

Abell&Cleland

Westminster SW1

The Garden Collection

Berkeley
Designed for life



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Abell&Cleland

Abell & Cleland is a luxury development located within the heart of Westminster, the governmental powerhouse of the United Kingdom. Sited centre stage amongst the corridors of power, this development reflects the presence of the political and social elite in one of the great cities of the world.

The Garden Collection within Abell House, represents an exclusive collection of 2 and 3 bedroom apartments and duplexes, the majority of which are centered around private landscaped gardens, an oasis in the city.





Computer generated image is indicative only



St James's Park

Whitehall

Houses of Parliament

Abell&Cleland

St Paul's Cathedral

Tate Britain

The City

The Shard

Piccadilly
Circus

Trafalgar
Square

Hungerford
Bridge

Westminster
Abbey

Westminster
Bridge

London Eye

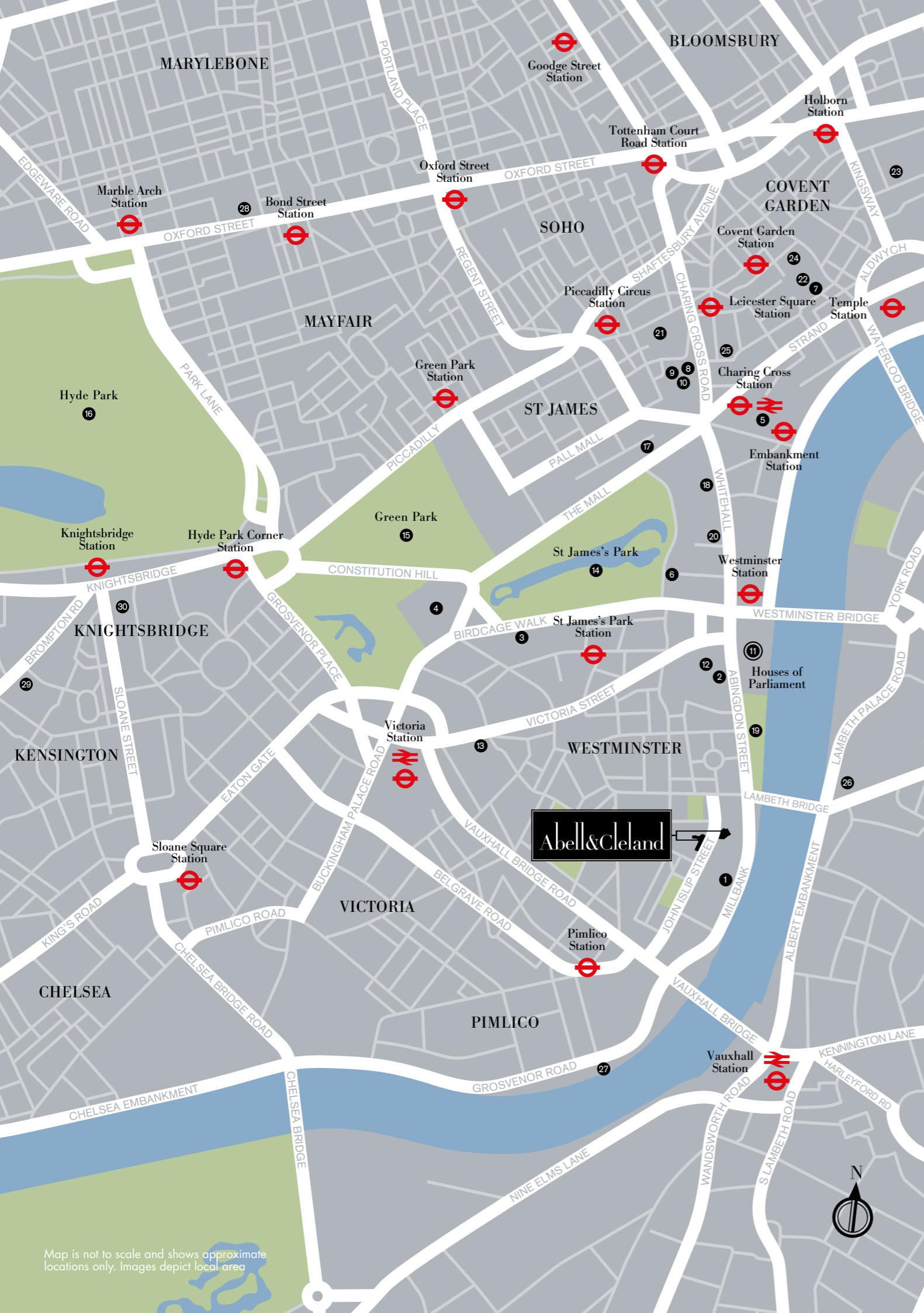
Lambeth
Bridge

Millennium
Bridge

Millbank
Tower

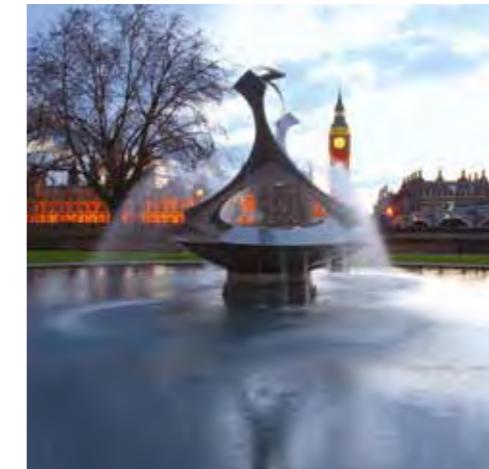
Tate
Modern

Millbank
Pier



Map is not to scale and shows approximate locations only. Images depict local area.

Prime Address



- 1 Tate Britain
- 2 Jewel Tower
- 3 The Guards Museum
- 4 Buckingham Palace
- 5 Benjamin Franklin House
- 6 Churchill Museum and Cabinet War Rooms
- 7 London Transport Museum
- 8 National Portrait Gallery
- 9 National Gallery
- 10 Trafalgar Square
- 11 Houses of Parliament
- 12 Westminster Abbey
- 13 House of Fraser
- 14 St James's Park
- 15 Green Park
- 16 Hyde Park
- 17 Mall Galleries
- 18 Household Cavalry Museum
- 19 Victoria Tower Gardens
- 20 Downing Street
- 21 Leicester Square
- 22 Covent Garden
- 23 Lincoln's Inn Fields
- 24 Royal Opera House
- 25 London Coliseum
- 26 Garden Museum
- 27 Pimlico Garden and Shrubbery
- 28 Selfridges
- 29 Harrods
- 30 Harvey Nichols

Travel Links



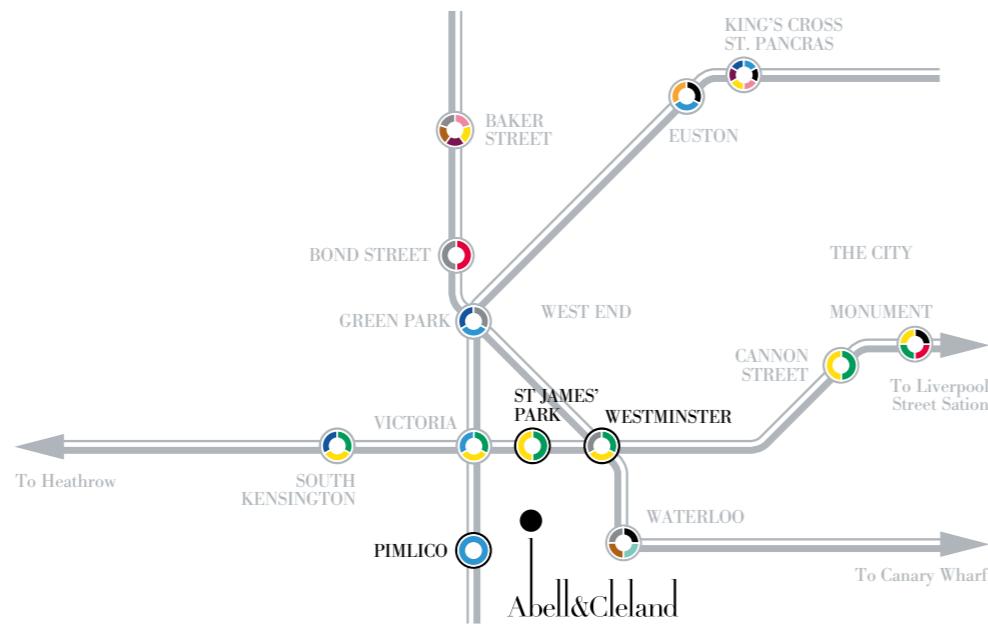
Westminster is at the hub of London's local and national transport network. Nearby Westminster Underground Station provides access to Circle, District and Jubilee lines, and within Westminster virtually all of London's 11 Underground lines may be accessed – as well as the river bus service at Westminster, Embankment and Millbank pier.

Bond Street 4 minutes
The City (Bank) 14 minutes
Canary Wharf 11 minutes
Heathrow Airport 53 minutes
London City Airport 25 minutes

Source TfL. Travel times are approximate only and have been taken from the closest station with relevant underground lines.

Key to London Underground lines

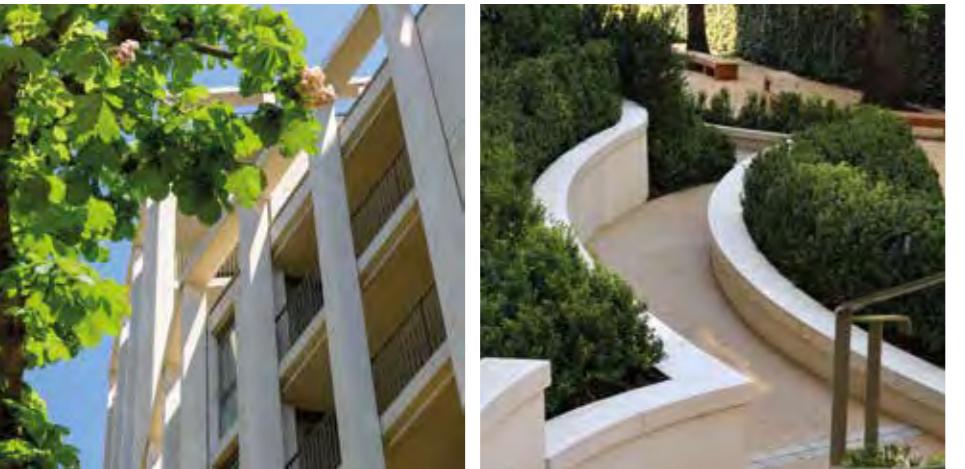
	BAKERLOO
	CENTRAL
	CIRCLE
	DISTRICT
	JUBILEE
	METROPOLITAN
	HAMMERSMITH & CITY
	NORTHERN
	PICCADILLY
	VICTORIA
	WATERLOO & CITY
	LONDON OVERGROUND



Images are indicative of local area



Modern Classic



Abell House makes a sophisticated addition to the Westminster streetscape, providing an architecturally impressive yet sensitive transition from the great buildings of state immediately to the north to the more residential areas of Millbank to the south.

The striking design, by award winning architects DSDHA, features vertical columns which increase in frequency as they ascend the façade, creating a classical visual hierarchy with inset balconies and a refined, tactile quality.

Above all, Abell House stays true to a key architectural principle of delivering a result which is uplifting, light and welcoming.

Striking Exterior

The design of Abell House relates to the form of key new and established buildings in the area and also allows light to flood all aspects of the building.

Landscaped Gardens

Abell House and Cleland House benefit from fully-landscaped gardens, with mature trees and extensive planting.



Abell&Cleland

Abell and Cleland is surrounded by landscaped gardens, paved areas and features green roofs. All residents' facilities are conveniently situated within easy reach of each apartment.

Business Suite located on the Ground Floor of Cleland House. Gym, pool and sauna located on the Lower Ground floor of Abell House.

PAGE STREET

BURBERRY HOUSE

THORNEY STREET

BURBERRY HOUSE

JOHN ISLIP STREET

AFFORDABLE
HOUSING

Cleland House

WESTMINSTER
GARDENS

WESTMINSTER
GARDENS

Abell House

MAIN
ENTRANCE

HILTON GROUP HOTEL

MILLBANK
COURT

ENTRANCE TO SECURE
UNDERGROUND CAR PARK (via car lift)

Site plan is not to scale and is indicative only



An Unparalleled Lifestyle

A 24 hour concierge manages security and oversees residents' every need. Residents also benefit from secure car parking facilities*, a dedicated business suite and on-site gymnasium, pool and sauna facilities**.

Superior Service

* Car park spaces available by separate negotiation

** Leisure facilities situated in Abell House

Business Suite situated in Cleland House

Photography showcases entrance to Abell House



Grand Entrance

The bespoke concierge desk is located in the entrance lobby and is manned 24 hours a day. The bold triple-height lobby of Abell House is adjacent to the archway of Westminster Gardens, creating a wonderful connection between the building and its surroundings and making a strong pedestrian and visual connection with Tate Britain.



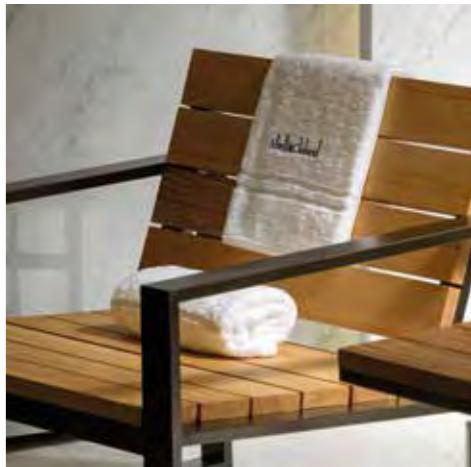
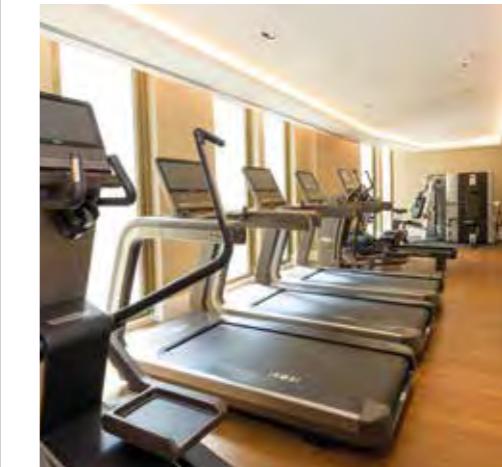
Photography showcases entrance lobby

Exclusive Club

Luxurious leisure facilities are available to all residents of Abell and Cleland, offering an enviable yet convenient lifestyle.



First-Class Facilities



Approaching via the Abell House entrance lobby, residents can take advantage of the leisure suite, which comprises a full-featured gymnasium, pool, sauna and changing facilities.

Striking Interiors

The hallmark of the Abell & Cleland apartments is luxury and individuality – designed to a specification that is bespoke and unique and matches the style of the building's architecture, the grandeur of its setting, and the status of its residents.

Every apartment has been designed to deliver a finish and outlook that sets the standard for exclusive London living.

Sophisticated



Luxury Space

The interior theme, inspired by Abell House's remarkable context, encompasses the use of stone, metal and wood and is expressed in bronze finishing throughout and oak features combined with softer, natural highlights emphasizing the deep luxuriousness of the richly appointed living space.



Stylish Design



Individually designed and high-specification kitchens fuse fine contemporary lines, top of the range appliances, modern design and outstanding outlook.





Show apartment photography is indicative only

Deluxe



Bedrooms are the ultimate escape to a calm, inner world of luxury. Accessed through full-height oak doors with bronze lever handles, the bedrooms benefit from plush carpeting and soft lighting.



Cool Elegance



The bathrooms are finished in marble and limestone and fitted with fine white porcelain suites. High-specification fixtures, including wiring for television in the en-suite master bathrooms, recessed LED downlighters and contemporary polished chrome fittings, make for an atmosphere that is calm and relaxing – but reassuringly opulent.



Abell House The Garden Collection

The Garden Collection offers prestigious 2 and 3 bedroom private apartments and duplexes, delivering levels of style and luxury in keeping with the culture and history of this world-class address.

Floor Plans



Abell House

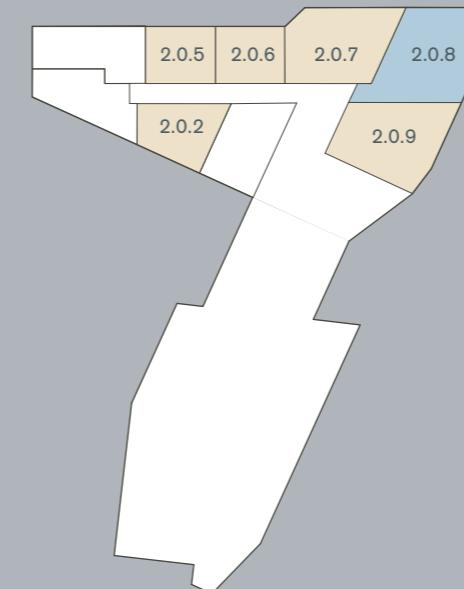


Computer generated image is indicative only

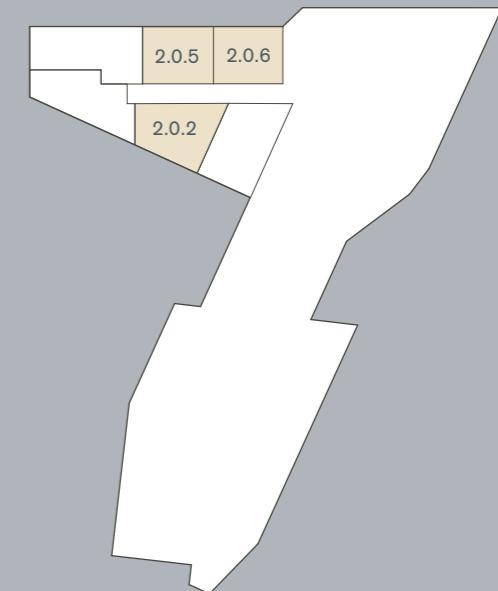
Apartment Locator

Type	Apartments	Floor	Beds	Total Area: sq ft	Total Area: sq m	Page
2 Bedroom Apartments						
02	2.0.2	Lower Ground / Ground	2 Bed Duplex	1,374	127	42
05	2.0.5	Lower Ground / Ground	2 Bed Duplex	1,171	108	43
06	2.0.6	Lower Ground / Ground	2 Bed Duplex	1,180	109	44
12	2.0.7	Ground Floor	2 Bed	1,120	104	45
14	2.0.9	Ground Floor	2 Bed	1,163	108	47
3 Bedroom Apartments						
13	2.0.8	Ground Floor	3 Bed	1,334	124	46

Ground Floor



Lower Ground Floor



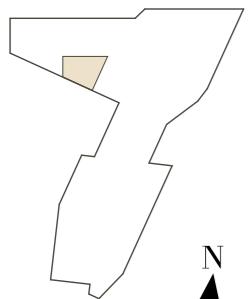
Key

- 2 Bedroom Apartment
- 3 Bedroom Apartment

All apartments have access to sauna, pool, gymnasium and business suite

Type 02

2 Bedroom Duplex Apartment



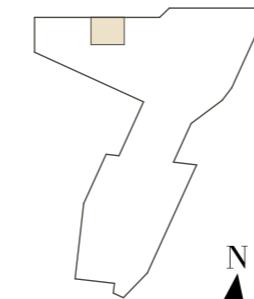
Apartment
Floor

2.0.2
LG/G

Living/Dining/Kitchen	25'11" x 19'2"	7917mm x 5845mm
Bedroom 1	15'6" x 9'11"	4726mm x 3028mm
Bedroom 2	12'2" x 12'1"	3716mm x 3691mm
Total area	1,374 sq ft	127 sq m
Terrace	25'9" x 5'11"	7856mm x 1824mm

Type 05

2 Bedroom Duplex Apartment



Apartment
Floor

2.0.5
LG/G

Living/Dining	26'9" x 14'9"	8153mm x 4505mm
Kitchen	10'2" x 10'0"	3111mm x 3052mm
Bedroom 1	11'0" x 11'7"	3357mm x 3531mm
Bedroom 2	9'0" x 14'9"	2765mm x 4504mm
Total area	1,171 sq ft	108 sq m
Terrace	26'4" x 13'10"	8042mm x 4223mm

1.2.3
Apartment number
Level number
Lift core number

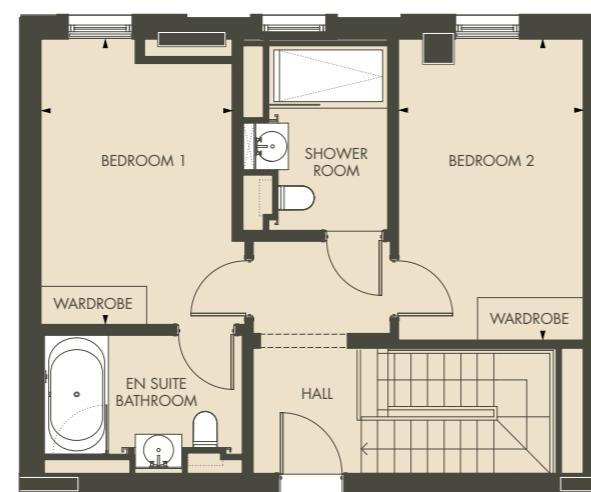
► Depicts measurement points
Floor plans shown are for approximate measurements only and are not to scale. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

Type 06

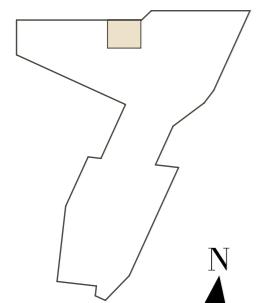
2 Bedroom Apartment



Lower Ground



Upper Ground

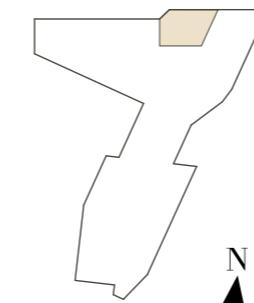


Apartment
Floor 2.0.6
LG/G

Living/Dining	26'9" x 15'9"	8153mm x 4807mm
Kitchen	10'3" x 9'0"	3140mm x 2750mm
Bedroom 1	9'6" x 13'10"	2911mm x 4216mm
Bedroom 2	9'2" x 14'7"	2800mm x 4454mm
Total area	1,180 sq ft	109 sq m
Terrace	26'6" x 13'10"	8086mm x 4223mm

Type 12

2 Bedroom Apartment



Apartment
Floor 2.0.7
G

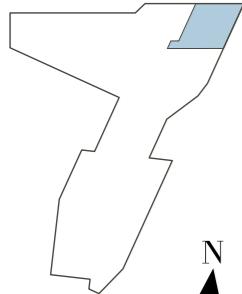
Living/Dining/Kitchen	17'3" x 22'5"	5259mm x 6854mm
Bedroom 1	12'5" x 14'1"	3796mm x 4314mm
Bedroom 2	12'9" x 9'7"	3900mm x 2934mm
Total area	1,120 sq ft 104 sq m	

1.2.3
Apartment number
Level number
Lift core number

► Depicts measurement points
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Type 13

3 Bedroom Apartment

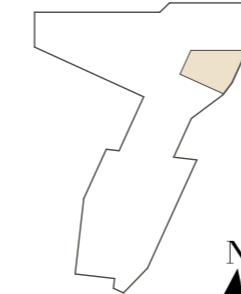


Apartment
Floor 2.0.8
G

Living/Dining/Kitchen	27'7" x 14'3"	8415mm x 4343mm
Bedroom 1	14'11" x 11'11"	4551mm x 3639mm
Bedroom 2	14'8" x 9'4"	4470mm x 2864mm
Bedroom 3	11'2" x 11'11"	3476mm x 3639mm
Total area	1,334 sq ft	124 sq m

Type 14

2 Bedroom Apartment



Apartment
Floor 2.0.9
G

Living/Dining/Kitchen	32'10" x 11'11"	10007mm x 3649mm
Bedroom 1	20'8" x 9'6"	6309mm x 2900mm
Bedroom 2	14'10" x 9'8"	4532mm x 2956mm
Total area	1,163 sq ft	108 sq m

1.2.3
Apartment number
Level number
Lift core number

► Depicts measurement points
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Abell House Specification

Kitchen

- Individually designed layouts
- Composite stone worktops with full height back painted glass splash backs (options available - subject to cut-off dates)
- Stainless steel single or 1 ½ bowl undermount sink with chrome finish mixer tap
- Satin veneered finishes to cabinets (options available - subject to cut-off dates)
- Pull-out pan units to selected apartments where appropriate
- Recessed LED downlighters and concealed LED lighting to wall units
- Concealed multi-gang appliance panel and brushed stainless steel socket outlets above work surfaces where appropriate
- Pop-up sockets to peninsula / island units where appropriate
- Large format limestone floor finishes to separate kitchens, engineered timber parquet floor finishes to open plan kitchens (options available - subject to cut-off dates)
- Kuppersbusch touch control induction hob
- Re-circulating integrated telescopic extractor
- Kuppersbusch stainless steel multi-function oven with Okotherm system
- Kuppersbusch stainless steel combination microwave oven
- Kuppersbusch integrated fridge / freezer
- Kuppersbusch integrated multi-function dishwasher
- Integrated space saving recycling bins

Bathrooms

- Bette double ended white bath, with bath filler and removable bath panels
- Polished chrome deck mounted mixer / diverter to baths in selected locations
- Pull-out hand shower to baths in selected locations
- Concealed polished chrome thermostatic mixer / diverter, with flush ceiling mounted showerhead to baths in selected locations
- Frameless glass bath screen to baths where overhead shower provided
- Polished chrome concealed thermostatic mixer / diverter, with flush ceiling mounted showerhead and complete handshower set to shower areas of selected bathrooms / shower rooms
- Raised shower areas (matching floor finishes) to bathrooms / shower rooms with frameless glass shower panel or doors to suit situation
- Bespoke marble and veneer vanity units with undermounted basin, polished chromewall mounted basin mixer taps and storage drawers to selected master en-suite bathrooms
- Bespoke marble and veneer vanity units with surface mounted white basin, polished chrome wall mounted basin mixer taps, storage drawers and decorative wall lights to selected bathrooms / shower rooms
- Bespoke mirrored cabinets with integrated lighting, shaver socket and shelving above vanity units to selected bathrooms
- Large fixed mirror above vanity units to selected bathrooms / shower rooms / cloakrooms
- Wall hung white WC pan with soft close seat / cover and concealed cistern with dual flush plate
- Wiring for future television provided above baths to master en-suite bathrooms
- Polished chrome ladder style thermostatically controlled heated towel rail to all bathrooms / shower rooms / cloakrooms
- Wall niches to selected shower areas and above WC pans to bathrooms / shower rooms where indicated
- Combination of large format marble and limestone wall finishes to selected walls of bathrooms / shower rooms (options available - subject to cut-off dates)
- Large format limestone wall finishes to selected walls of cloakrooms (options available - subject to cut-off dates)
- Large format limestone floor finishes with contrasting marble border detail to master en-suite bathrooms (options available - subject to cut-off dates)
- Large format limestone floor finishes to second en-suites / family shower rooms /cloakrooms (options available - subject to cut-off dates)
- MVHR extract ventilation to outside
- Recessed LED downlighters
- Accessories include toilet roll holder and robe hook where indicated





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Electrical Fittings

- Recessed LED ceiling downlighters throughout
- Wiring for future pendant lighting by purchaser to kitchens and principal reception rooms where indicated
- Recessed ceiling coffers with concealed lighting to selected principal reception rooms where indicated
- Concealed perimeter lighting to selected walls of bathrooms / shower rooms
- Ambient lighting on PIR to vanity units of selected bathrooms
- Decorative wall lights to master en-suite bathrooms where indicated
- Automatic lighting to utilities / services / coat cupboards
- 5 amp lighting circuit to principal 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 and lighting
- Bronze light switches and power sockets (except kitchen areas)
- Dimmer or rocker light controls
- Pre-wired for future automated curtains / blinds

Heating and Cooling

- Heating and hot water from communal system with metered water supply to all apartments
- Cooling / heating system to principal reception rooms and bedrooms
- Plumbing for washer / dryer within vented utility cupboard

Interior Finishes

- Feature engineered Oak veneer entrance doors
- Engineered Oak veneer internal doors (options available - subject to cut-off dates)
- Bespoke veneered / glazed double doors to principal reception rooms where indicated
- Veneered architraves and skirtings, tile skirtings to wet areas where applicable

- Bespoke mirrored doors to selected hall cupboards
- Bespoke bronze door handles throughout
- Interior fittings to all hall cupboards to suit situation

- Bespoke fitted or walk-in wardrobes / dressing areas to master bedrooms, internal fittings include rails, drawers and shelves with integrated lighting where indicated

- Fitted wardrobes to second bedrooms, internal fittings include rails, drawers and shelves with integrated lighting where indicated

- Engineered timber parquet / floor board finishes to hallways and principal reception rooms (options available - subject to cut-off dates)

- Engineered timber floor board finishes to dressing area of master bedrooms where applicable (options available - subject to cut-off dates)

- Carpet floor finishes with timber border detail to master bedrooms (options available - subject to cut-off dates)

- Carpet floor finishes to remaining bedrooms (options available - subject to cut-off dates)

Balconies / Terraces / Winter Gardens

- Well proportioned metal or glass fronted balconies / terraces with metal handrail to apartments where indicated
- Stone paving to balconies / terraces with external lighting where indicated

Security

- Video entry system viewed by individual apartment handset / screen
- Power and telephone points to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- All apartments provided with mains supply smoke detectors, heat detectors and fitted with residential sprinkler systems. Heat detectors to hallway are also directly linked to estate management offices
- Multi-point locking and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- 24 hours concierge service and monitored CCTV

Peace of Mind

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

Car Parking

- Car parking within the managed CCTV monitored parking area is available by separate negotiation

Lifts

- Passenger lifts serve each core and all levels, except mezzanine levels to individual apartments, with access to underground parking levels

Interior Designed Entrance Lobby

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

Lift Lobbies / Communal Hallways

- Featured ceiling coffers with concealed lighting to lift lobby areas
- Feature wall lights to communal areas
- Bespoke floor and wall finishes to all levels
- Tiled floors and painted walls to car park level lobby areas

Residents' Leisure Suite

- Bespoke swimming pool
- Gym facilities for personal training
- Sauna and steam room facilities
- Business Suite located in Cleland House

Management Company

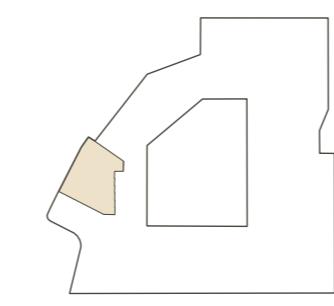
- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

Cleland House



Type 03

2 Bedroom Apartment



Apartment
Floor

3.1.4
1

Living/Dining/Kitchen	13'4" x 21'1"	4071mm x 6426mm
Bedroom 1	15'10" x 10'0"	4829mm x 3048mm
Bedroom 2	11'8" x 9'0"	3575mm x 2979mm
Total area	998 sq ft	92.7 sq m

1.2.3
Apartment number
Level number
Lift core number

► Depicts measurement points

Floor plans shown are for approximate measurements only and are not to scale. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

Cleland House Specification

Kitchen

- Individually designed layouts
- Composite stone worktops with full height back painted glass splash backs (options available - subject to cut-off dates)
- Stainless steel single or 1 ½ bowl undermount sink with chrome finish mixer tap
- Satin veneered finishes to cabinets (options available - subject to cut-off dates)
- Pull-out pan units to selected apartments where appropriate
- Recessed LED downlighters and concealed LED lighting to wall units
- Multi-gang appliance panel and brushed stainless steel socket outlets above work surfaces where appropriate
- Pop-up sockets to peninsula / island units where appropriate
- Large format limestone floor finishes to separate kitchens, engineered timber floor finishes to open plan kitchens (options available - subject to cut-off dates)
- Touch control induction hob
- Re-circulating integrated telescopic extractor
- Stainless steel multi-function oven
- Stainless steel combination microwave oven
- Integrated fridge / freezer
- Integrated multi-function dishwasher
- Integrated space saving recycling bins

Bathrooms

- Double ended white bath, with bath filler and removable bath panel
- Pull-out hand shower to baths in selected locations
- Polished chrome wall mounted thermostatic mixer / diverter, with flush ceiling mounted showerhead to baths in selected locations
- Frameless glass bath screen to baths where overhead shower provided
- Polished chrome thermostatic mixer / diverter, with flush ceiling mounted showerhead and complete handshower set to shower areas of selected bathrooms / shower rooms
- Raised shower areas (matching floor finishes) to bathrooms / shower rooms with frameless glass shower panel or doors to suit situation
- Bespoke stone and veneer vanity units with undermounted basin, polished chrome wall mounted basin mixer taps and storage drawers to selected master en-suite bathrooms
- Bespoke vanity units with surface mounted white basin, polished chrome wall mounted basin mixer taps and storage drawers to selected bathrooms / shower rooms.
- Bespoke mirrored cabinet with integrated lighting, shaver socket and shelving to selected bathrooms
- Large fixed mirror above vanity units to selected bathrooms / shower rooms / cloakrooms
- Wall hung white WC pan with soft close seat / cover and concealed cistern with dual flush plate
- Polished chrome ladder style thermostatically controlled heated towel rail to all bathrooms / shower rooms / cloakrooms
- Wall niches to selected shower areas and above WC pans to bathrooms / shower rooms where indicated
- Combination of large format stone and porcelain wall finishes to selected walls of bathrooms / shower rooms (options available - subject to cut-off dates)
- Large format porcelain wall finishes to selected walls of cloakrooms (options available - subject to cut-off dates)
- Large format porcelain floor finishes to master en-suites / second en-suites / family shower rooms / cloakrooms (options available - subject to cut-off dates)
- MVHR extract ventilation to outside
- Recessed LED downlighters
- Accessories include toilet roll holder and robe hook where indicated

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

Typical specification for 2 bedroom apartment only. 1, 3 and 4 bedroom apartments and penthouses may differ. Computer generated image represents a 3 bedroom apartment and is indicative only.



Computer generated image depicts Cleland House entrance lobby and is indicative only.



Computer generated image depicts Cleland House business suite and is indicative only

Electrical Fittings

- Recessed LED ceiling downlighters throughout
- Wiring for future pendant lighting by purchaser to kitchens and principal reception rooms where indicated
- Recessed ceiling coffers with concealed lighting to selected principal reception room where indicated
- Concealed perimeter lighting to selected walls of bathrooms / shower rooms
- Ambient lighting on PIR to vanity units of selected bathrooms
- Automatic lighting to utilities / services / coat cupboards
- 5 amp lighting circuit to principal 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 and lighting
- Bronze effect light switches and power sockets (except kitchen areas)
- Dimmable light controls
- Pre-wired for future automated curtains / blinds

Heating and Cooling

- Heating and hot water from communal system with metered water supply to all apartments
- Underfloor heating to family or master en-suite bathroom where applicable
- Cooling / heating system to principal reception rooms and bedrooms
- Plumbing for combined washer / dryer located within vented utility cupboard or kitchen to selected apartments

Interior Finishes

- Feature engineered Oak veneer entrance doors
- Engineered Oak veneer internal doors (options available - subject to cut-off dates)

- Bespoke veneered / glazed double doors to principal reception rooms where indicated

- Veneered architraves and skirtings, tile skirtings to wet areas where applicable
- Bespoke mirrored doors to selected hall cupboards
- Interior fittings to all hall cupboards to suit situation
- Bespoke fitted or walk-in wardrobes / dressing areas to master bedrooms, internal fittings include rails, drawers and shelves with integrated lighting where indicated
- Fitted wardrobes to second bedrooms, internal fittings include rails, drawers and shelves with integrated lighting where indicated
- Engineered timber floor board finishes to hallways and principal reception rooms (options available - subject to cut-off dates)
- Engineered timber floor board finishes to dressing area of master bedrooms where applicable (options available - subject to cut-off dates)
- Carpet floor finishes to all bedrooms (options available - subject to cut-off dates)

Balconies/Terraces / Winter Gardens

- Well proportioned metal or glass fronted balconies / terraces with metal handrail to apartments where indicated
- Stone paving to balconies / terraces

Security

- Video entry system viewed by individual apartment screen.
- Power and telephone points to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- All apartments provided with mains supply smoke detectors, heat detectors and fitted with residential sprinkler systems.
- Multi-point locking and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- 24 hours concierge service and monitored CCTV

Peace of Mind

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

Car Parking

- Car parking available within the managed CCTV monitored parking area is available by separate negotiation

Lifts

- A passenger lift serves each core and all levels, except mezzanine levels to individual apartments, with access to underground parking levels

Interior Designed Entrance Lobby

- Spacious reception lobby with bespoke feature wall and floor finishes
- Bespoke concierge desk
- Comfortable waiting area for guests
- Feature lighting

Lift Lobbies / Communal Hallways

- Featured ceiling coffers with concealed lighting to lift lobby areas
- Feature wall lights to communal areas
- Bespoke floor and wall finishes to all levels
- Tiled floors and painted walls to car park level lobby areas

Residents' Leisure Suite

- Bespoke swimming pool located in Abell House
- Gym facilities for personal training located in Abell House
- Sauna and steam room facilities located in Abell House
- Business suite

Management Company

- A management company 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

Designed for Life

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



Customer service is our priority

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

Green living and sustainable development is top of our agenda

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

Quality is at the heart of everything we do

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



Proud to be members of the Berkeley Group of companies



Designed for life



Designed for life



Designed for life



Designed for life

Computer generated images are indicative only

BERKELEY A COMMITMENT TO THE FUTURE



Unparalleled choice of homes in the most sought after locations

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

A commitment to creating sustainable communities

Berkeley'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.

OUR VISION

Over the years the Berkeley Group 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, and 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.

Our vision2020 commitments:

An exceptional customer experience

Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated sales teams to provide exceptional service throughout the buying process, and 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*, saving you significant amounts on your utility 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 make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. 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

We set targets to reduce water use and CO₂ emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

THE BERKELEY FOUNDATION

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

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

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

www.berkeleygroup.co.uk



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

Contact

+44 (0)20 7720 4000

abellandcleland@berkeleyhomes.co.uk

www.abellandcleland.co.uk

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley'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. Abell & Cleland is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.

Sold subject to planning permission. R160/22CA/0716



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