-wired for future automated curtains / blinds
- Polished chrome power sockets and light switches
- Dimmer light controls where applicable



Computer Generated Images of Thomas Earle House are indicative only





## SPECIFICATION CONTINUED

### HEATING / COOLING

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

### INTERIOR FINISHES

- Feature engineered veneer entrance doors
- Engineered veneer internal doors
- Satin gloss doors to selected hallway cupboards and to utility cupboards off cloakrooms
- Mirrored sliding doors to selected cupboards where indicated
- Veneered architraves and painted skirtings, painted architraves to hallway cupboards
- Interior fittings to utility / services / coats cupboards to suit situation
- Bespoke polished chrome door handles throughout
- Feature staircase with lighting to duplex apartments
- Bespoke fitted or walk-in wardrobes to master bedrooms, internal fittings include rails, shelves, drawers and integrated lighting
- Engineered timber floor finishes to hallways and reception rooms (*options available – subject to cut-off dates*)
- Carpet floor finishes to bedrooms (*options available – subject to cut-off dates*)

### BALCONIES / TERRACES

- Well proportioned glass fronted balconies / terraces with handrail to apartments where indicated
- Timber decking to balconies and terraces with external lighting where indicated
- Paving to lightwell terraces

### 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 (and hob extractor fire suppression where applicable)
- Multipoint locking, door restrictor and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- 24 hour concierge service and monitored CCTV

Typical specification for 2 and 3 bedroom apartments only. Specification will vary in 1 bedroom apartments. 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 a case, similar alternatives will be provided. St Edward reserves the right to make these changes if required. Please ask a Sales Consultant for details.

### RESIDENTS LEISURE SUITE

- Bespoke lap and vitality pool
- Fitness studio with facilities for personal training
- Changing rooms with shower facilities
- Cinema room

### 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 lifts serve 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
- Revolving glass doors to main entrance

### LIFT LOBBIES / COMMUNAL HALLWAYS

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

### MANAGEMENT AGENT

- A managing agent will be appointed to administer the effective operation and maintenance of the communal facilities for which a service charge will be levied and apportioned to the benefit offered

### UPGRADE OPTIONS AND EXTRAS

- Upgrade options and extras available – see Sales Consultant for details

**THOMAS EARLE HOUSE**  
APARTMENT LOCATOR

TOTAL INTERNAL AREA					
Page No.	Apartment No.	Level	No. of Bedrooms	Sq m	Sq ft
60	3.0.1	G & LG	3	209	2,254
61	3.0.2	G & LG	2	151	1,623
62	3.0.3	G & LG	2	161	1,730
63	3.0.4	G & LG	2	155	1,671
64	3.0.5	G & LG	2	120	1,295
65	3.0.6	G & LG	2	165	1,779
66	3.0.7	G & LG	2	138	1,488
67	3.0.8	G & LG	1	95	1,022
68	3.0.9	G & LG	1	104	1,118
69	3.0.10	G & LG	2	151	1,620
70	3.0.11	G & LG	2	121	1,302
71	3.0.12	G & LG	2	121	1,302
72	3.0.13	G & LG	2	124	1,334
73	3.0.14	G & LG	3	187	2,013
74	3.1.1	1	3	168	1,806
75	3.1.2	1	2	108	1,168
76	3.1.3	1	3	175	1,883
77	3.1.4	1	3	203	2,190
78	3.1.5	1	3	174	1,871
79	3.1.6	1	2	113	1,215
80	3.1.7	1	3	174	1,870
81	3.1.8	1	2	93	1,002
74	3.2.1	2	3	168	1,806
75	3.2.2	2	2	108	1,168
76	3.2.3	2	3	175	1,883
77	3.2.4	2	3	203	2,190
78	3.2.5	2	3	174	1,871
79	3.2.6	2	2	113	1,215
80	3.2.7	2	3	174	1,870
81	3.2.8	2	2	93	1,002
74	3.3.1	3	3	168	1,806
75	3.3.2	3	2	108	1,168
76	3.3.3	3	3	175	1,883
77	3.3.4	3	3	203	2,190
78	3.3.5	3	3	174	1,871
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76	3.7.3	7	3	175	1,883
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Lift Core Number  
Floor Level Number  
Apartment Number  
1.1.1

Thomas Earle House apartment floorplans are for approximate measurements only.  
All measurements may vary within a tolerance of 5%

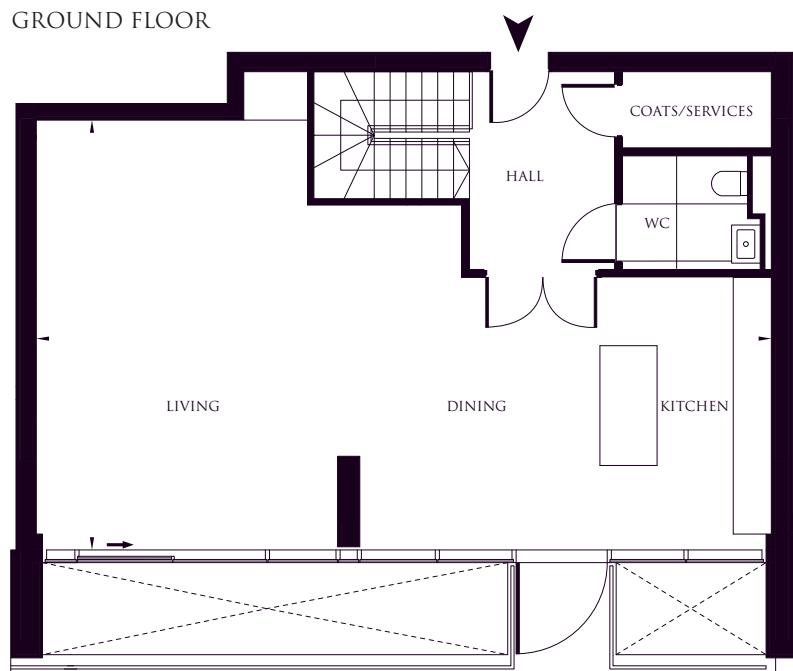


# THOMAS EARLE HOUSE

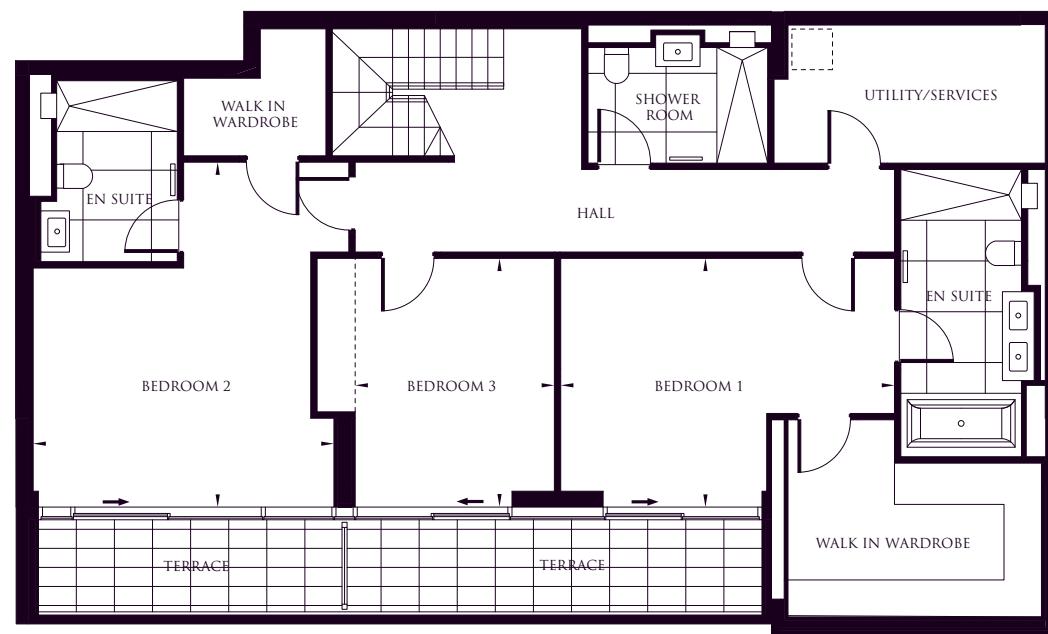
## 3 BEDROOM DUPLEX

3.0.1

Living/Dining/Kitchen	11600mm x 6800mm	38'1" x 22'3"
Bedroom 1	5300mm x 3900mm	17'3" x 12'10"
Bedroom 2	5400mm x 4300mm	17'10" x 14'4"
Bedroom 3	3900mm x 3700mm	12'10" x 12'3"
Total internal area	209 sq m	2,254 sq ft
Terrace area	17.1 sq m	184 sq ft

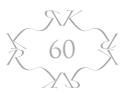


LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
1.1.1

Denotes measurement points.  
Thomas Earle House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



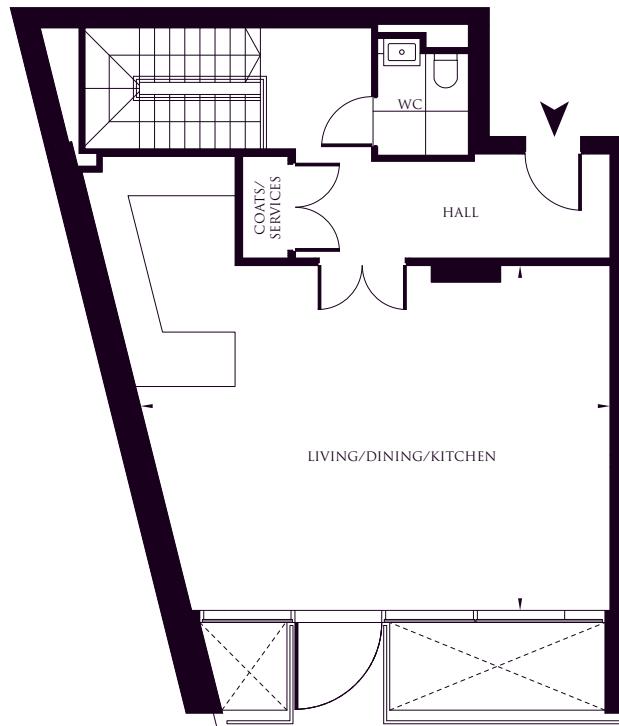
# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

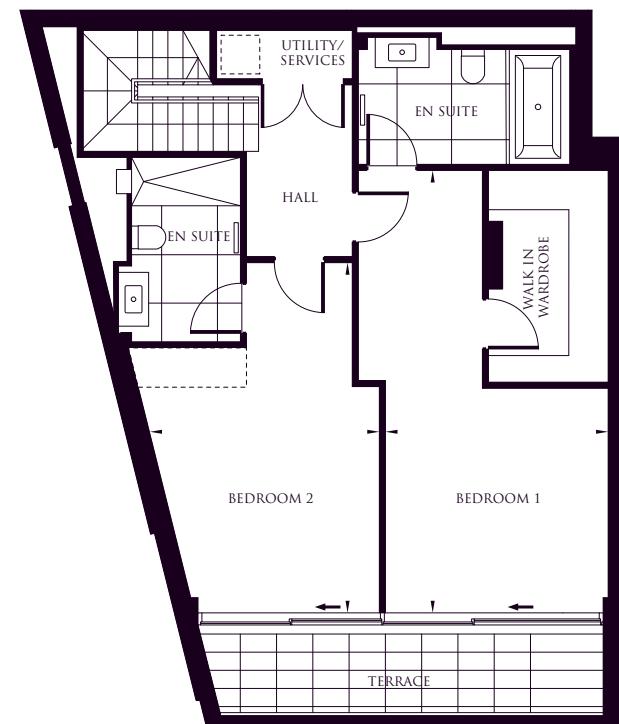
3.0.2

Living/Dining/Kitchen	7700mm x 5700mm	25'3" x 18'8"
Bedroom 1	7300mm x 3700mm	24'0" x 12'1"
Bedroom 2	5800mm x 3800mm	19'0" x 12'5"
Total internal area	151 sq m	1,623 sq ft
Terrace area	9.7 sq m	104.4 sq ft

GROUND FLOOR



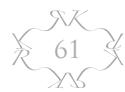
LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
1.1.1

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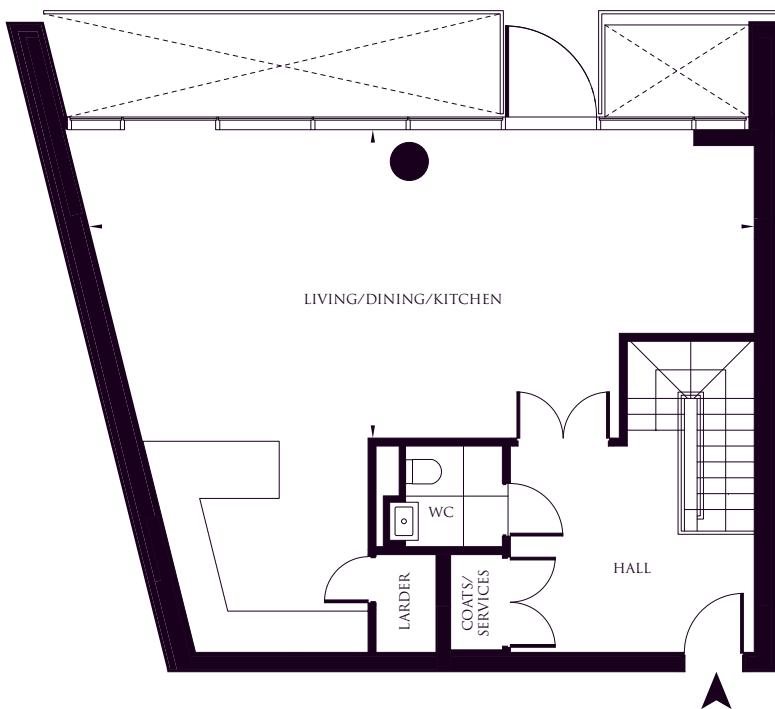
# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

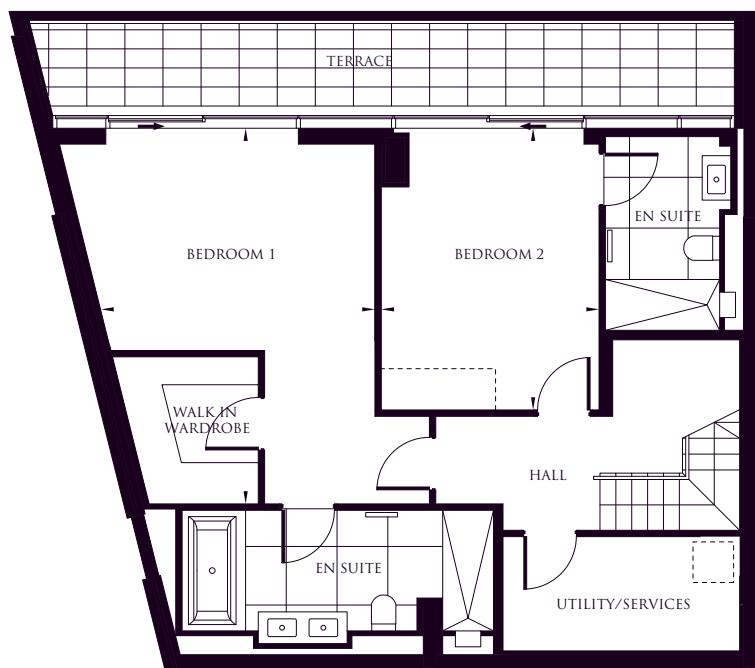
3.0.3

Living/Dining/Kitchen	10500mm x 4900mm	34'5" x 15'11"
Bedroom 1	5900mm x 4300mm	19'5" x 14'1"
Bedroom 2	4400mm x 3400mm	14'7" x 11'3"
Total internal area	161 sq m	1,730 sq ft
Terrace area	16.38 sq m	176.3 sq ft

## GROUND FLOOR



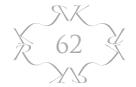
## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
1.1.1

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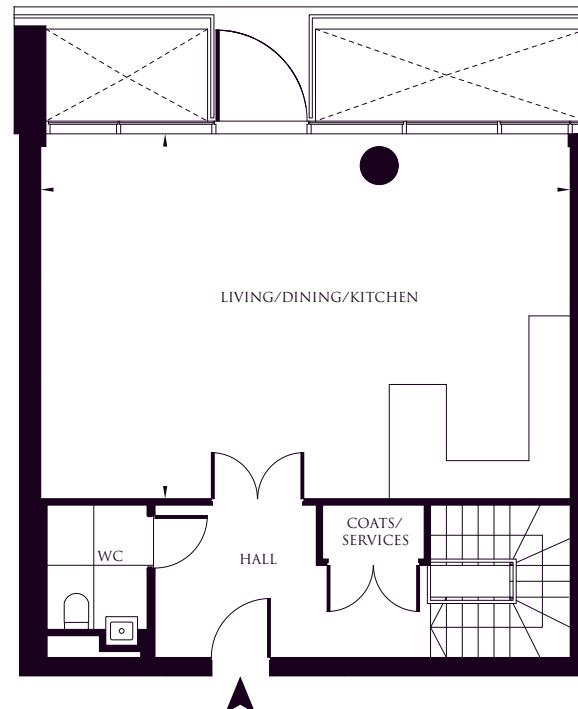
# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

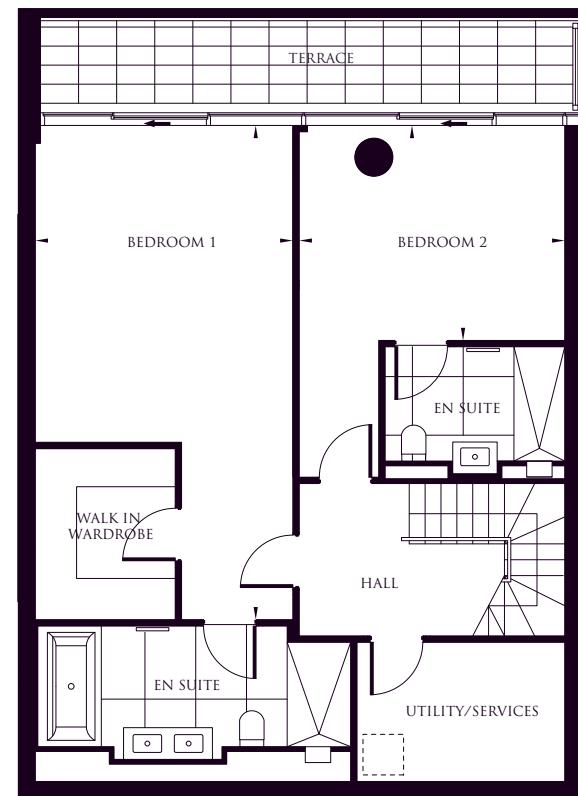
3.0.4

Living/Dining/Kitchen	8300mm x 5800mm	27'4" x 18'11"
Bedroom 1	5000mm x 4100mm	16'4" x 13'4"
Bedroom 2	4200mm x 3400mm	13'9" x 11'1"
Total internal area	155 sq m	1,671 sq ft
Terrace area	12.58 sq m	135.4 sq ft

## GROUND FLOOR



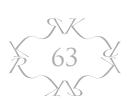
## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
1.1.1

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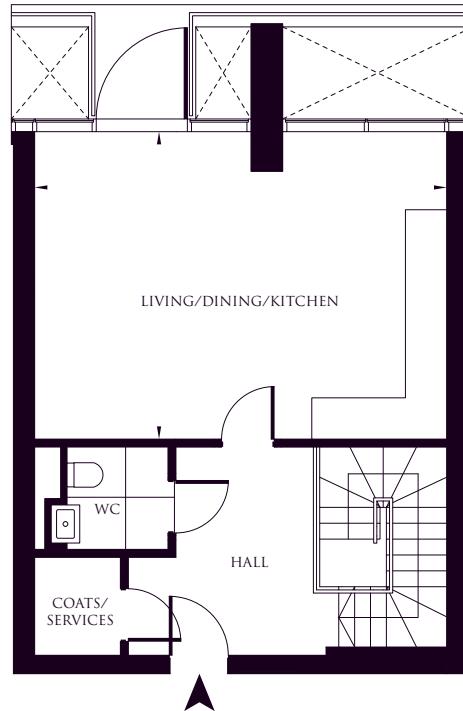
# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

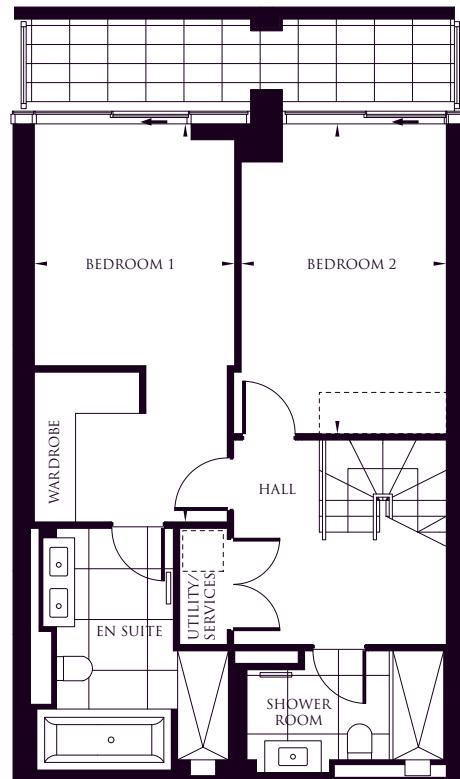
3.0.5

Living/Dining/Kitchen	6500mm x 4900mm	21'4" x 16'0"
Bedroom 1	6300mm x 3200mm	20'7" x 10'4"
Bedroom 2	4900mm x 3200mm	16'0" x 10'7"
Total internal area	120 sq m	1,295 sq ft
Terrace area	9.83 sq m	105.81 sq ft

## GROUND FLOOR



## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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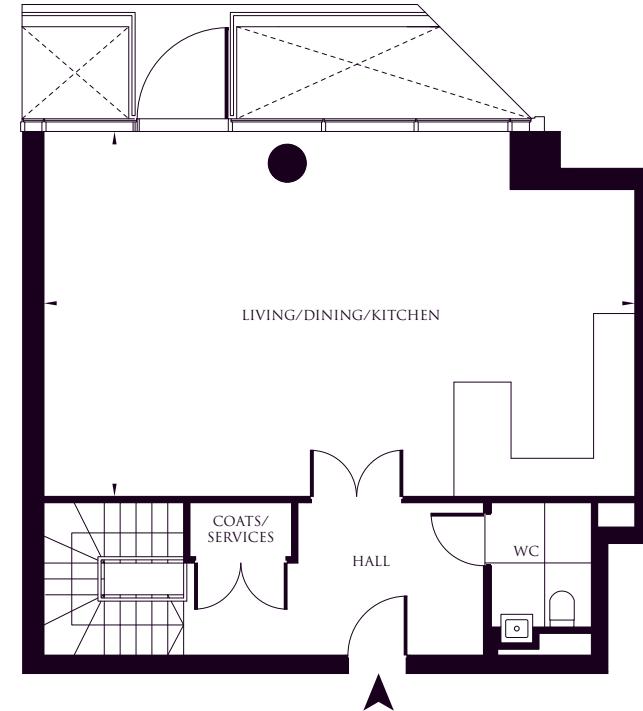
# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

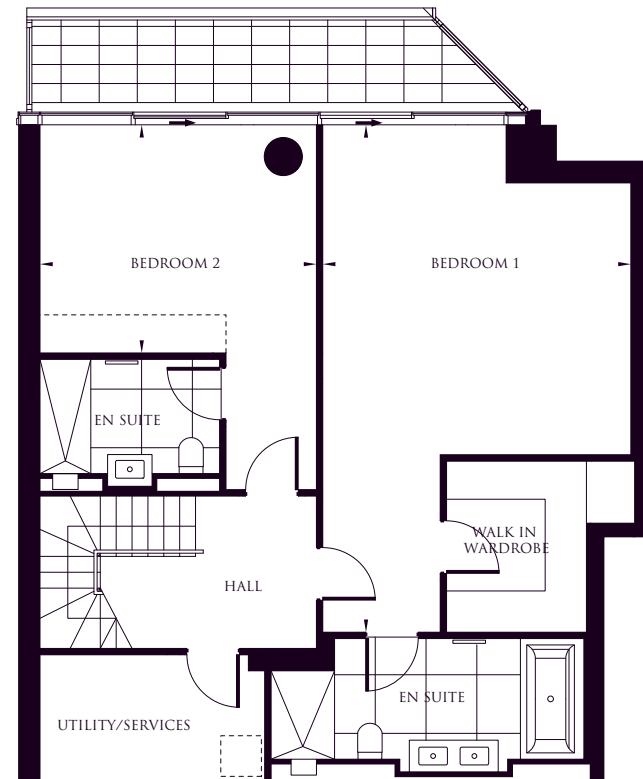
3.0.6

Living/Dining/Kitchen	9300mm x 5700mm	30'7" x 18'10"
Bedroom 1	8000mm x 4900mm	26'3" x 15'11"
Bedroom 2	4300mm x 3600mm	14'3" x 11'10"
Total internal area	165 sq m	1,779 sq ft
Terrace area	10.49 sq m	112.91 sq ft

## GROUND FLOOR



## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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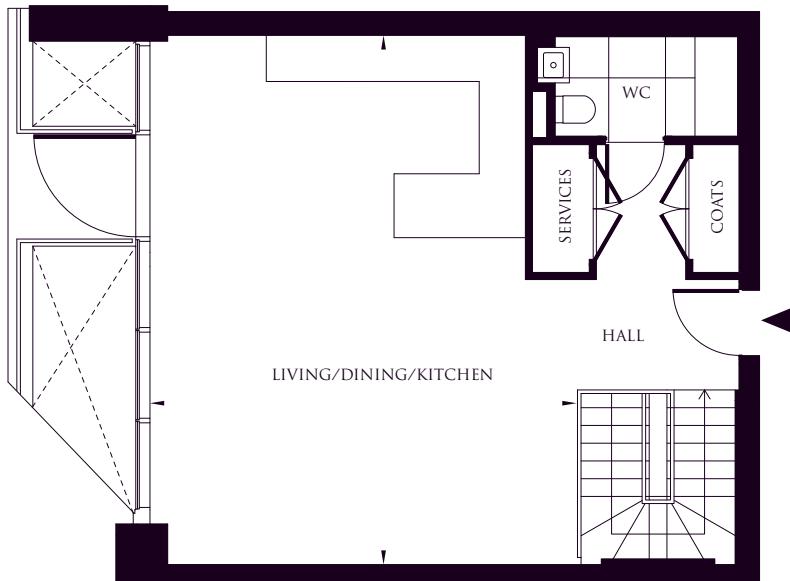
# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

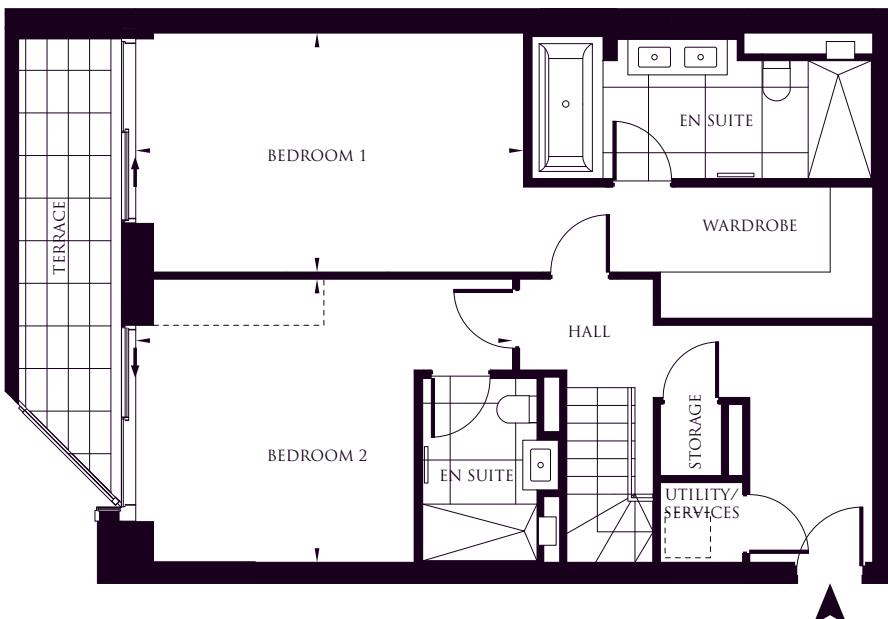
3.0.7

Living/Dining/Kitchen	7500mm x 6000mm	24'6" x 19'9"
Bedroom 1	5500mm x 3400mm	17'11" x 11'0"
Bedroom 2	5300mm x 4000mm	17'5" x 13'1"
Total internal area	138 sq m	1,488 sq ft
Terrace area	8.68 sq m	93.4 sq ft

## GROUND FLOOR



## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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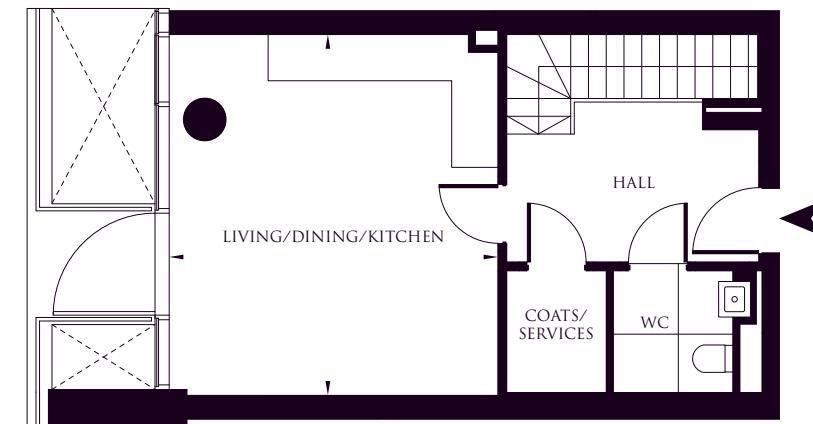
# THOMAS EARLE HOUSE

## 1 BEDROOM DUPLEX

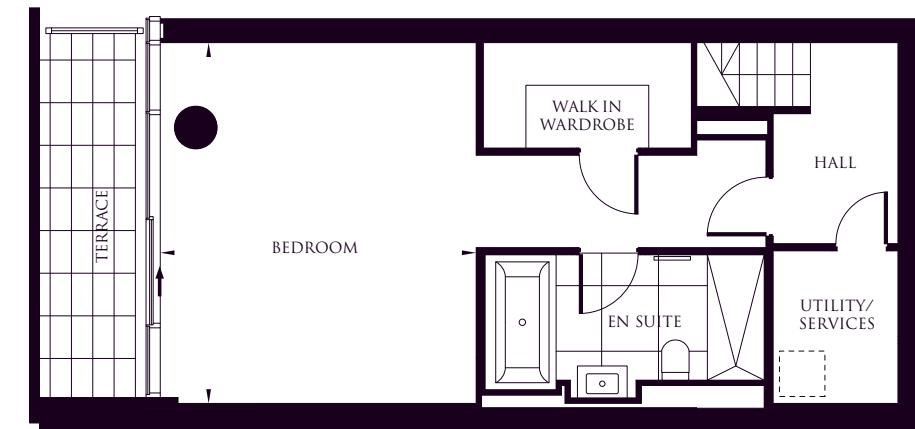
3.0.8

Living/Dining/Kitchen	5100mm x 4600mm	16'8" x 15'2"
Bedroom	5100mm x 4400mm	16'8" x 14'7"
Total internal area	95 sq m	1,022 sq ft
Terrace area	7.68 sq m	82.66 sq ft

## GROUND FLOOR



## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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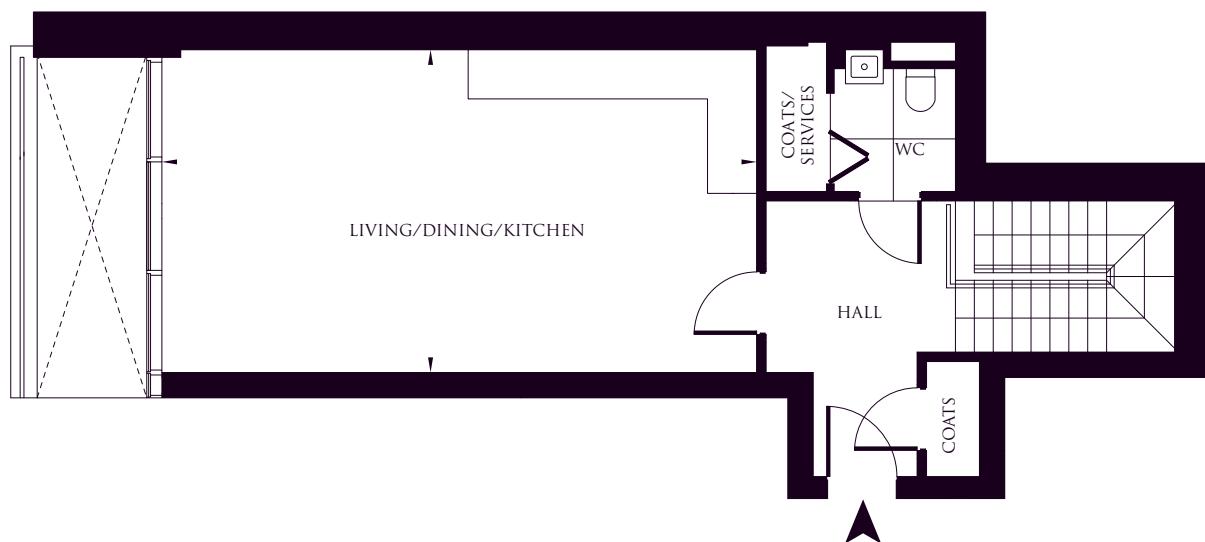
# THOMAS EARLE HOUSE

## 1 BEDROOM DUPLEX

3.0.9

Living/Dining/Kitchen	7900mm x 4300mm	25'9" x 14'0"
Bedroom	4400mm x 4200mm	14'6" x 13'9"
Total internal area	104 sq m	1,118 sq ft
Terrace area	6.45 sq m	69.42 sq ft

## GROUND FLOOR



## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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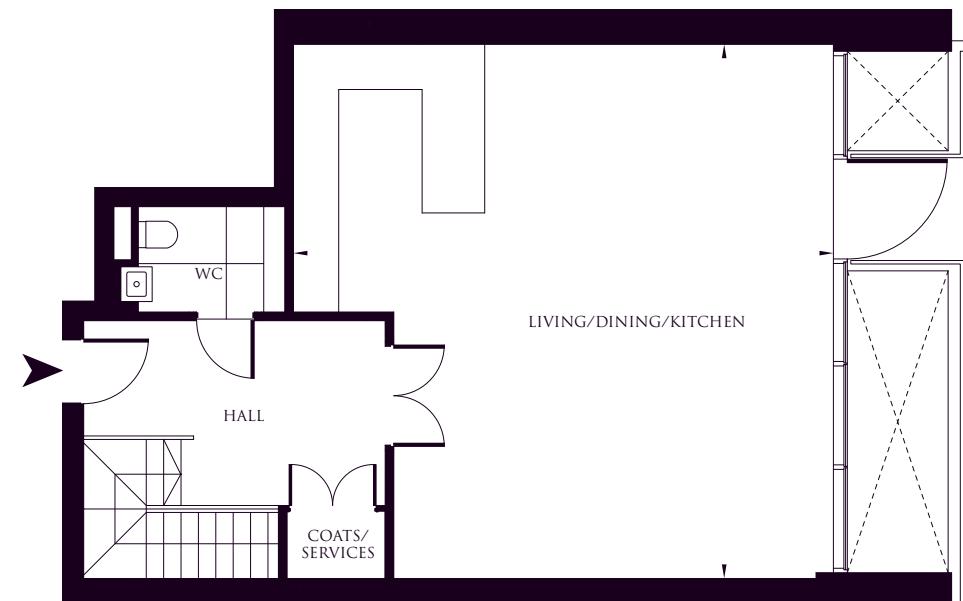
# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

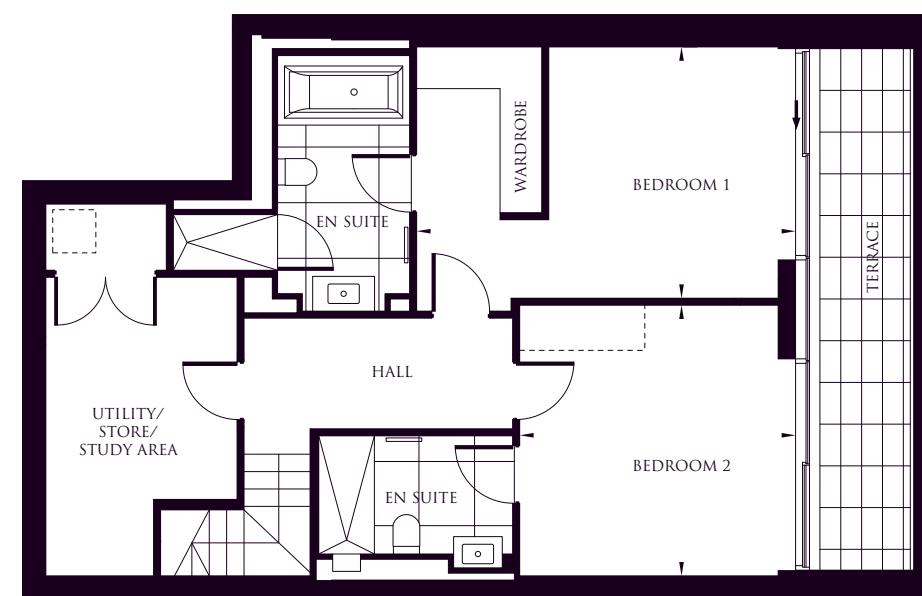
3.0.10

Living/Dining/Kitchen	7800mm x 7700mm	25'6" x 25'2"
Bedroom 1	5400mm x 3600mm	17'11" x 11'10"
Bedroom 2	4000mm x 3900mm	13'0" x 12'9"
Total internal area	151 sq m	1,620 sq ft
Terrace area	11.25 sq m	121.09 sq ft

## GROUND FLOOR



## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

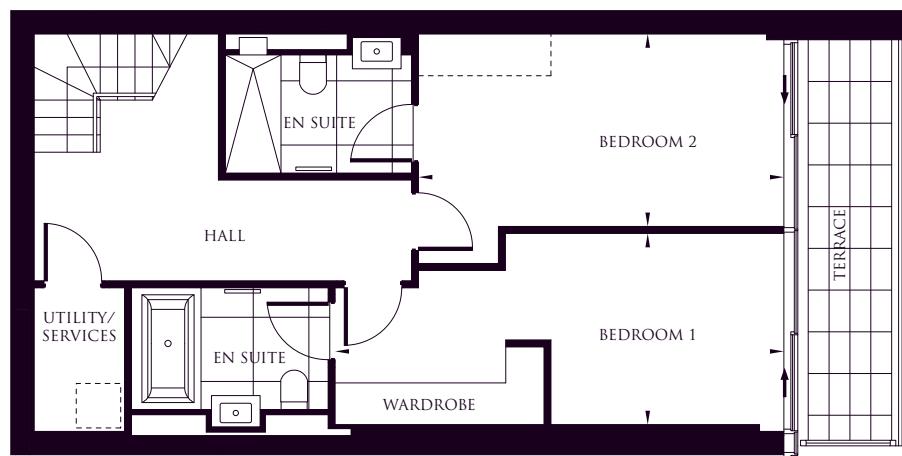
3.0.11

Living/Dining/Kitchen	7300mm x 5600mm	23'11" x 18'5"
Bedroom 1	6500mm x 2800mm	21'2" x 9'0"
Bedroom 2	5300mm x 2800mm	17'3" x 9'1"
Total internal area	121 sq m	1,302 sq ft
Terrace area	8.64 sq m	93 sq ft

## GROUND FLOOR



## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

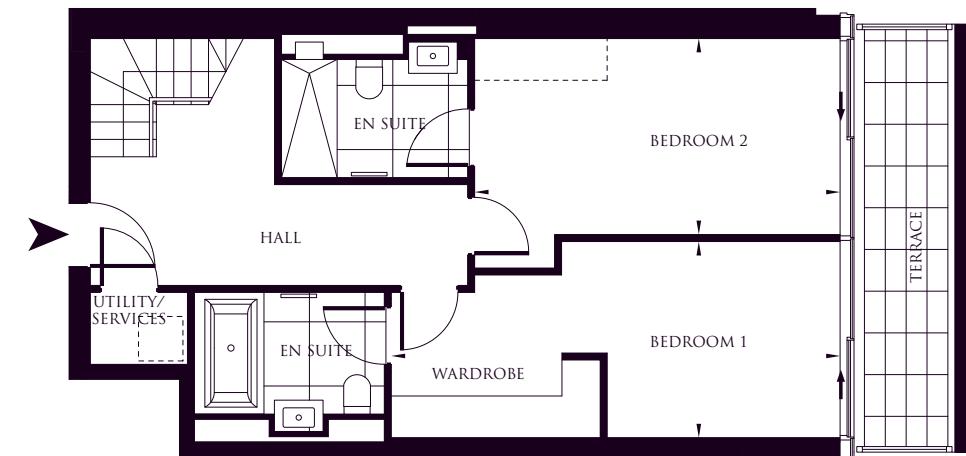
3.0.12

Living/Dining/Kitchen	7300mm x 5700mm	23'11" x 18'10"
Bedroom 1	6500mm x 2800mm	21'2" x 9'3"
Bedroom 2	5300mm x 2800mm	17'3" x 9'3"
Total internal area	121 sq m	1,302 sq ft
Terrace area	8.99 sq m	96.76 sq ft

## GROUND FLOOR



## LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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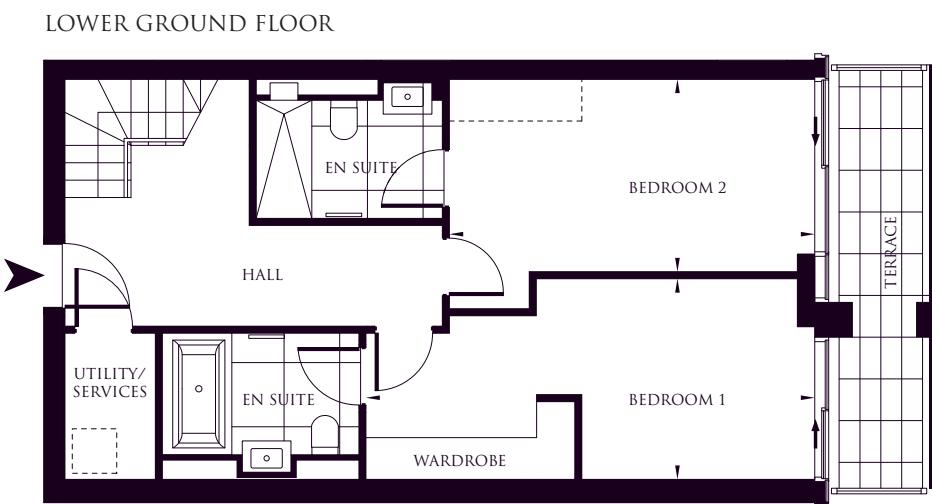
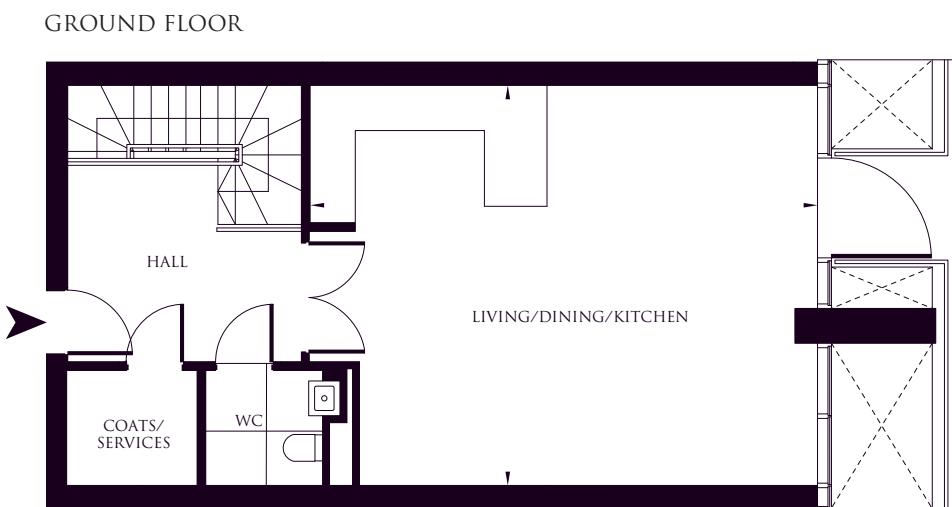


# THOMAS EARLE HOUSE

## 2 BEDROOM DUPLEX

3.0.13

Living/Dining/Kitchen	7300mm x 5800mm	23'11" x 18'11"
Bedroom 1	6500mm x 2900mm	21'2" x 9'6"
Bedroom 2	5300mm x 2800mm	17'3" x 9'1"
Total internal area	124 sq m	1,334 sq ft
Terrace area	8.72 sq m	93.86 sq ft



Lift Core Number  
Floor Level Number  
Apartment Number  
1.1.1

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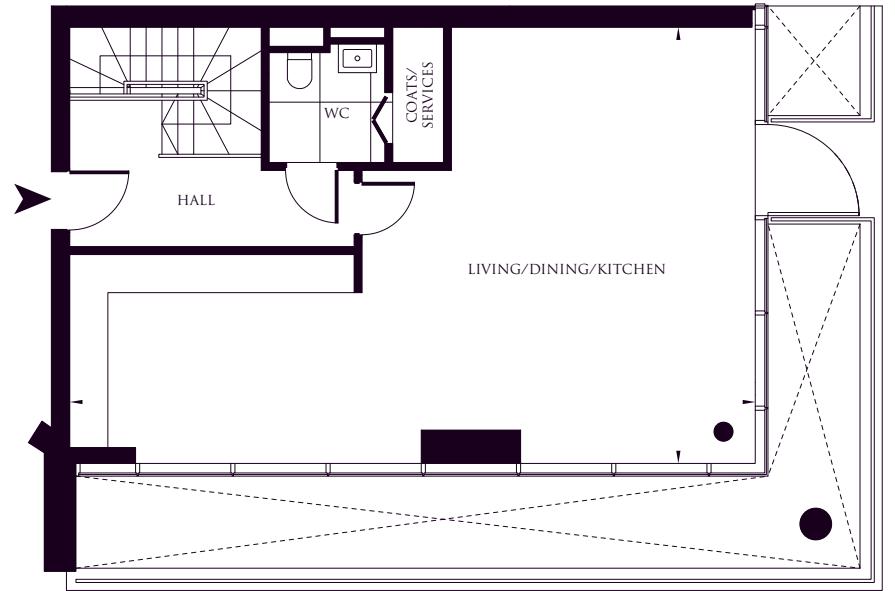
# THOMAS EARLE HOUSE

## 3 BEDROOM DUPLEX

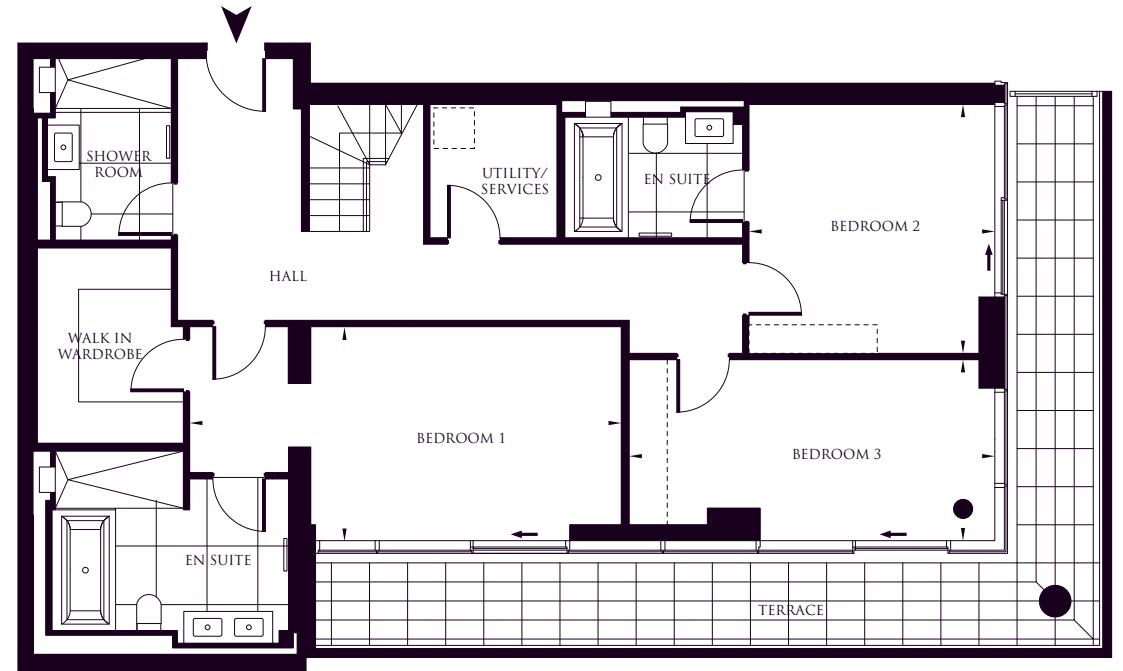
3.0.14

Living/Dining/Kitchen	10800mm x 6900mm	35'5" x 22'6"
Bedroom 1	6800mm x 3400mm	22'4" x 11'1"
Bedroom 2	3900mm x 3900mm	12'10" x 12'9"
Bedroom 3	5800mm x 2800mm	18'11" x 9'4"
Total internal area	187 sq m	2,013 sq ft
Terrace area	27.44 sq m	295.36 sq ft

GROUND FLOOR



LOWER GROUND FLOOR



Lift Core Number  
Floor Level Number  
Apartment Number  
1.1.1

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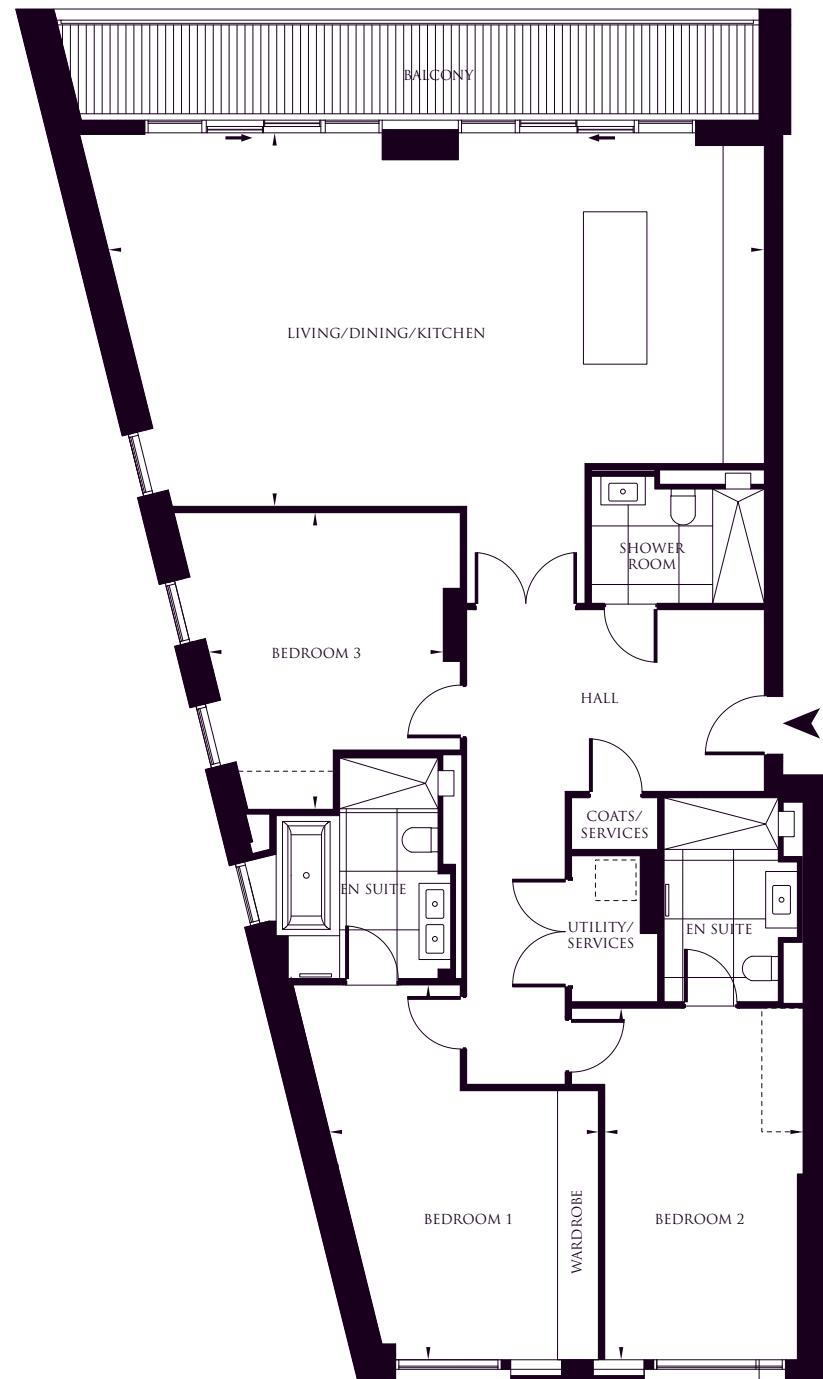


# THOMAS EARLE HOUSE

## 3 BEDROOM APARTMENT

3.1.1, 3.2.1, 3.3.1, 3.4.1, 3.5.1, 3.6.1, 3.7.1 and 3.8.1

Living/Dining/Kitchen	10300mm x 5900mm	33'11" x 19'3"
Bedroom 1	5900mm x 4200mm	19'4" x 13'11"
Bedroom 2	5500mm x 3100mm	18'2" x 10'3"
Bedroom 3	4500mm x 3700mm	14'11" x 12'1"
Total internal area	168 sq m	1,806 sq ft
Balcony area	16.3 sq m	175 sq ft



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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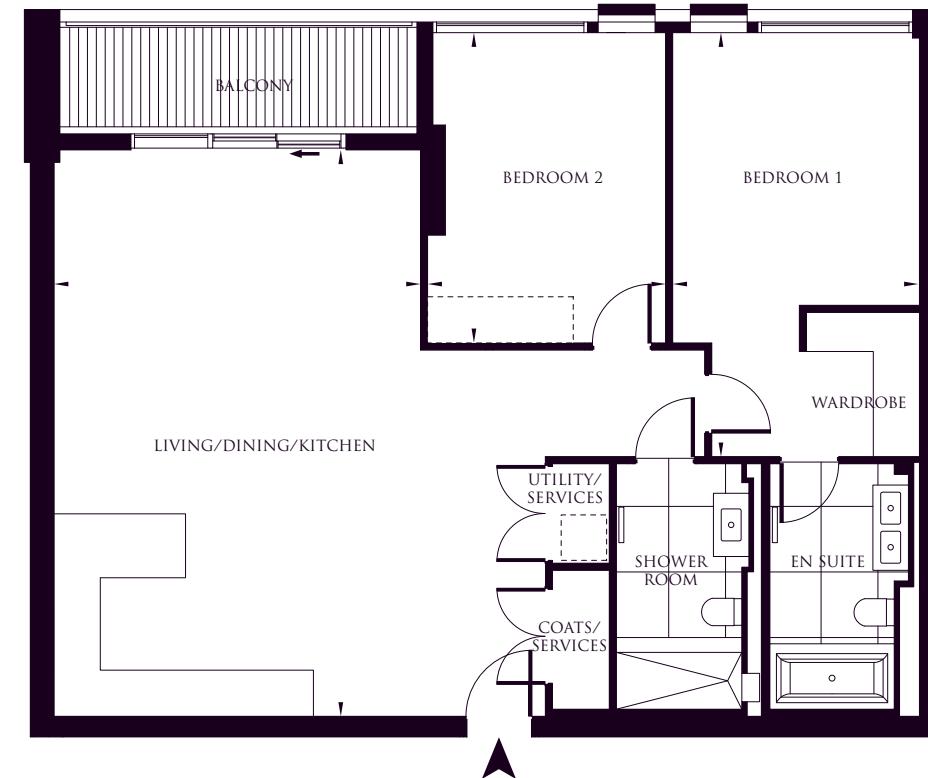


# THOMAS EARLE HOUSE

## 2 BEDROOM APARTMENT

3.1.2, 3.2.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2, 3.7.2 and 3.8.2

Living/Dining/Kitchen	7900mm x 5100mm	26'2" x 16'11"
Bedroom 1	5900mm x 3400mm	19'7" x 11'4"
Bedroom 2	4400mm x 3300mm	14'4" x 11'0"
Total internal area	108 sq m	1,168 sq ft
Balcony area	7.5 sq m	81 sq ft



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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# THOMAS EARLE HOUSE

## 3 BEDROOM APARTMENT

3.1.3, 3.2.3, 3.3.3, 3.4.3, 3.5.3, 3.6.3, 3.7.3 and 3.8.3

Living/Dining/Kitchen	8000mm x 7500mm	26'6" x 24'11"
Bedroom 1	7400mm x 3500mm	24'6" x 11'6"
Bedroom 2	6000mm x 3000mm	19'11" x 10'0"
Bedroom 3	3900mm x 3900mm	12'11" x 12'10"

Total internal area	175 sq m	1,883 sq ft
Balcony area	8.0 sq m	87 sq ft



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

► Denotes measurement points.

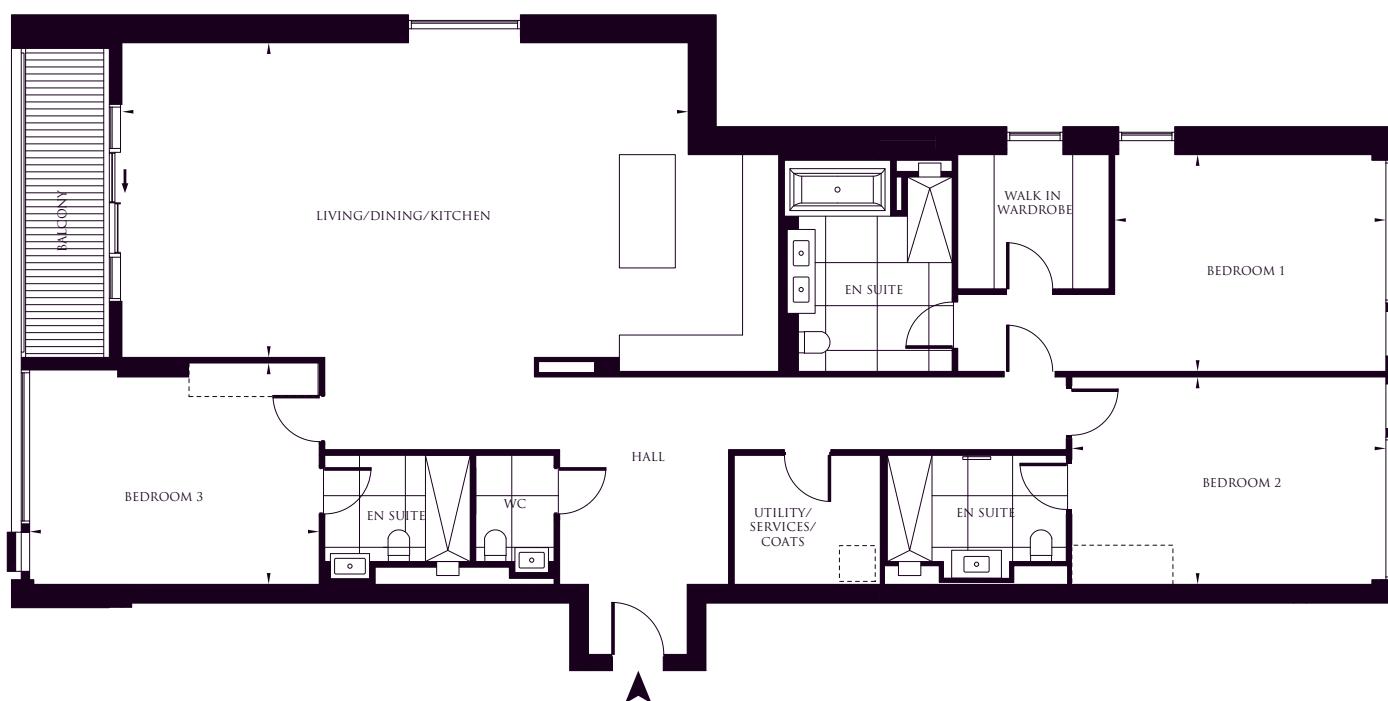
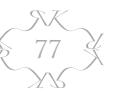
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Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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3.1.4, 3.2.4, 3.3.4, 3.4.4, 3.5.4, 3.6.4, 3.7.4 and 3.8.4

Living/Dining/Kitchen	10100mm x 5600mm	33'4" x 18'5"
Bedroom 1	4800mm x 3800mm	15'11" x 12'9"
Bedroom 2	5600mm x 3700mm	18'5" x 12'2"
Bedroom 3	5100mm x 3900mm	17'0" x 13'0"

Total internal area	203 sq m	2,190 sq ft
Balcony area	8.3 sq m	89 sq ft

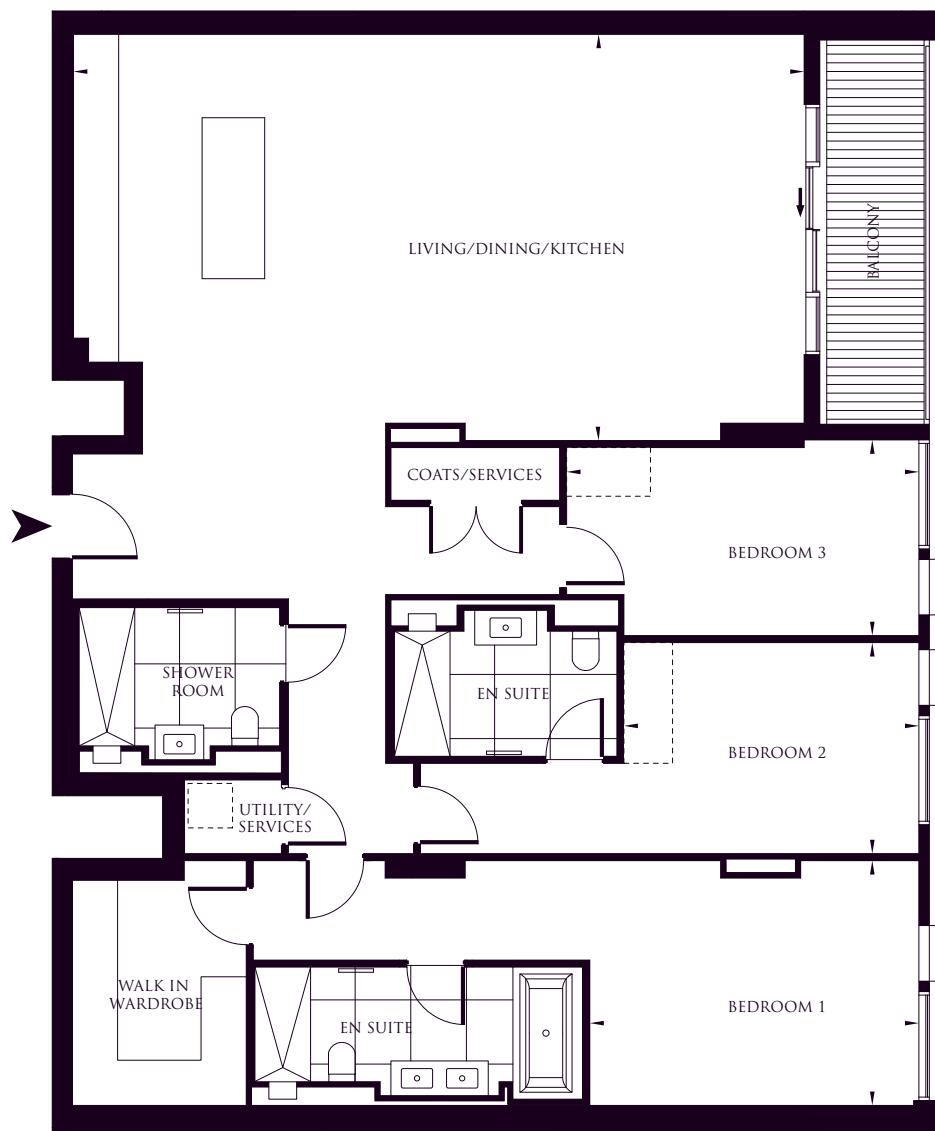


# THOMAS EARLE HOUSE

## 3 BEDROOM APARTMENT

3.1.5, 3.2.5, 3.3.5, 3.4.5, 3.5.5, 3.6.5, 3.7.5 and 3.8.5

Living/Dining/Kitchen	10500mm x 5800mm	34'6" x 19'2"
Bedroom 1	4700mm x 3500mm	15'6" x 11'7"
Bedroom 2	4200mm x 3000mm	13'11" x 10'0"
Bedroom 3	5000mm x 2800mm	17'11" x 9'3"
Total internal area	174 sq m	1,871 sq ft
Balcony area	8.3 sq m	89 sq ft



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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# THOMAS EARLE HOUSE

## 2 BEDROOM APARTMENT

3.1.6, 3.2.6, 3.3.6, 3.4.6, 3.5.6, 3.6.6, 3.7.6 and 3.8.6

Living/Dining/Kitchen	8600mm x 7600mm	28'4" x 25'0"
Bedroom 1	3800mm x 3500mm	12'6" x 11'7"
Bedroom 2	3600mm x 3400mm	12'0" x 11'2"
Total internal area	113 sq m	1,215 sq ft
Balcony area	14.6 sq m	157 sq ft



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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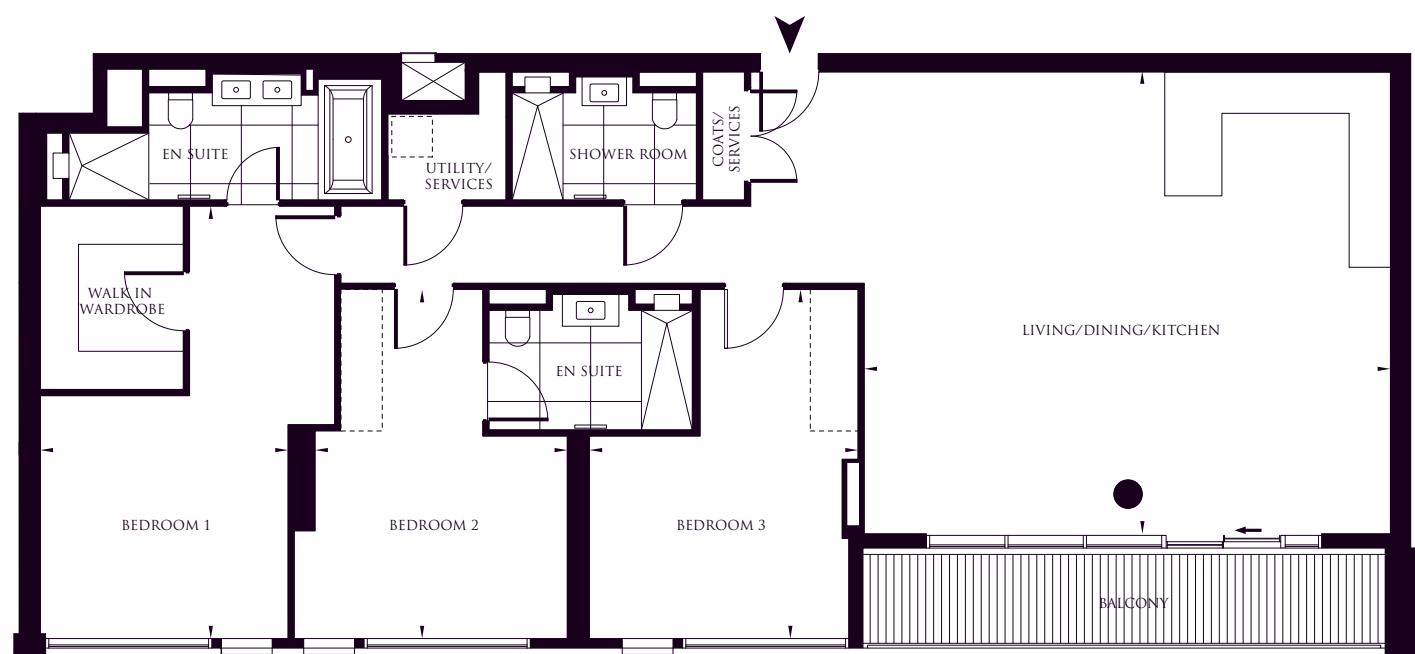


# THOMAS EARLE HOUSE

## 3 BEDROOM APARTMENT

3.1.7, 3.2.7, 3.3.7, 3.4.7, 3.5.7, 3.6.7, 3.7.7 and 3.8.7

Living/Dining/Kitchen	8200mm x 7200mm	27'1" x 23'10"
Bedroom 1	6800mm x 3900mm	22'4" x 12'10"
Bedroom 2	5500mm x 4300mm	18'0" x 14'1"
Bedroom 3	5500mm x 4200mm	18'0" x 13'10"
Total internal area	174 sq m	1,870 sq ft
Balcony area	12.3 sq m	133 sq ft



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

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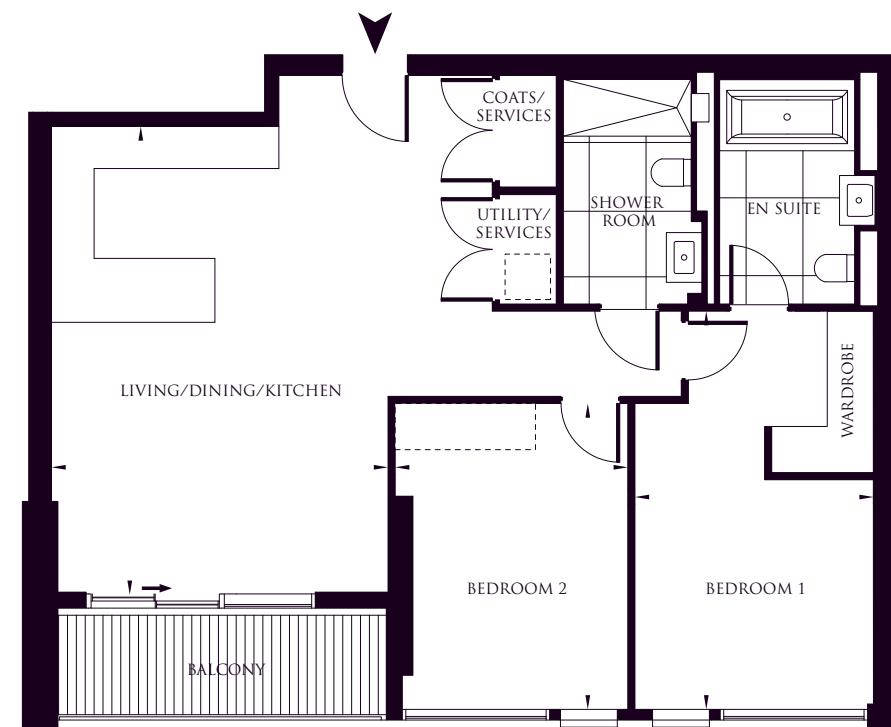


# THOMAS EARLE HOUSE

## 2 BEDROOM APARTMENT

3.1.8, 3.2.8, 3.3.8, 3.4.8, 3.5.8, 3.6.8, 3.7.8 and 3.8.8

Living/Dining/Kitchen	6500mm x 4700mm	21'7" x 15'7"
Bedroom 1	5600mm x 3300mm	18'5" x 11'0"
Bedroom 2	4300mm x 3300mm	14'1" x 10'9"
Total internal area	93 sq m	1,002 sq ft
Balcony area	6.9 sq m	74.2 sq ft



Lift Core Number  
Floor Level Number  
Apartment Number  
**1.1.1**

Denotes measurement points.  
Thomas Earle House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

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## 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 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.



Berkeley  
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Proud to be members of the Berkeley Group of companies

St Edward  
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St James  
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## SUSTAINABILITY AT KENSINGTON ROW



### Designed to high sustainability standards

Homes at Kensington Row achieve Level 4 of the Code for Sustainable Homes.

The Code for Sustainable Homes is the Government's national standard for the sustainable design and construction of new homes. The overall sustainability performance of the home is rated using a one to six star system where one star is the lowest level of performance and six stars is the highest.

To achieve a Level 4 rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

### Energy efficiency

The homes at Kensington Row are designed to be very efficient in their use of energy, with features including:

- High levels of thermal insulation
- Energy efficient lighting
- A+ rated white goods (where supplied)

The energy efficiency of the homes will help to lower fuel bills and reduce overall contribution to climate change through lower energy consumption and hence lower carbon dioxide emissions.

### Low carbon and renewable energy

Energy for hot water, heating and cooling from a combined cooling, heating and power (CCHP) plant, a low carbon way of generating energy.

### Reducing water use

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. This includes low consumption kitchen taps, washing machine, dishwasher, shower heads and WC. A rain water harvesting system feeds the landscaping irrigation system.



## SIMPLY A MORE NATURAL WAY TO LIVE



## 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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions associated with our construction activities and business operations
- St Edward sets targets to reduce water use and CO<sub>2</sub> 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

Some features are only applicable to selected developments. Please check with the Sales Consultant. \*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

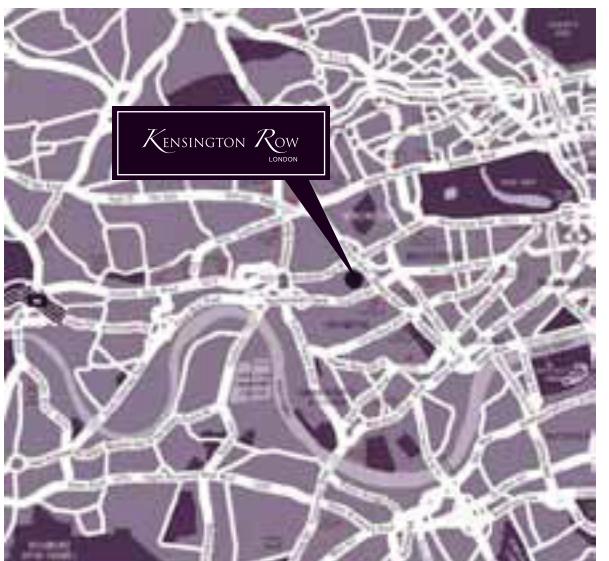
# ST EDWARD EXECUTIVE SALES & MARKETING SUITE

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## 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. Kensington Row is on the left-hand side before Kensington High Street.

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 accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. Thomas Earle House is a marketing name and will not necessarily form part of the postal address. Applicants are advised to contact the developer's agent to ascertain the availability of any particular property so as to avoid a fruitless journey. 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. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by: up-stands, plinths, protrusions, ceiling bulkheads, glazing mullions for full height glazing: (measured to the internal face of the glazing, not mullion), skirtings, plaster and other insitu wall finishes, cornices and the like. Where a wall is made up of both full height glazing and other external walling structure, dimensions are taken to the surface of both structures.

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### 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. Turn left onto Warwick Road and Kensington Row is on the right-hand side.

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