



VISTA

A NEW SENSE OF PLACE

chelsea·bridgewater
London SW8

a sense of place

Berkeley
Designed for life





A NEW SENSE OF PLACE

JUST A STONE'S THROW FROM THE RIVER THAMES AND ONLY MINUTES FROM FASHIONABLE CHELSEA, WITH FAR REACHING VIEWS OVER LEAFY BATTERSEA PARK, VISTA IS AN OUTSTANDING NEW DEVELOPMENT. THE PERFECT CHOICE FOR CONTEMPORARY LONDON LIVING.



LONDON
A truly iconic city where
the past meets the present



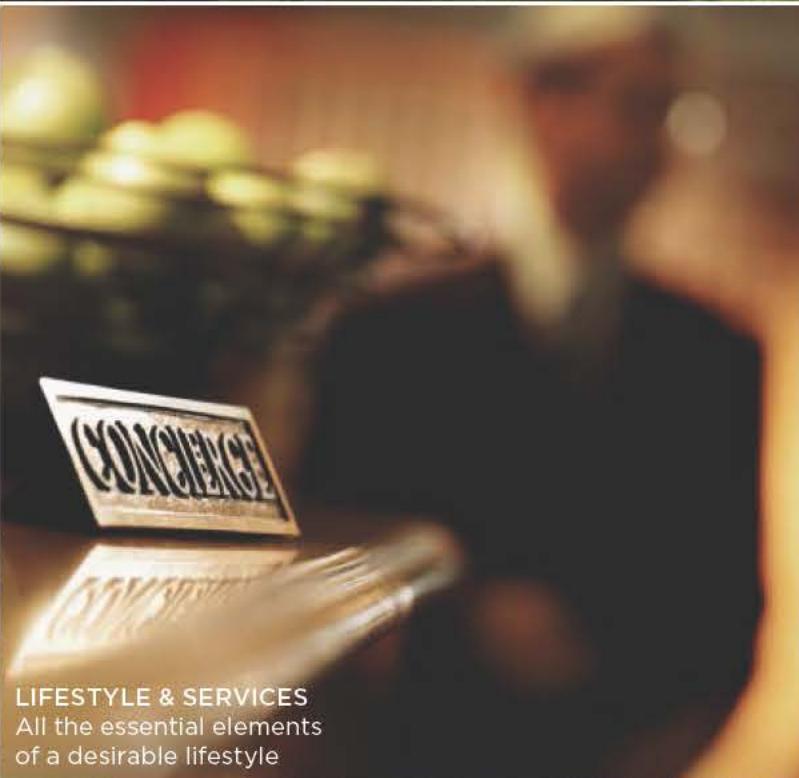
CHELSEA
An area of great character and style,
with its own unique atmosphere



BATTERSEA PARK
A breath of fresh air in
the wide green spaces



WELCOME TO VISTA
A landmark development
with a brand new perspective



LIFESTYLE & SERVICES
All the essential elements
of a desirable lifestyle



APARTMENTS
Impressive design to maximise
space and light



SPECIFICATION
Perfectly designed to reflect
a sense of refined luxury



BERKELEY
Designed for life



SUSTAINABILITY
AND VISION 2020
A framework for our business

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VISTA

VISTA [vis-tuh]

noun

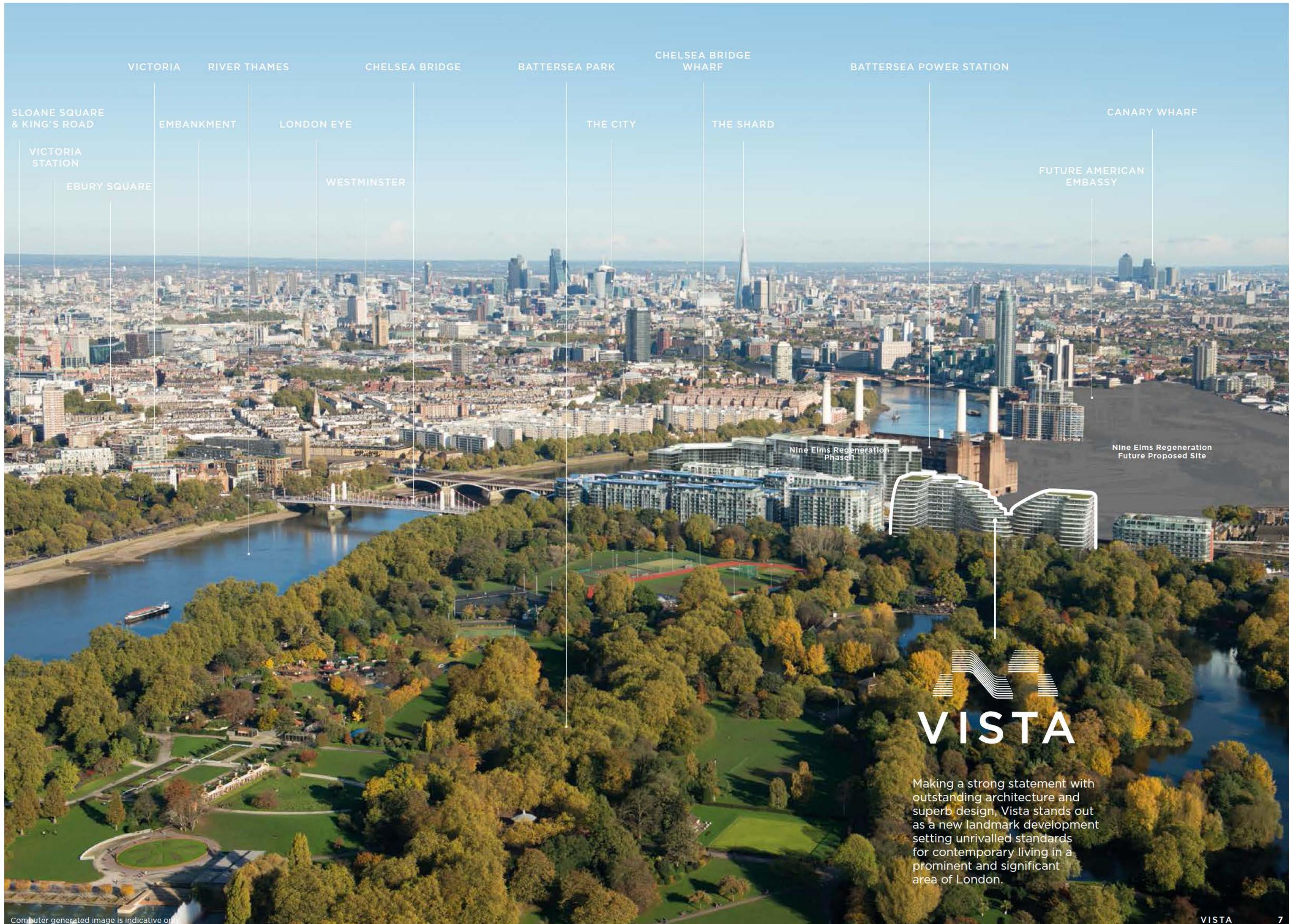
A pleasing view, panorama,
outlook, scene, landscape.

Origin c17 from Italian. lit.'view'

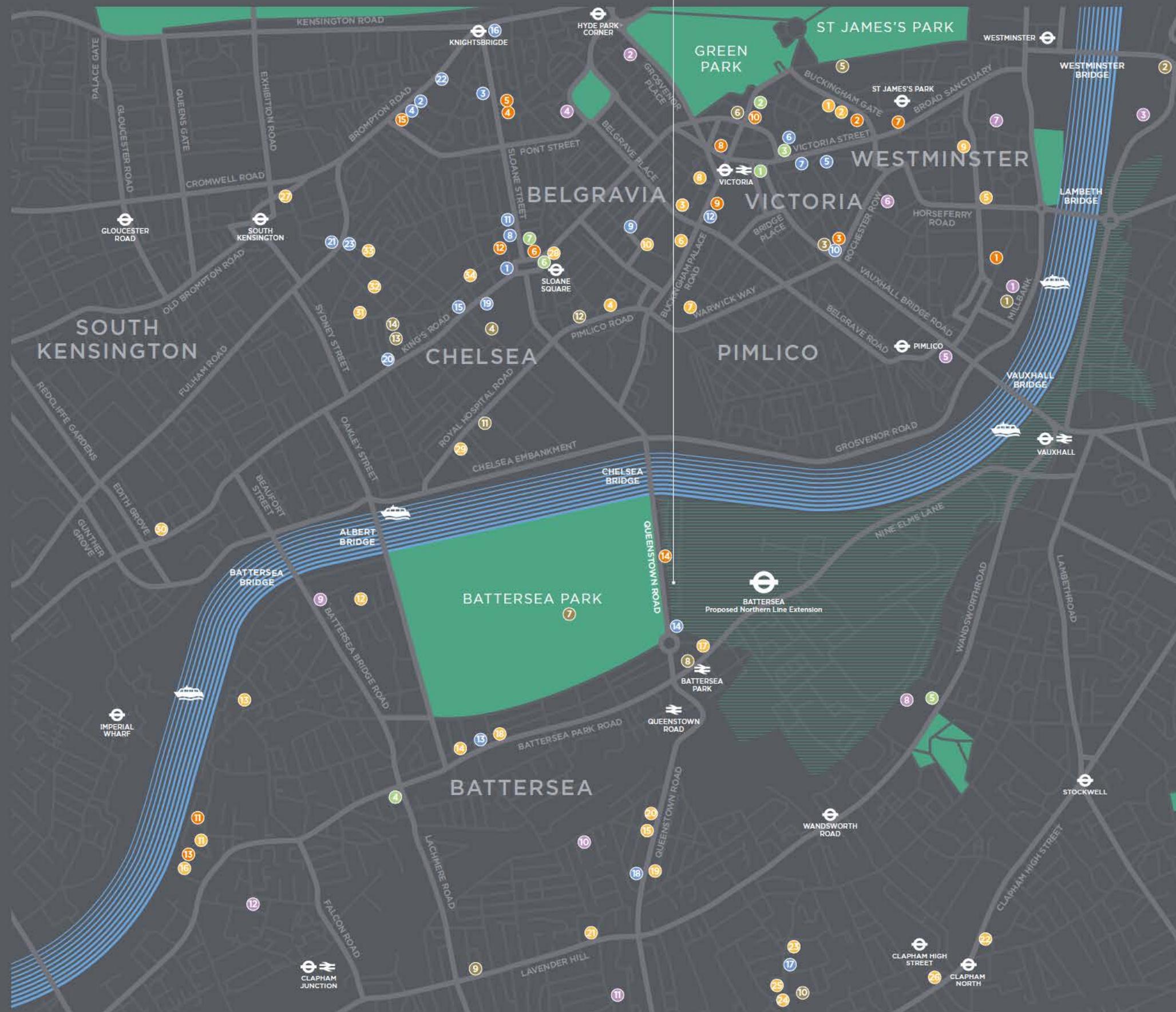
A FRESH VIEW ON THE OUTSIDE WORLD

From inside to outside, the glass fronted balconies, terraces or patios at Vista form an integral part of the living space. Green surroundings with outdoor spaces designed to open up a whole new perspective on the world beyond.





AN ENVIABLE LOCATION,
PERFECTLY PLACED TO ENJOY
THE SUPERB AMENITIES IN
THE LOCAL AREA AND TO
TAKE ADVANTAGE OF THE
MANY BENEFITS THAT THE
CAPITAL HAS TO OFFER



LONDON LOCATION



HOTELS

- 1 Doubletree by Hilton London
- 2 Crowne Plaza St James Hotel
- 3 Grange Rochester
- 4 Jumeirah Carlton Tower
- 5 Jumeirah Lowndes
- 6 Sloane Square Hotel
- 7 St. Ermin's Hotel
- 8 The Goring Hotel
- 9 The Grosvenor Hotel
- 10 The Rubens at the Palace
- 11 Rafayel on the left Bank
- 12 Draycott Hotel
- 13 Hotel Venta by Rhombus
- 14 Pestana Chelsea Bridge Hotel & Spa
- 15 The Beaufort Hotel

ART & MUSEUMS

- 1 Tate Britain
- 2 Florence Nightingale Museum
- 3 Mauger Modern Art
- 4 Saatchi Gallery
- 5 The Guards Museum
- 6 The Royal Mews
- 7 Pump House Gallery
- 8 The Gallery on the Corner
- 9 Battersea Arts Centre
- 10 Pond Gallery
- 11 National Army Museum
- 12 Plus One Gallery
- 13 Flying Colours Gallery
- 14 Michael Hoppen Gallery

RETAILERS

- 1 Cartier
- 2 Church's Shoes
- 3 Dior
- 4 Burberry
- 5 Hotel Chocolat
- 6 L'Occitane
- 7 Molton Brown
- 8 Peter Jones
- 9 Philip Treacy
- 10 Redwood & Feller
- 11 Tiffany & Co
- 12 Victoria Place
- 13 Barking Betty Dog Walking & Grooming
- 14 Majestic Wine
- 15 Ghost
- 16 Harvey Nichols
- 17 JZD
- 18 Oliver J Benjamin
- 19 Calvin Klein
- 20 LK Bennett
- 21 Ralph Lauren
- 22 Harrods
- 23 Zadig & Voltaire

EDUCATION

- 1 Chelsea College of Art and Design
- 2 European School of Economics
- 3 Kings College Strand
- 4 Royal College Of Psychiatrists
- 5 Westminster Cathedral Primary School
- 6 Westminster Kingsway College
- 7 Westminster School
- 8 Lambeth College Vauxhall Centre
- 9 Royal College of Art - Battersea
- 10 John Burns Primary School
- 11 Wix Primary School
- 12 Thames Christian College

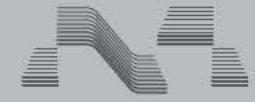
THEATRES

- 1 Apollo Victoria Theatre
- 2 St James Theatre
- 3 Victoria Palace Theatre
- 4 Theatre 503
- 5 Lost Theatre
- 6 Royal Court Theatre
- 7 Cadogan Hall

River Bus Service

Nine Elms Regeneration Area

Map is not to scale and is indicative only.



LONDON A TRULY ICONIC CITY



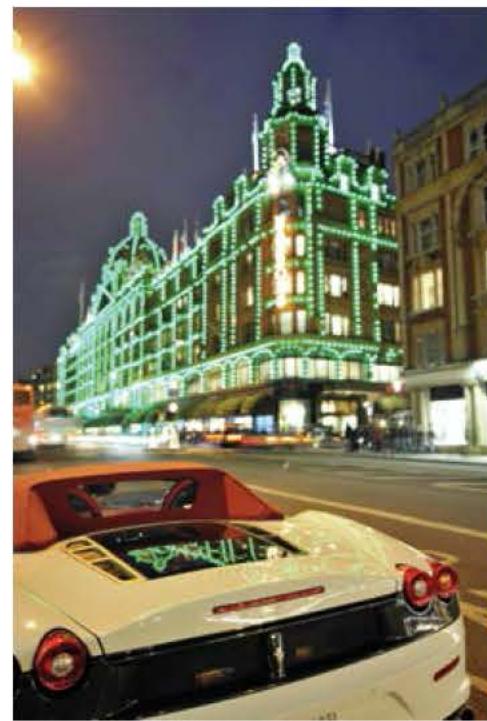
A REMARKABLE HISTORY BUILT FROM CENTURIES OF HERITAGE

A seamless blend of the old and the new, London has unmistakable character and charm. An international powerhouse of business and finance, this vibrant city has a worldwide reputation for the arts, music, fashion and education.





Lifestyle photography is indicative only.



A REMARKABLE SENSE OF GLAMOUR AND STYLE

With superb shopping, excellent hotels and a social calendar that extends throughout the year, London is a style capital without equal. The roll call of famous names and brands continues to attract those who expect only the best.

LINKS ACROSS LONDON WITH SUPERB CONNECTIONS

Connections by tube and train

Key

- National Rail
- Victoria line
- District line
- Circle line
- Piccadilly line
- Jubilee line



Map is not to scale and is indicative only. Source: tfl.gov.uk Timings are approximate. *Times taken from Cadogan Pier.

An ideal location, with easy access to the whole of London and beyond. From the wide open green spaces of Battersea Park, across the river to Chelsea and on into the centre of the city, the capital's excellent transport links make travelling straightforward.

Battersea Park and Queenstown Road train stations are just a few minutes away, while Sloane Square, Victoria, Vauxhall and Waterloo mainline and underground stations are within easy reach by bike or public transport. The proposed Northern Line extension, to nearby Nine Elms and Battersea, will further improve the already excellent connectivity. Frequent buses travel across town, or for a journey with a difference, catch the Thames Clipper River Bus from Cadogan Pier.

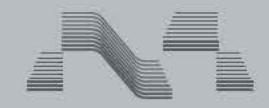
Journey times by bus

Sloane Square	07 mins
Victoria	08 mins
Knightsbridge	09 mins
Hyde Park	12 mins
Marble Arch	16 mins
Oxford Circus	23 mins

Journey times by Thames Clipper*

Embankment Pier	13 mins
Blackfriars Pier	20 mins
London Eye Pier	25 mins
London Bridge City Pier	30 mins
Tower Millennium Pier	35 mins
Canary Wharf	45 mins





CHELSEA
STYLE
PERSONIFIED



ON THE DOORSTEP
OF ICONIC CHELSEA...



UNIQUE AND ECLECTIC CHELSEA BUZZES WITH CHARACTER

Glamour, flair and elegance are the words that best describe this sophisticated London quarter. A magnet for the fashionable, this area is renowned for its cool atmosphere and undeniable charm. A cosmopolitan mixture of exclusive boutiques, eclectic antique shops, leading couture houses and artisan food stores, Chelsea is an exuberant mixture of panache and style.

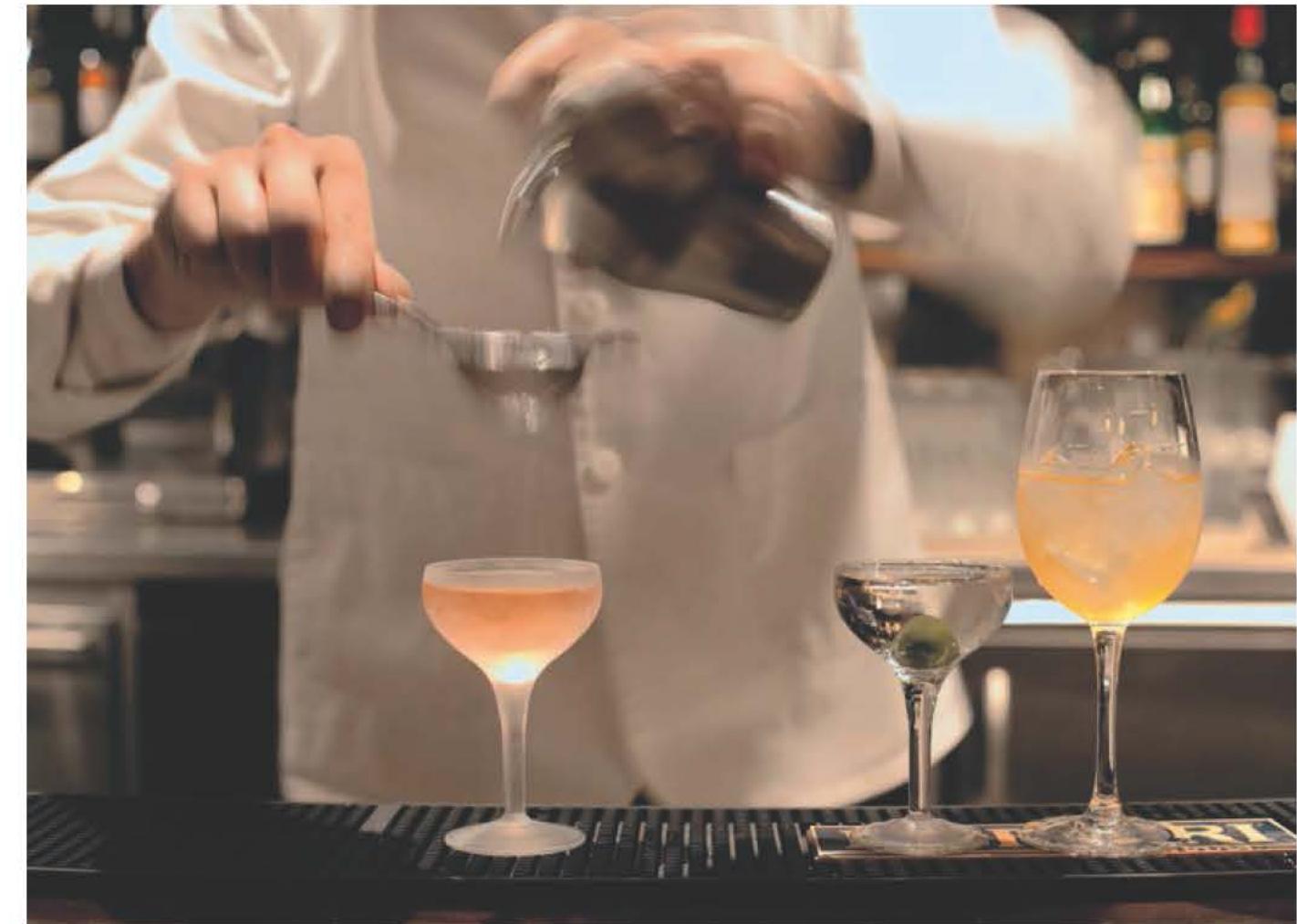


Lifestyle photography is indicative only.





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A SUPERB MENU OF BARS AND RESTAURANTS

A gourmet's delight, Chelsea overflows with excellent restaurants and bars, offering fine dining from highly acclaimed chefs, the best international foods and menus to suit all tastes and cultures. By day, there are plenty of cafés and bistros where you can sit and watch the world go by. By night, the area is famous for its fashionable nightspots, smart pubs and bars.

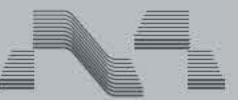
LEADING FASHION WITH THE EMPHASIS ON LUXURY

Not only are all the conveniences one could wish for close at hand, but classic, flamboyant and forward-looking Chelsea is also the epitome of style. From the most prestigious designers to bijou boutiques, all are found in London's luxury retail destination. From the King's Road to Sloane Square and Knightsbridge, the elegant window displays confirm that this is upmarket shopping at its very best.



Lifestyle photography is indicative only.





BATTERSEA PARK AS YOUR PLAYGROUND



An aerial photograph of Battersea Park in London, showing the park's green spaces, tennis courts, and the River Thames. In the background, the city skyline and Albert Bridge are visible under a blue sky with scattered clouds.

WHERE BATTERSEA PARK
MEETS THE THAMES.
LONDON AT ITS FINEST...

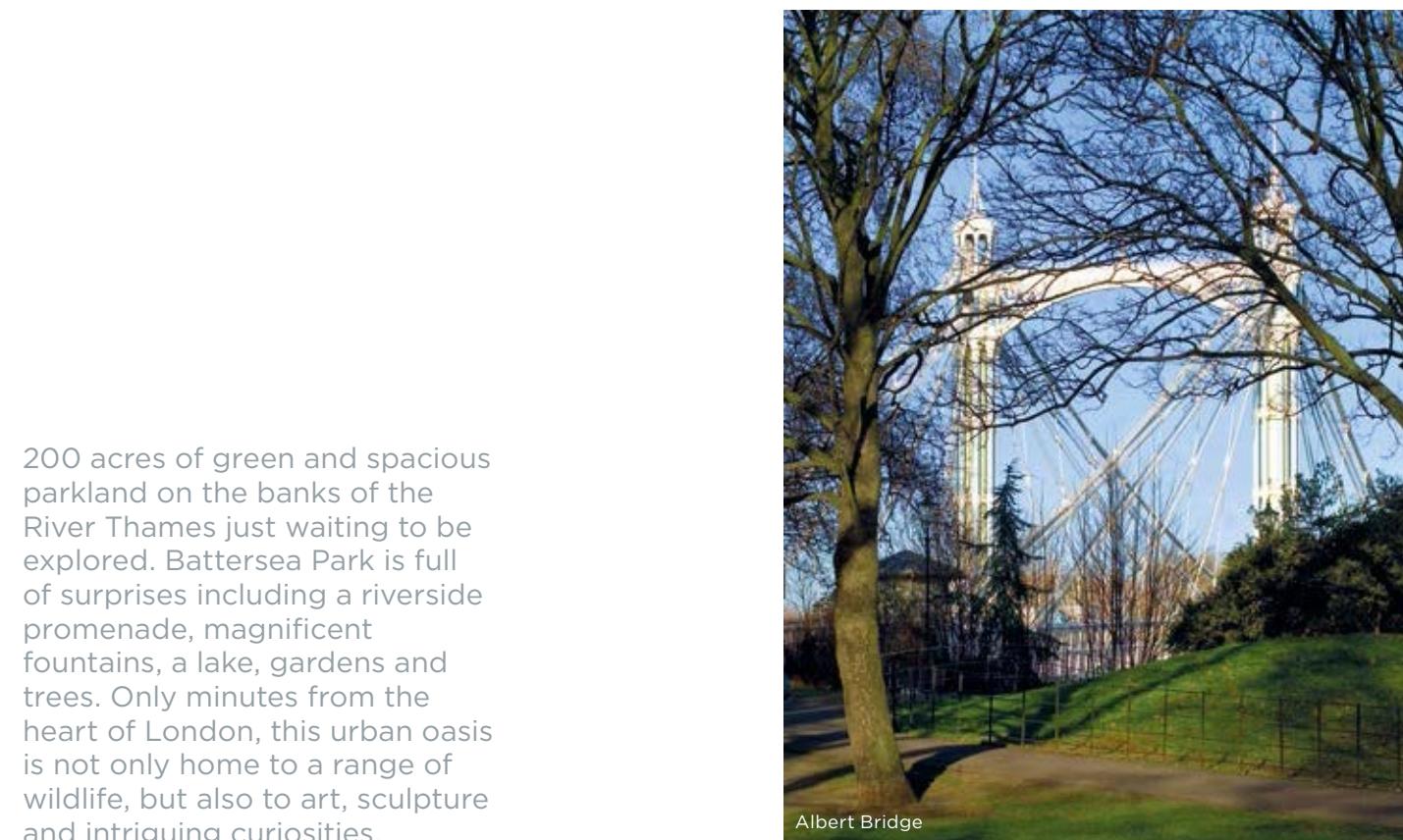


200 ACRES OF BEAUTY,
TRANQUILITY, ADVENTURE
AND SURPRISES...

Peace Pagoda



Pleasure Gardens Fountain



Albert Bridge

200 acres of green and spacious parkland on the banks of the River Thames just waiting to be explored. Battersea Park is full of surprises including a riverside promenade, magnificent fountains, a lake, gardens and trees. Only minutes from the heart of London, this urban oasis is not only home to a range of wildlife, but also to art, sculpture and intriguing curiosities.

THERE ARE SO MANY THINGS TO DO IN THE PARK

Walk through the gardens, past the Peace Pagoda to the river. Visit the Pump House to view the art or drop into the café, visit the playground or the Children's Zoo. Alternatively, enjoy a wide range of sporting activities including athletics, jogging, fishing, rowing, tennis, cycling, boules, football and many others.



Lifestyle photography is indicative only.



Riverside Walk

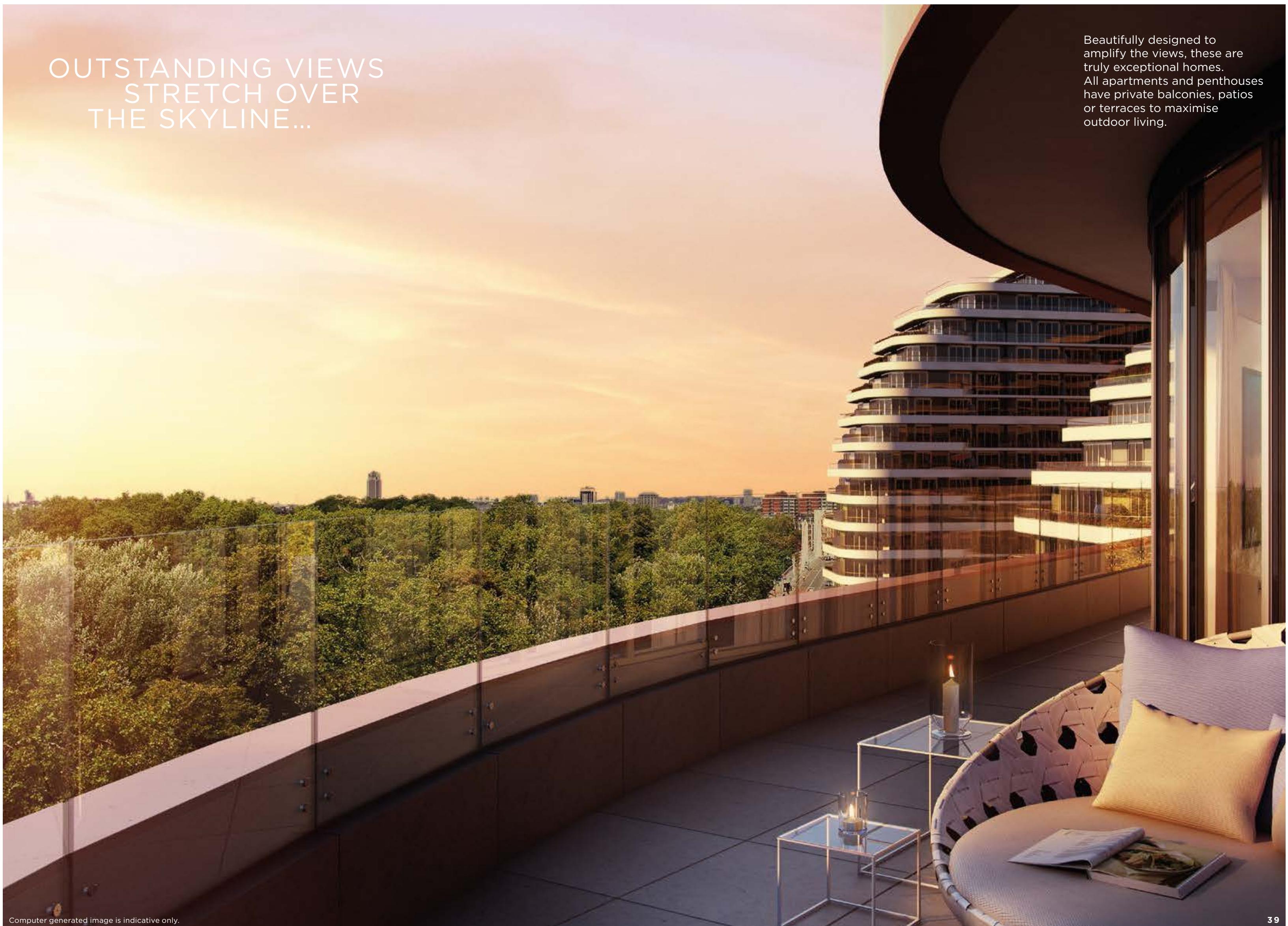


VISTA A NEW SENSE OF PLACE



OUTSTANDING VIEWS
STRETCH OVER
THE SKYLINE...

Beautifully designed to amplify the views, these are truly exceptional homes. All apartments and penthouses have private balconies, patios or terraces to maximise outdoor living.





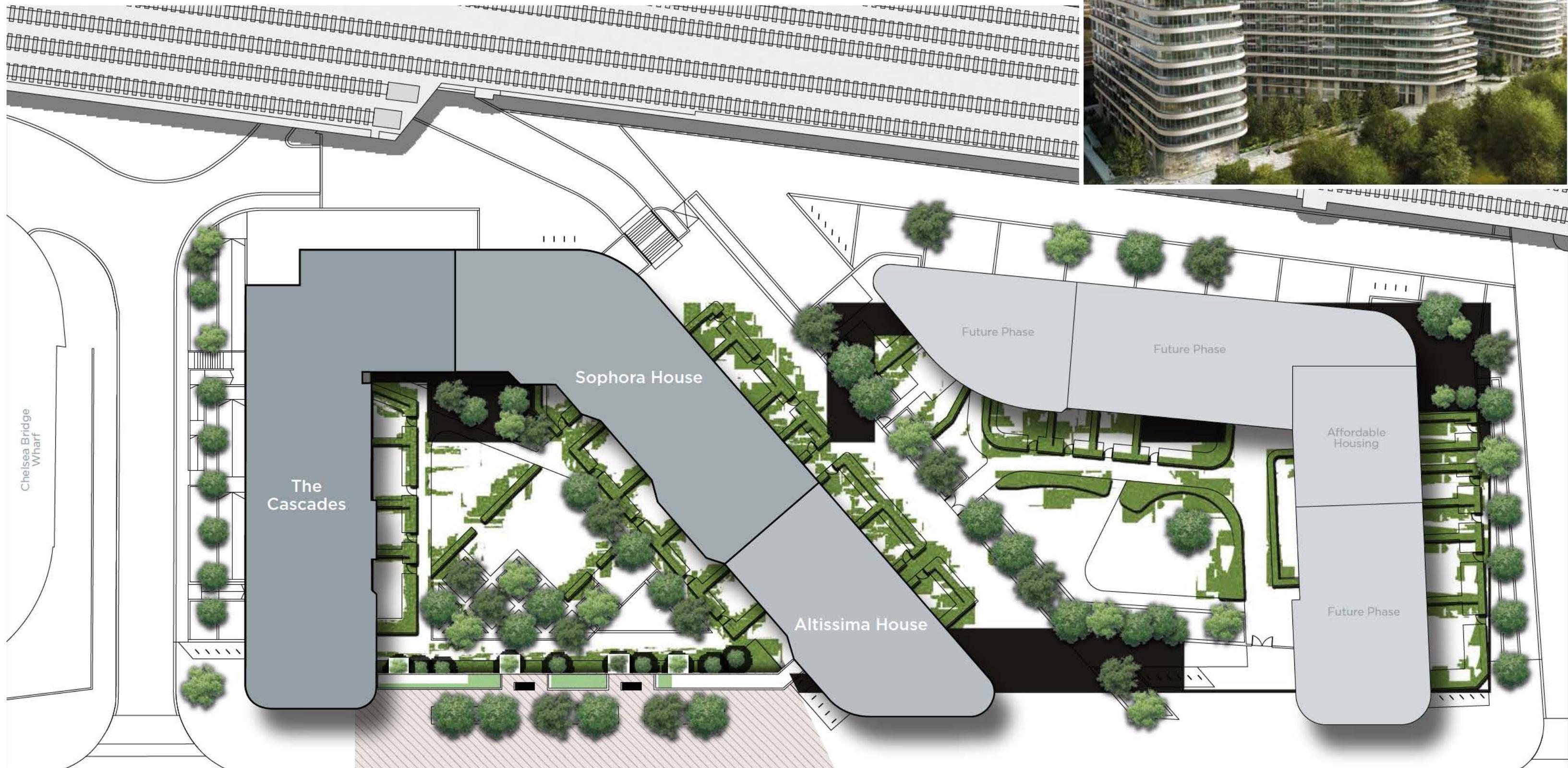
THE DRAMATIC ARCHITECTURE MAKES A STRONG DESIGN STATEMENT

The cascading exterior of the buildings creates a superb feeling of space and light in the apartments while providing outstanding outlooks. The beautifully landscaped sunken garden, enhances the feeling of open space.

Computer generated Images are indicative only.



SITE PLAN



← Chelsea Bridge

Queenstown Road



Map not to scale and is indicative only.
Computer generated image is indicative only.
Affordable Housing boundary as denoted on the site plan, is representative of its ground floor area.





ENJOY AN
EXCLUSIVE
LIFESTYLE





Lifestyle photography is indicative only.

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A WARM WELCOME AND A 24-HOUR CONCIERGE SERVICE

A unique footbridge leads to the welcoming entrance lobby. For your security and to provide complete peace of mind, a dedicated 24-hour concierge service is on hand to respond to residents day-to-day needs.

HEALTH AND WELLBEING: A TOP PRIORITY

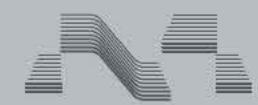
The perfect work life balance.
The fully equipped residents' gym
is the ideal place to work out or
unwind at any time of the day.





LANDSCAPING AND GREEN SPACES

Two stunning gardens, one a sunken courtyard space, the other a landscaped courtyard at street level: beautiful outdoor areas where residents can meet, socialise and enjoy the atmosphere with a cup of coffee or a meal in the proposed forthcoming eateries.



BEAUTIFULLY
DESIGNED
INTERIORS





LUXURY LIVING WITH A FRESH, MODERN TWIST

These light and airy apartments have been expertly planned with exceptional attention to detail. With their magnificent large windows, superb finishes and quality engineered timber flooring, the living areas are truly impressive: beautiful rooms with exquisite views.



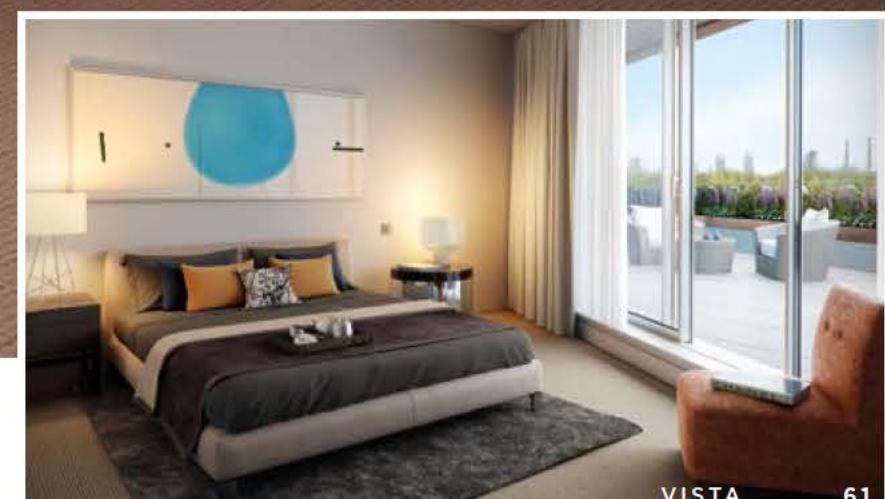
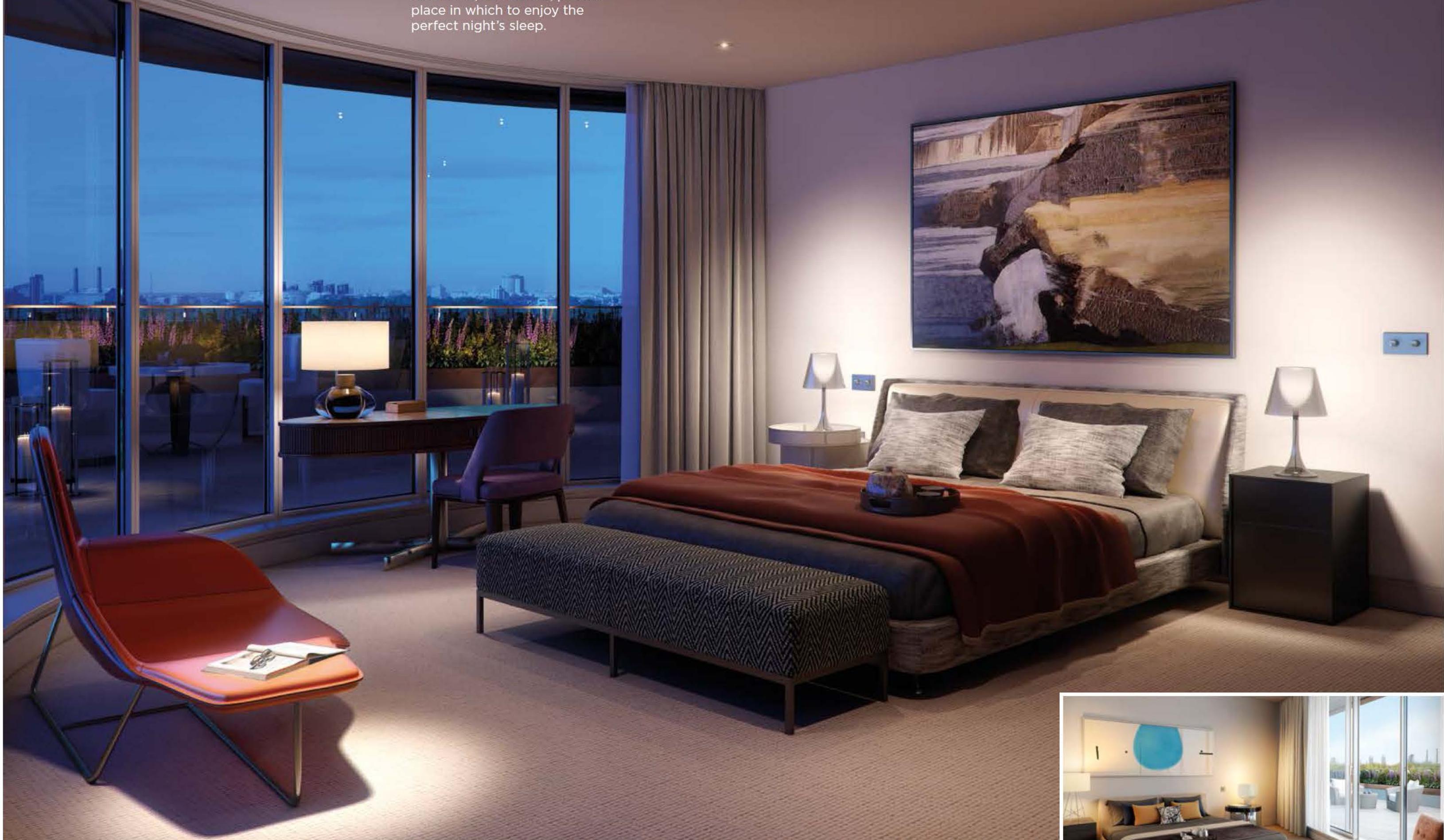
KITCHENS TO MAKE A LASTING IMPRESSION

The living space flows seamlessly through to the kitchen area. Cabinets in subtle satin finishes and beautiful stone work surfaces combine with high quality appliances to create the perfect balance of elegance and practicality.



COMFORT AND PEACE

A fusion of subtle lighting, muted tones and soft carpeting, with spacious fitted wardrobes, the Master Bedroom exudes luxury. Designed for sheer relaxation, a beautiful, private place in which to enjoy the perfect night's sleep.





TRANQUIL BATHROOMS

Offering superb levels of comfort and luxury, these contemporary bathrooms make a design statement of their own. The clean white tiles, polished chrome fittings and bespoke mirrored cabinets are the epitome of modern elegance.

SPECIFICATION

Kitchens

- Individually designed layouts
- Composite stone work surfaces with back painted glass/ mirror splashbacks (options available- subject to cut off dates)
- Stainless steel 1½ bowl undermounted sink and stainless steel mixer tap
- Satin finishes to cabinets with handle-less design, lacquer finishes to island / peninsula unit back panels where applicable (options available - subject to cut-off dates)
- Pull-out pan to selected apartments where appropriate
- Recessed LED ceiling downlighters
- 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)
- Siemens frameless touch control induction hob
- Re-circulating integrated extractor or stainless steel island extractor to suit situation
- Siemens stainless steel multi-function wide oven with Catalytic Converter system
- Siemens stainless steel combination microwave oven
- Integrated fridge / freezer
- Integrated multi-function dishwasher
- Space saving recycling bins

Bathrooms

- Double ended white steel bath with bath filler and removable panel
- Polished chrome pull out handshower to selected baths
- Polished chrome concealed thermostatic mixer / diverter to baths
- Polished chrome concealed ceiling mounted showerhead and frameless clear glass shower screen to selected baths
- Polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and complete handshower set to shower areas of bathrooms / shower rooms
- White shower tray with frameless clear glass panel to suit situation
- White wall hung basin with polished chrome monobloc mixer tap
- Bespoke mirrored cabinets with shelving and socket
- White wall hung WC pan with soft close seat / cover, concealed cistern and dual flush plate

- Shelved niche to shower area where indicated
- Polished chrome finish ladder style thermostatically controlled heated towel rail to bathrooms / shower rooms / cloakrooms
- Large format porcelain tiles to selected walls (options available - subject to cut-off dates)
- Large format porcelain tiles to floors (options available - subject to cut-off dates)
- MVHR extract ventilation to outside
- Recessed LED downlights to bathrooms / shower rooms / cloakrooms
- Accessories include toilet roll holder and robe hook

Electrical Fittings

- Recessed LED downlighters throughout
- Automatic lighting to laundry / services / coats cupboards
- Ambient lighting below bath panel linked to PIR
- 5 amp lighting circuit to principal reception rooms and master bedroom
- Television (terrestrial and satellite) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Polished chrome light switches
- Dimmable light switches where applicable

Heating / Cooling

- Heating and hot water from communal system with metered water / electric supply to all apartments
- Underfloor heating to master en-suite bathroom or family bathroom where applicable
- Comfort cooling / heating to all reception rooms and master bedroom
- Plumbing for washer / dryer within vented utility cupboard

Interior Finishes

- Feature engineered veneer entrance door
- Engineered veneer internal doors
- Satin gloss doors to selected hallways cupboards and to laundry cupboards off bathrooms / shower rooms
- Veneered architraves and painted skirtings/ painted architraves to hallway cupboards
- Interior fittings to laundry / services / coats cupboards to suit situation
- Polished chrome door handles throughout

- Fitted or walk-in wardrobes to master bedrooms, internal fittings include a combination of rails, shelves, drawers and integrated lighting where indicated
- Engineered timber floor finishes to hallways and principal reception rooms (options available - subject to cut-off dates)
- Carpet floor finishes to bedrooms (options available - subject to cut-off date)

Balconies / Terraces

- Glass fronted balconies / terraces
- Timber decking to balconies with external lighting where indicated.
- Paved finishes to terraces with external lighting where indicated
- Paving to gardens of selected apartments

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

- A passenger lift serves each core and all levels (except mezzanine levels to selected individual apartments), direct access to underground parking level from Block C, Cores 3 and 4

Interior Designed Entrance Lobby

- Feature floor and wall finishes
- Feature lighting
- Glass doors to main entrance

Lift Lobbies / Communal Hallways

- Carpet floor finishes and painted walls to podium and levels above.
- Tiled floors and painted walls to car park levels

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.

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.

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.



Proud to be members of the Berkeley Group of companies



Computer generated images are indicative only.

BERKELEY A COMMITMENT TO THE FUTURE



VISION2020

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision2020 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.

SUSTAINABILITY AT VISTA

The new dwellings at Vista will achieve a Code for Sustainable Homes rating of 'Level 4'. The Code for Sustainable Homes is the Government's national standard for the 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 entry level and six stars being exemplar - a 'zero carbon home. The level ratings are based on a broad range of sustainable criteria including energy, ecology, water efficiency, materials, pollution, management and waste.

ENERGY EFFICIENCY

The project performs particularly well from an energy point of view, with a minimum 25% improvement over the Target carbon Emissions Rate (TER) required by the building regulations.

Energy efficient features include:

- High levels of thermal insulation beyond the minimum standards required in the building regulations
- Domestic appliances rated at 'A+' or where not available a minimum of 'B' rating
- Compliant low energy internal lighting
- Energy Display Units providing live information on energy usage will be installed in each dwelling
- Secure internal and external drying spaces

LOW CARBON AND RENEWABLE ENERGY

The dwellings at Vista are designed to achieve significant carbon emission savings through the integration of gas fired CHP (Combined Heat and Power). This CHP unit uses natural gas to fire an engine to produce onsite electricity and the by product is hot water which is used for space heating and domestic hot water purposes.

WATER EFFICIENCY

Water consuming fixtures such as dual flush toilets and aerated taps reduce internal water consumption to 105 litres per person per day.

SUSTAINABLE URBAN DRAINAGE SYSTEMS

The entire development has been designed to reduce the level of storm water leaving the site via piped drainage systems during peak storm conditions. This is achieved through the use of Sustainable Urban Drainage systems (SUDs). These SUDs utilise solutions such as attenuated green areas, planting, permeable surfaces(where possible) and attenuation tanks on site.

RECYCLING

Each apartment will be equipped with appropriately sized recycling storage within the kitchen and the main building refuse stores will be sized to provide adequate facilities to service expected recycling waste volumes.

SUSTAINABLE TRAVEL

- One cycle space per dwelling is provided in secure stores around the development
- Excellent rail and bus lines service the area
- Facility for Electric car charge points on site

LIVING

- Provision has been made in terms of daylight, power and data to facilitate a home office space in the future
- A Home Users Guide will be provided covering both operational issues for the development and it's surroundings
- All dwellings have been design to support the principles of Lifetime Home standards making future adaptation for residents changing needs possible
- Increased levels of daylight is achieved as a result of the extensively glazed facades made possible through the extensive use of Low energy glass
- All units will be provided with private balconies or gardens
- Enhanced sound insulation standards over and above building regulations.



Computer generated image is indicative only.

Contact

+44 (0)20 3053 6900
sales.vista@berkeleyhomes.co.uk
www.vistachelseabridge.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 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. 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. Vista, The Cascades, Sophora House & Altissima are marketing names 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. R185/22CA/0114



Real value in a changing world



Berkeley
Designed for life





WWW.VISTACHELSEABRIDGE.CO.UK

Berkeley
Designed for life