

GOODMANS
FIELDS

LONDON E1

MERANTI HOUSE

Berkeley
Designed for life

Goodman's Fields

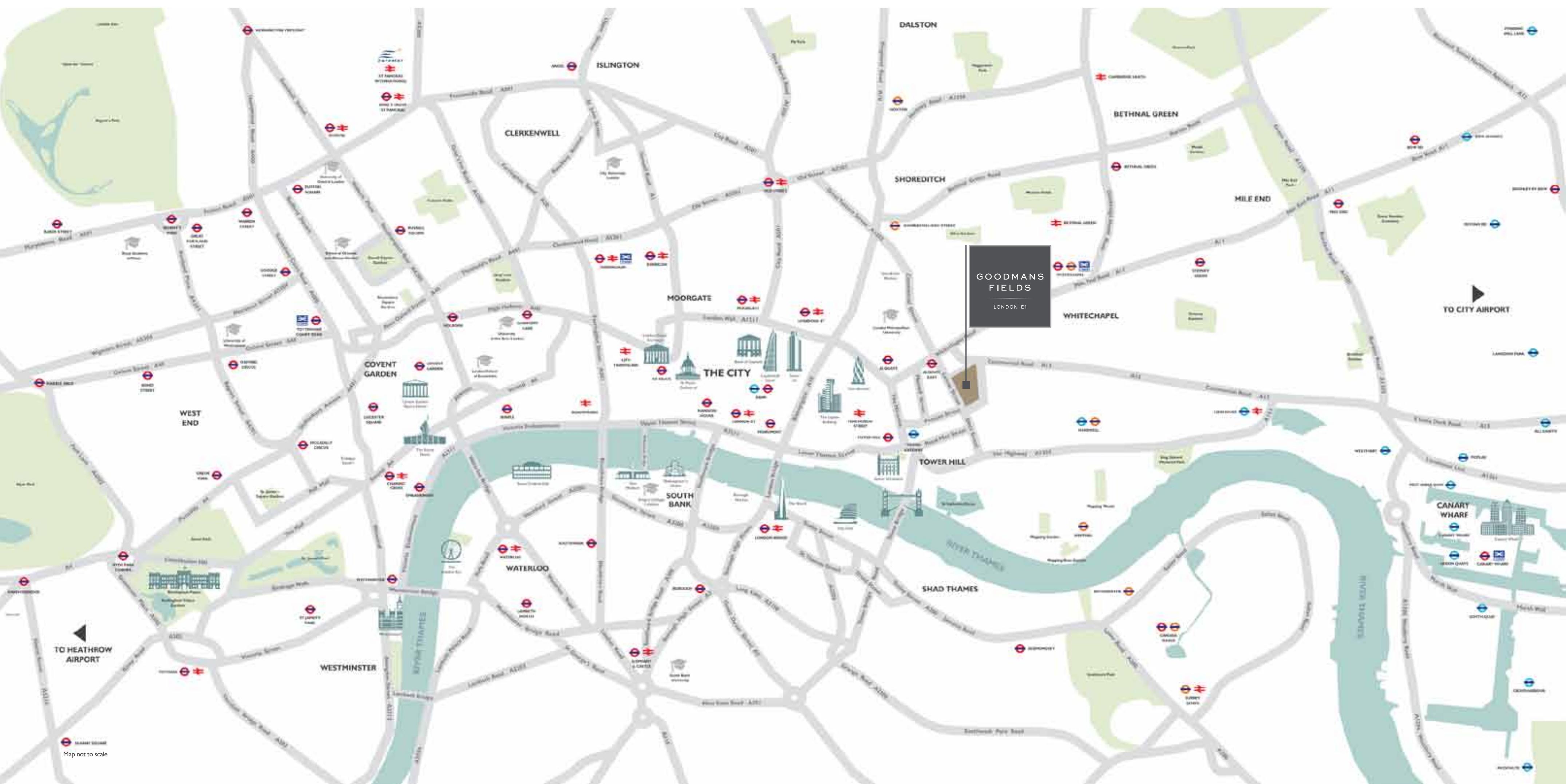
Redefining City Living

Located close to one of the world's leading financial districts and in one of the most cosmopolitan areas of London, contemporary studio, 1, 2 and 3 bedroom apartments are set within seven acres of stunning residential development.

Welcome to Goodman's Fields, a premier development by Berkeley. With many of the City's famous landmarks, extensive transport routes, social and cultural attractions right on your doorstep, an on-site gym, indoor pool and 24-hour concierge desk, it's more than a home, it's the way you've always imagined city living to be.









A place of luxury and unique history

Once a farm belonging to the Minoresses of St Clare and farmed by Trolop and later Goodman, Goodman bought the land, lending his name to the region in the process. Farming continued with Goodman keeping livestock on the land whilst his son let a portion of the fields for grazing horses. With teeming amounts of horses gracing the region throughout history, it's not surprising that these majestic beasts would feature prominently in the design and portrayal of Goodman's Fields. To honour their spirit you'll find them immortalised in a proposed sculpture of galloping horses sited in the main plaza.



Clockwise from left:
An original site map of Goodman's Fields, featuring its surrounding infrastructure and industry.

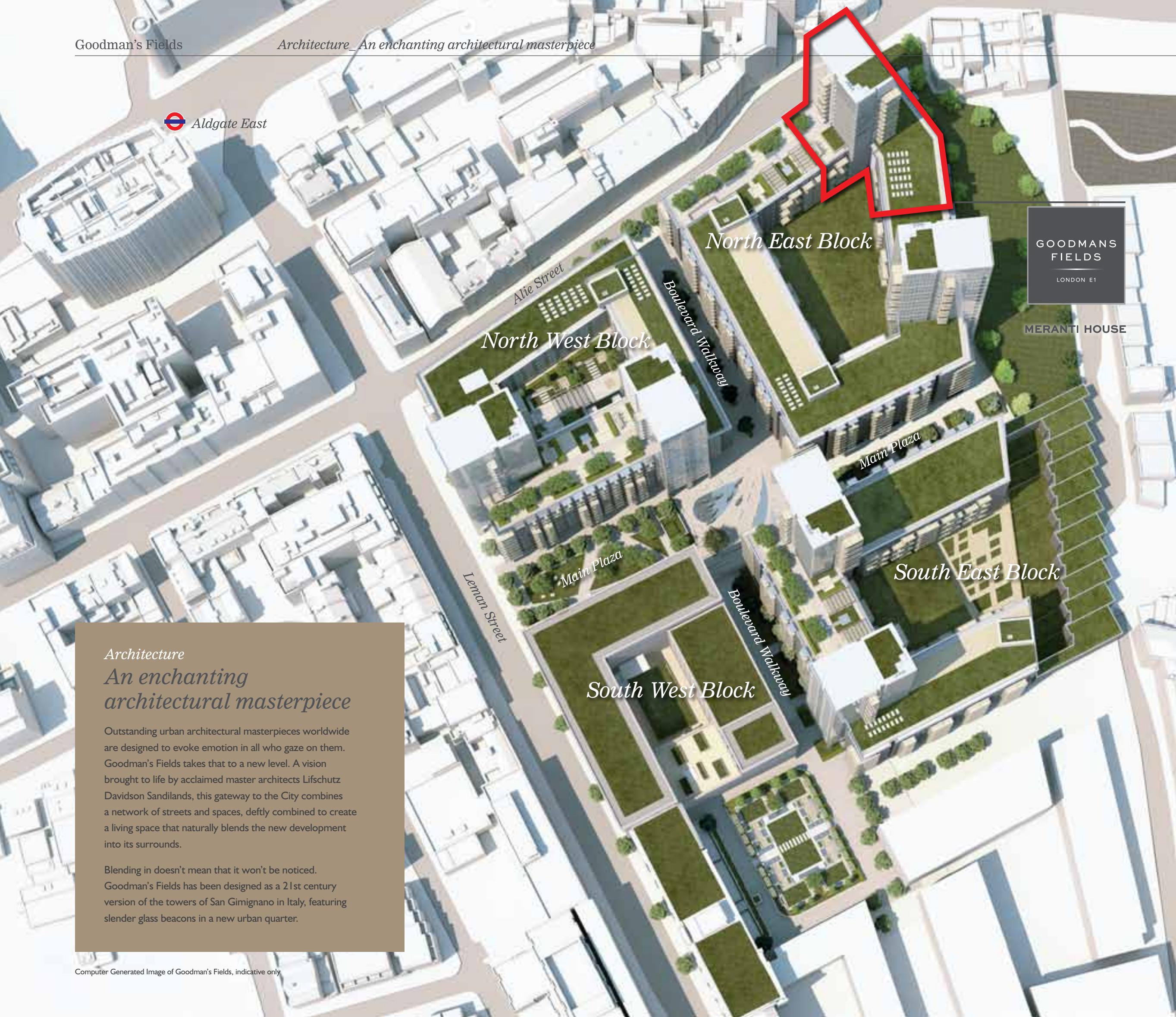
Horses have always featured prominently in London's history throughout the ages.

Pictorial representation of the 1737 shoot-out involving the highwaymen Dick Turpin and 'Captain' Tom King.



*More than just a
place to call home*

Featuring prominently against the backdrop of London's skyline north of the Thames, and offering striking views of the surrounding area's important landmarks, Goodman's Fields has been created for modern and comfortable living. Built on seven acres of land, of which two acres are dedicated to beautiful gardens that offer the perfect retreat, the development is within easy reach of the world's leading global businesses, premier restaurants, theatres and bars.



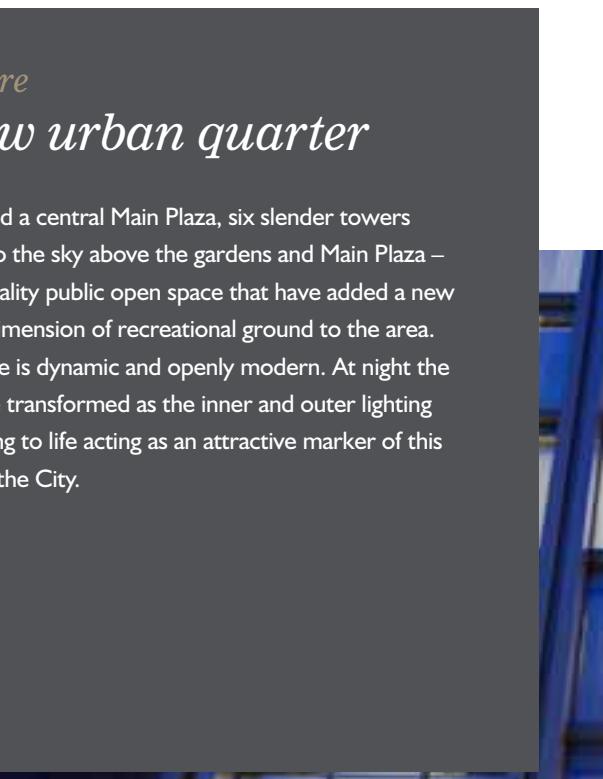
Goodman's Fields represents a new modern urban quarter in the City. With its recognisable front featuring a delicate filigree of aluminium fins which articulate the framing of the glazed balconies, the building expresses a cluster of slender glass beacons for everyone to aspire to live in.

Alex Lifschutz
Lifschutz Davidson Sandilands



**Architecture*****The new urban quarter***

Arranged around a central Main Plaza, six slender towers rise proudly into the sky above the gardens and Main Plaza – areas of high quality public open space that have added a new and welcome dimension of recreational ground to the area. The architecture is dynamic and openly modern. At night the towers become transformed as the inner and outer lighting bring the building to life acting as an attractive marker of this new quarter in the City.

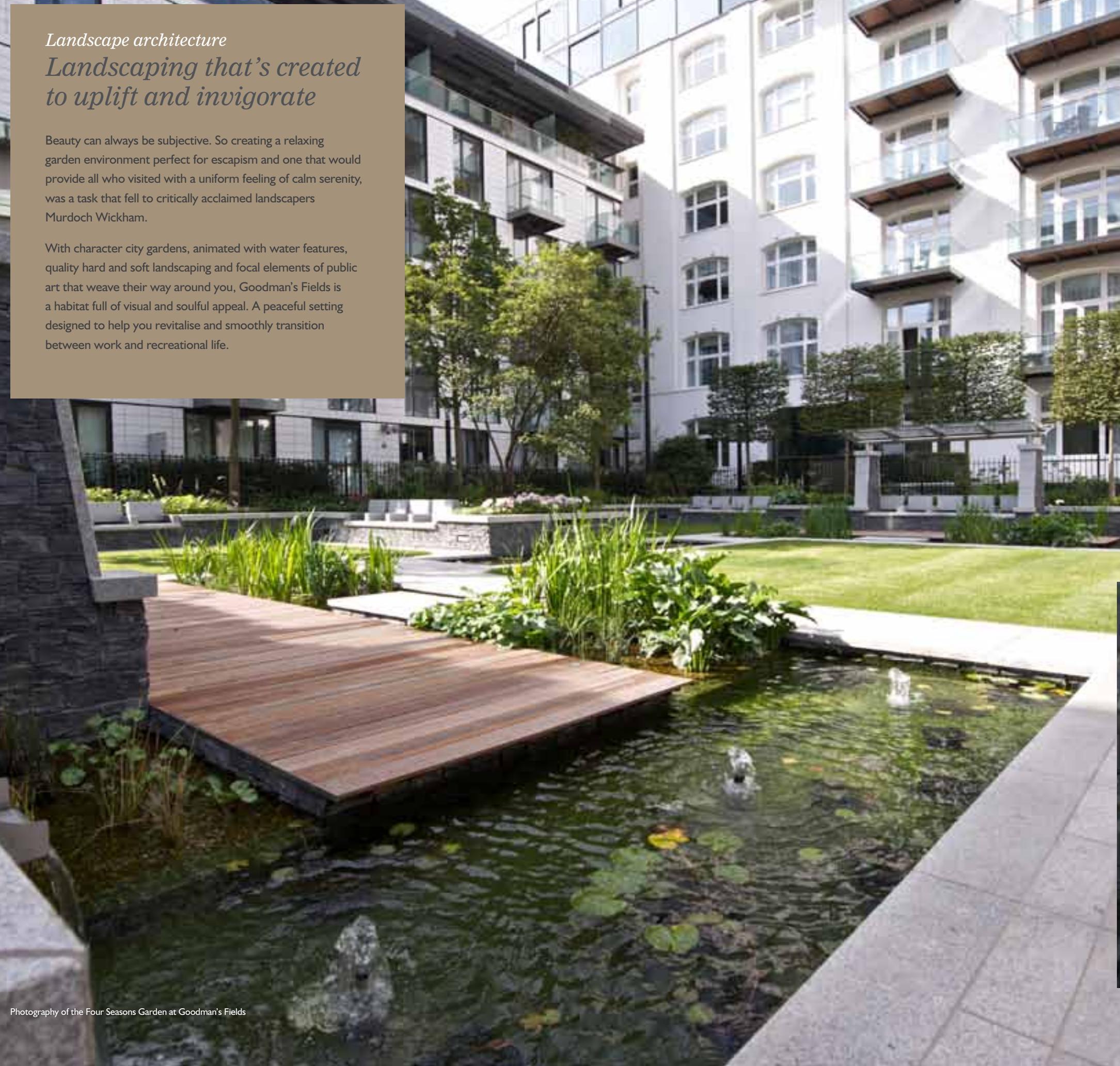


Computer Generated Image of Goodman's Fields, indicative only

*Landscape architecture
Landscaping that's created
to uplift and invigorate*

Beauty can always be subjective. So creating a relaxing garden environment perfect for escapism and one that would provide all who visited with a uniform feeling of calm serenity, was a task that fell to critically acclaimed landscapers Murdoch Wickham.

With character city gardens, animated with water features, quality hard and soft landscaping and focal elements of public art that weave their way around you, Goodman's Fields is a habitat full of visual and soulful appeal. A peaceful setting designed to help you revitalise and smoothly transition between work and recreational life.



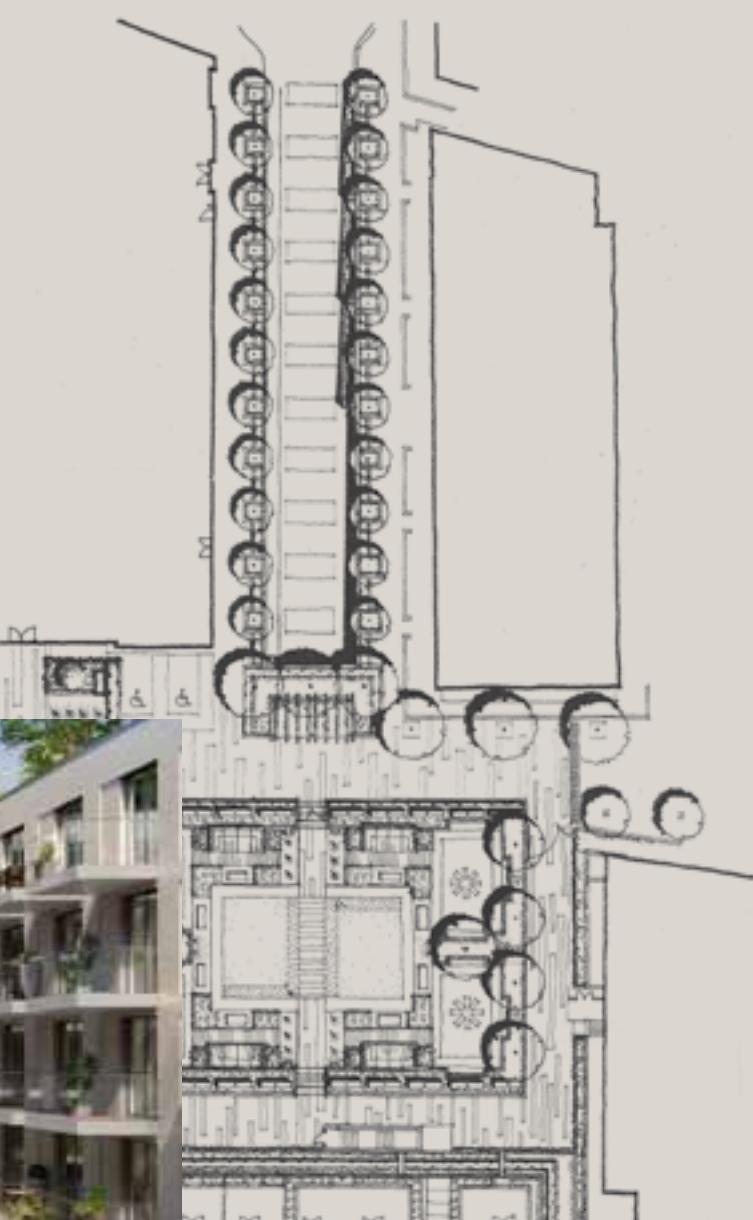
Photography of the Four Seasons Garden at Goodman's Fields

Computer Generated Image of Courtyard Gardens at Goodman's Fields, indicative only



Large high-quality open spaces at Goodman's Fields have been designed to both beautify and complement the make-up of the site, thereby bringing to life a development that inwardly enjoys a sense of togetherness and outwardly reflects a strong expression of its own unique identity.

John Murdoch
Murdoch Wickham



▲ Murdoch Wickham sketch of
Goodman's Fields Four Seasons Garden

Landscape architecture
**Sculptures that depict
a rich heritage**

Depicting a part of the region's history in a way that creates movement, freedom and progression has been magnificently brought to life in a series of sculptures that capture the essence and soul of these magnificent animals.

Calling on his vast experience, Hamish Mackie has produced a range of thoroughbred pieces that embody glorious scenes of yesteryear. Scenarios depicting how horses once roamed and dominated the landscape of Goodman's Fields.



Designed to complement the contemporary architecture of this urban quarter, the sculptures of magnificent equine beasts of yesteryear at play in an unrestricted environment have been designed to draw attention to the region's rich heritage in a static form, but at the same time create a feeling of movement towards the future of unrivalled city living.

Hamish Mackie
Sculptor



▲ Hamish Mackie's initial clay horse macquettes





*Life at Goodman's Fields
Boulevard of dreams*

Arranged around a central Main Plaza that plays host to popular restaurants, bars, a supermarket, pop-up urban art displays and other attractions that make this vibrant region of London so unique and attractive for spending leisure time, Goodman's Fields is perfectly located to make sure that you're always in touch with and immersed in cultural and social events as they unfold around you.



Computer Generated Image of residents' pool area at Goodman's Fields, indicative only

*Life at Goodman's Fields
To good health*

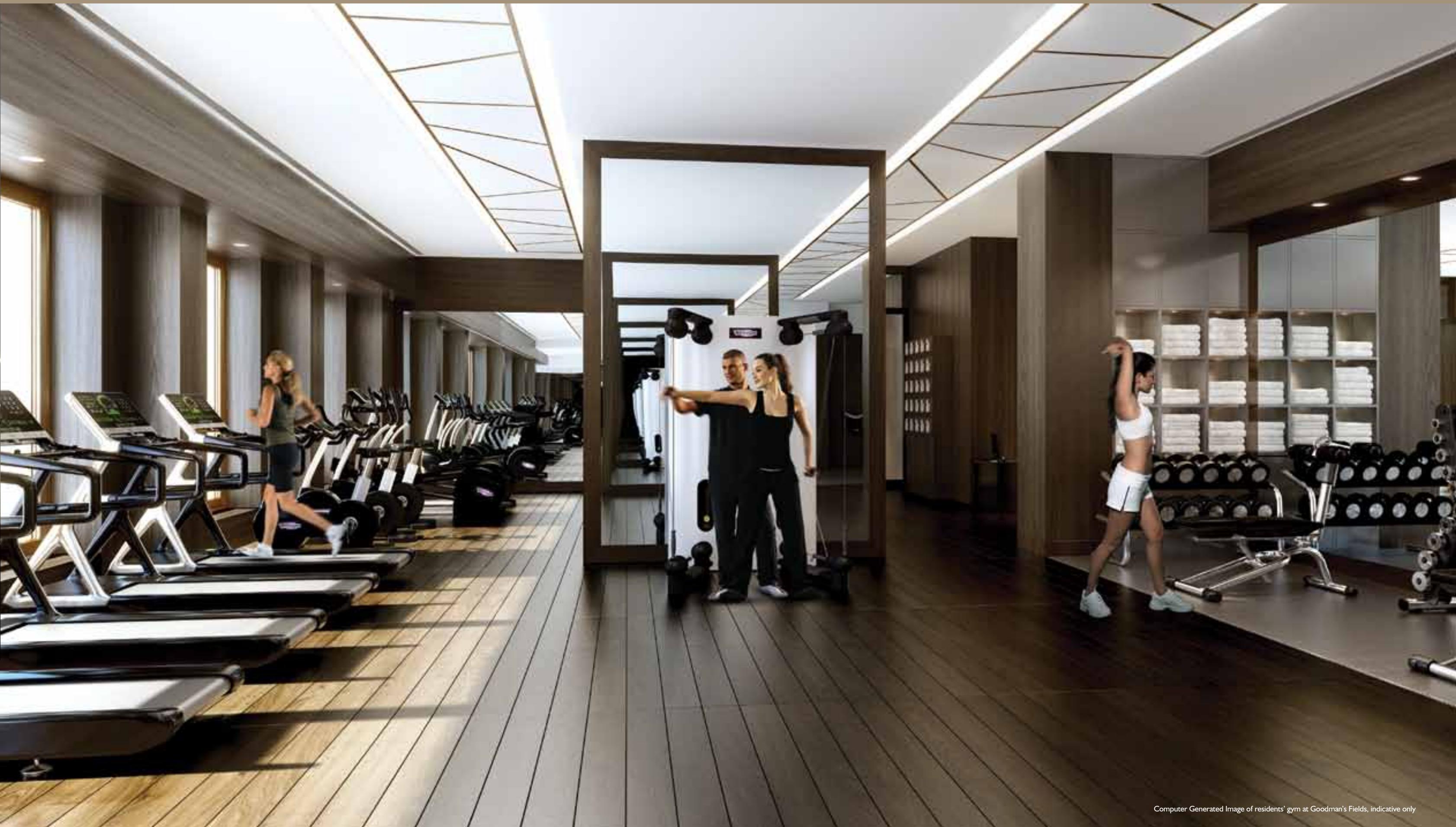
Featuring ambient lighting and heated for all year enjoyment, the pool at Goodman's Fields provides a perfect place to exercise or unwind. If you want to sit back and relax, a whirlpool and ergonomically designed loungers are close by. In addition there is a state-of-the-art, well-equipped modern gym, complete with luxurious changing rooms.

*Life at Goodman's Fields
Energise & relax*

To keep you in shape and totally energised to enjoy the exploits of city life to the fullest, Goodman's Fields provides a fully equipped modern gymnasium with ergonomic equipment that allows you to push your body to its limits. Of course if the requirement is rather to relax, unwind and escape the pressures of the day gone by, the private residents' cinema provides the perfect environment to view movies past and present and drift away in a world of cinematic splendour.



Computer Generated Image of residents' cinema at Goodman's Fields, indicative only

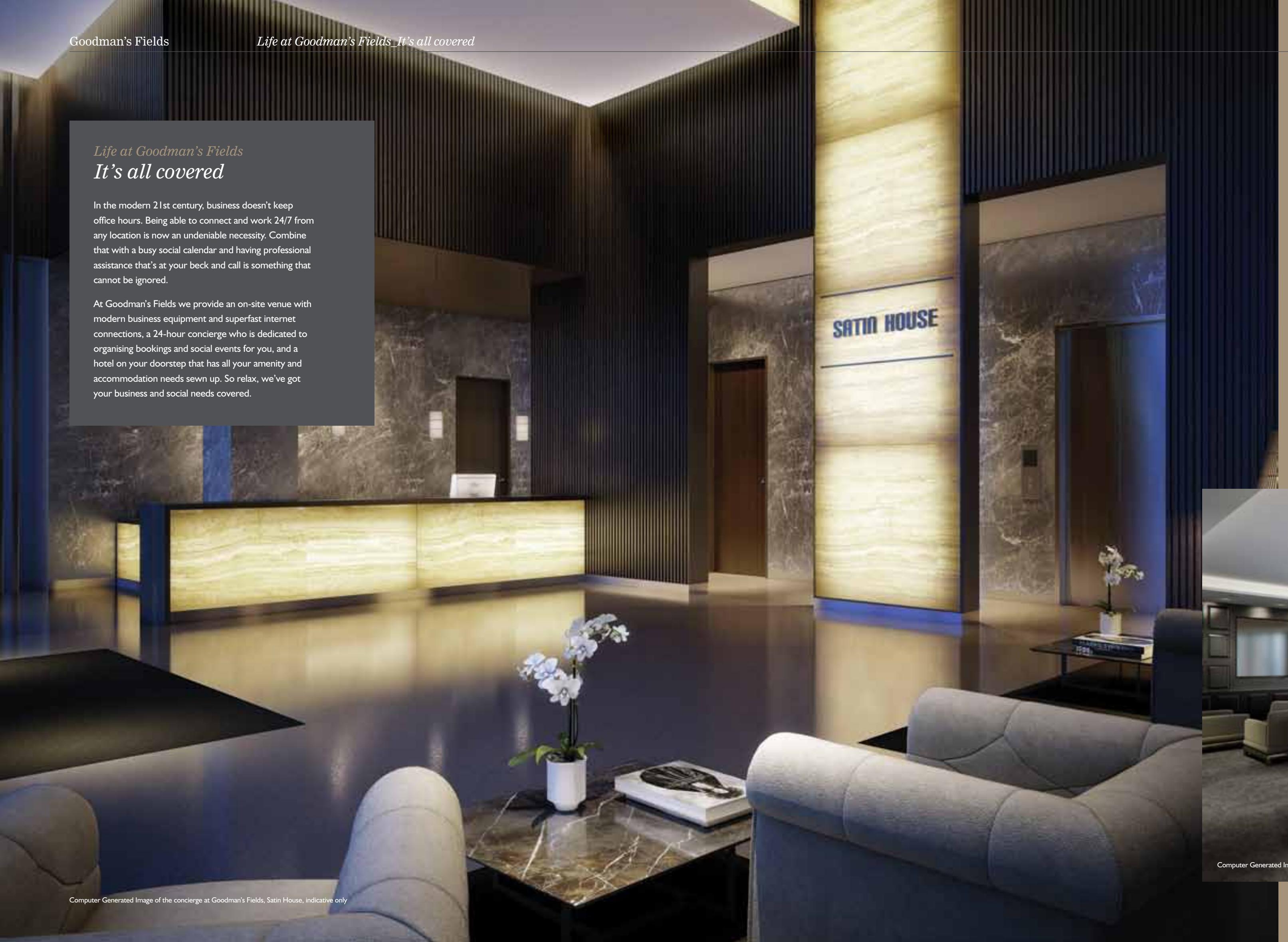


Computer Generated Image of residents' gym at Goodman's Fields, indicative only

Life at Goodman's Fields It's all covered

In the modern 21st century, business doesn't keep office hours. Being able to connect and work 24/7 from any location is now an undeniable necessity. Combine that with a busy social calendar and having professional assistance that's at your beck and call is something that cannot be ignored.

At Goodman's Fields we provide an on-site venue with modern business equipment and superfast internet connections, a 24-hour concierge who is dedicated to organising bookings and social events for you, and a hotel on your doorstep that has all your amenity and accommodation needs sewn up. So relax, we've got your business and social needs covered.



The business lounge

Business never sleeps. Goodman's Fields houses a business lounge that residents can reserve offering fast access broadband, photocopying, printing and other vital services. Situated on the first floor in Silk House, this is the perfect environment to stage an early morning meeting, or put together the finishing touches to a crucially important presentation.

The 24-hour concierge

Open 24 hours a day, 7 days a week and manned by full-time personnel, the concierge desk is conveniently located for you to quickly stop by and request the booking of theatre tickets, dinner reservations or a chauffeur driven service to get you to the airport and anything else you might need.

The hotel

250 room hotel conveniently located at Goodman's Fields for your friends, family and business colleagues to stay locally.



Computer Generated Image of the business lounge at Goodman's Fields, indicative only



Computer Generated Image of a typical 3 bed apartment living area at Goodman's Fields, indicative only



In developing a concept design for Goodman's Fields the aim was to create inspirational lifestyle and provide outstanding homes within this high profile development.

Una Barac
Scott Brownrigg



Interior design Spaces to inspire

With a proven track record of designing stunning interiors at some of London's most sought after addresses, award-winning international design practice Scott Brownrigg, were a perfect choice to design the interiors for luxurious city living at Goodman's Fields.

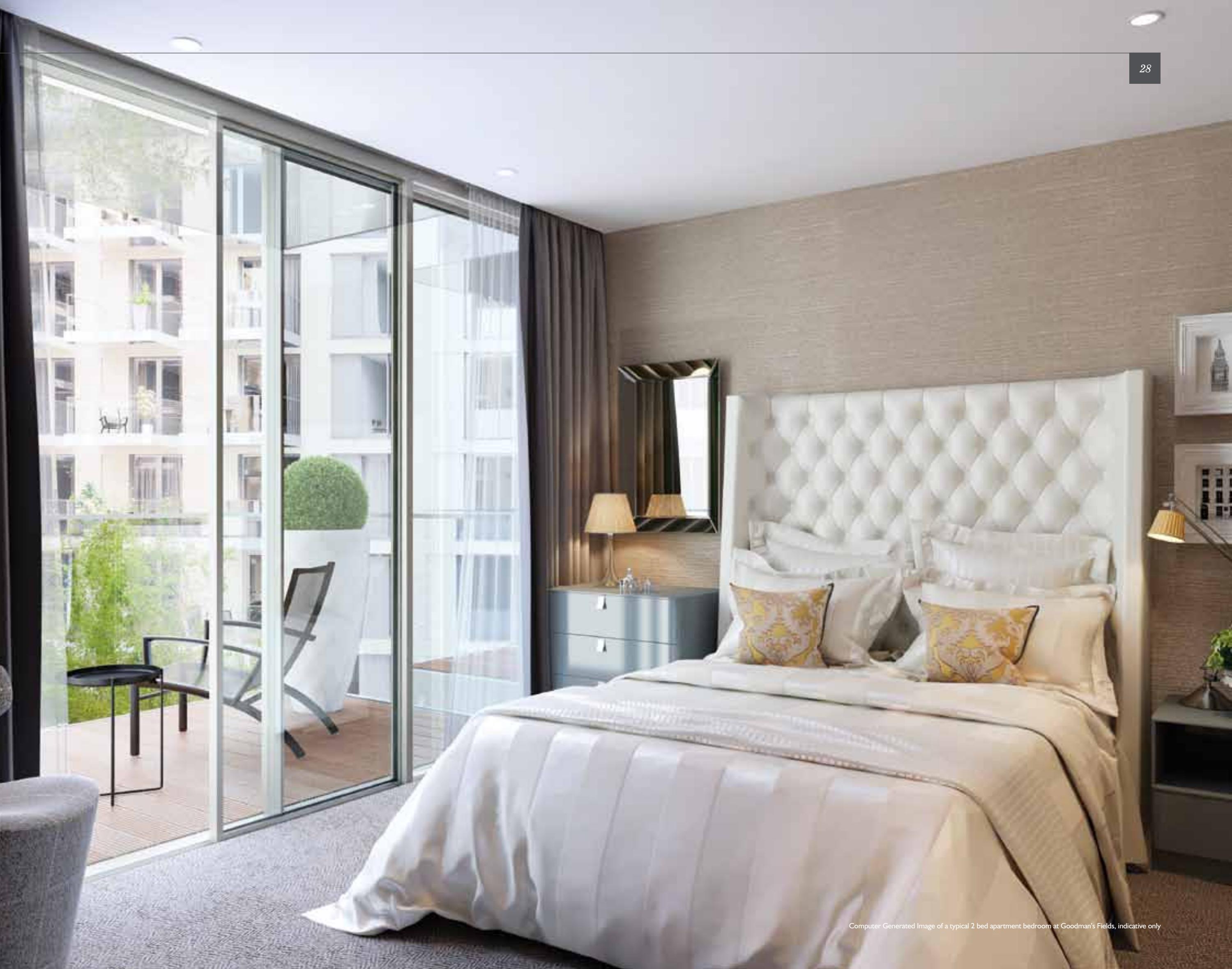
This has been delivered by sumptuously muted tones and defined palettes used to accentuate the light filled spaces creating relaxing rooms to live in. The considered design approach lightens and lifts the space. This is the epitome of modern open plan living. Creating an environment that makes relaxing and entertaining a real pleasure.

Interior design
Touches of quality

Every detail is considered in these beautifully designed contemporary apartments, with light, spacious and airy dressing areas, wall-to-wall carpeting and floor-to-ceiling glass sliding doors offering striking views and easy access to the balcony, the bedrooms blend comfort and practicality together perfectly.



Computer Generated Image of a typical dressing area at Goodman's Fields, indicative only



Computer Generated Image of a typical 2 bed apartment bedroom at Goodman's Fields, indicative only



Computer Generated Image of a typical 4 piece bathroom at Goodman's Fields, indicative only

Sleek and luxurious bathrooms with double-ended baths, tiled wet room shower with sliding glass enclosure, composite stone top vanity unit with integral lighting mirror complete with storage unit behind.

The spacious shower rooms include a tiled wet room shower with frameless glass screen, inline panel and door, a wall-hung WC with soft close seat and dual-flush as well as large format porcelain wall and floor tiles.

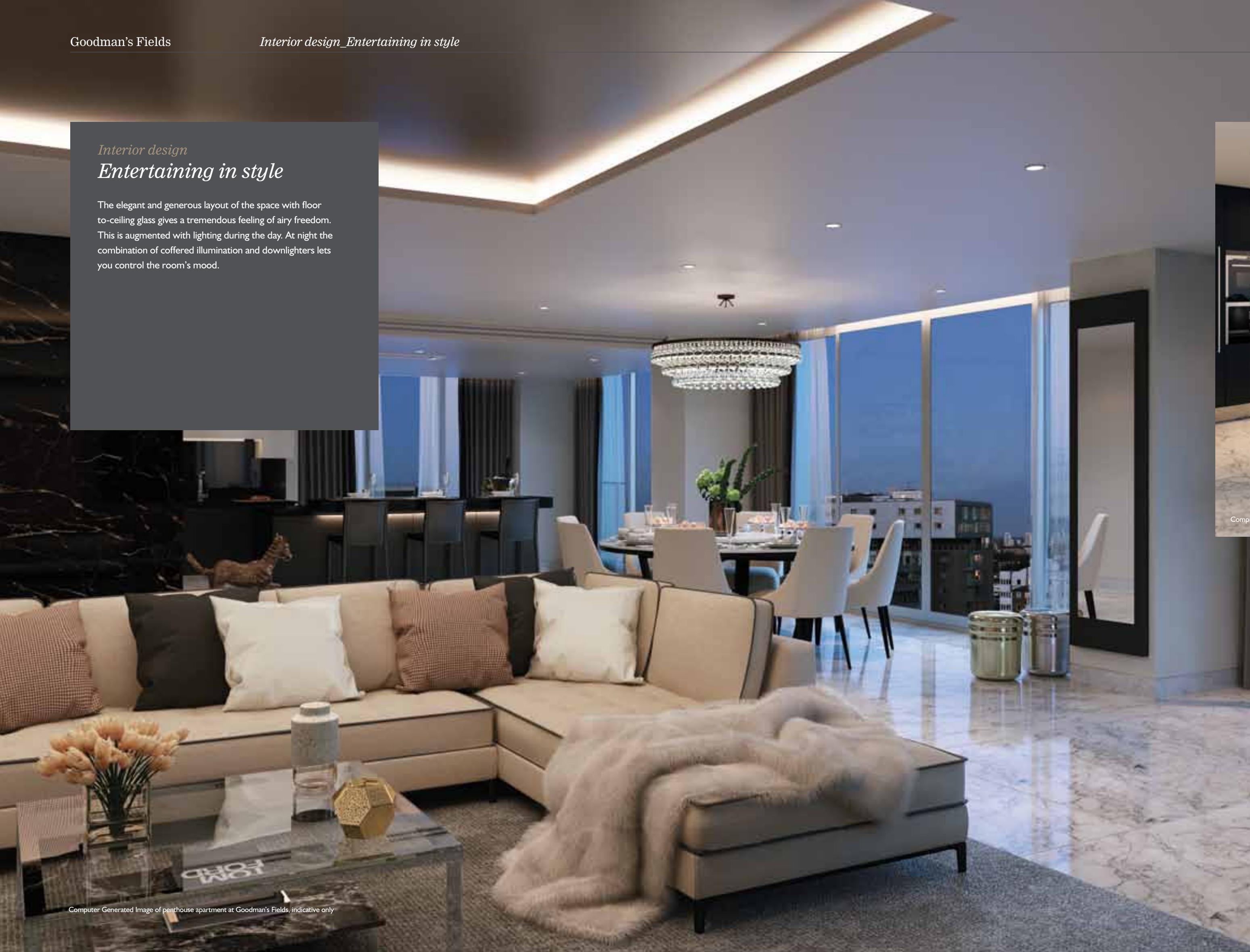
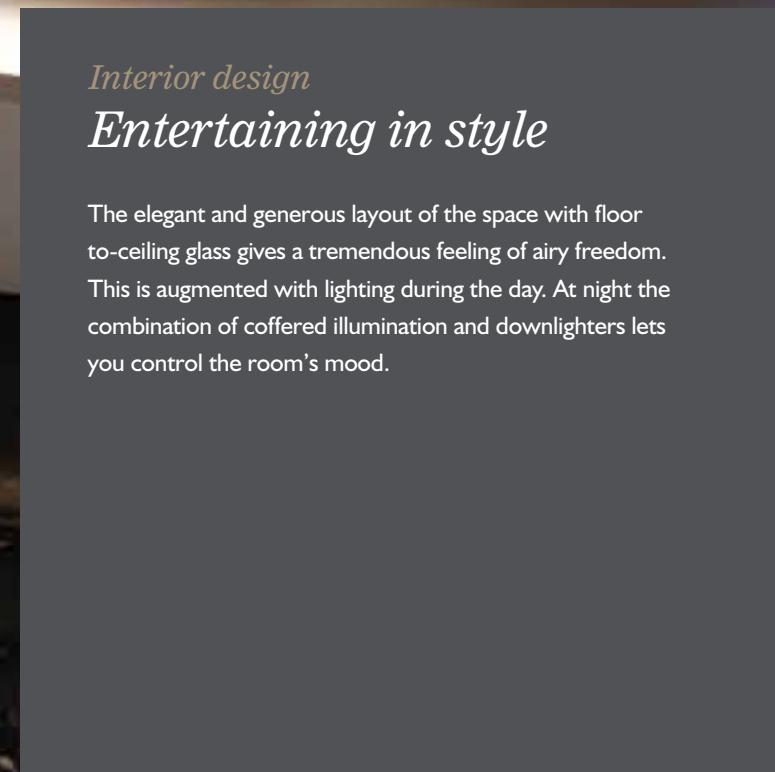


Computer Generated Image of a typical 3 piece shower room at Goodman's Fields, indicative only



*Interior design
The living is easy*

Complete with engineered oak floors that give this kitchen/living area that warm appeal, time can be spent at the breakfast table reading over the morning paper, or simply relaxing and taking in the stunning views of London.



Computer Generated Image of penthouse apartment at Goodman's Fields, indicative only



Computer Generated Image of penthouse apartment at Goodman's Fields, indicative only



Computer Generated Image of penthouse apartment at Goodman's Fields, indicative only

Now that's entertainment

Living a life less ordinary drives modern city dwellers, with many seeking out alternative dining experiences, dramatic and larger than life stage productions, as well as art and cultural displays that ask questions whilst drawing them effortlessly into a world of wonder.

To answer this calling, Goodman's Fields is strategically positioned in a metropolitan area of London that provides all these attractions, many on your doorstep. Explore a side of life where the world's greatest Michelin starred restaurants, gastronomic pubs and cultural, artistic and historic landmarks are set to provide a host of wonderful and unforgettable experiences.





	Underground from Aldgate* / Aldgate East**
	Car from Goodman's Fields**
	Walking from Goodman's Fields**
	DLR From Tower Gateway*
	Cycling from Goodman's Fields*
	River Bus from Tower Millennium Pier*

	Underground from Aldgate* / Aldgate East**
	Car from Goodman's Fields**
	Walking from Goodman's Fields**
	DLR From Tower Gateway*
	Cycling from Goodman's Fields*
	River Bus from Tower Millennium Pier*



* Source: tfl.gov.uk

** Source: maps.google.co.uk # Departs from Aldgate East

All times, excluding car travel, are based on travelling at 7.30am on a weekday. Sources: tfl.gov.uk, and Google maps



University of the *
Arts London * *
London College * *
of Fashion *



Imperial College
London



An educated decision

Goodman's Fields is located within close proximity to various centres for higher learning. Within easy commuting distance from world-renowned Universities and Colleges including the University of Westminster, London University of Arts, King's College and Imperial College London.

It is also situated within the catchment area of some of London's most highly regarded schools, which are listed as 'outstanding' by Ofsted.

London Universities & Colleges

London Metropolitan University	0.3 miles
London Southbank University	2.0 miles
Queen Mary University of London	2.0 miles
London School of Economics	2.2 miles
King's College London	2.3 miles
City University London	2.3 miles
London University of Arts	2.4 miles
School of Oriental & African Studies	3.0 miles
University College London	3.9 miles
University of Westminster	4.1 miles
Royal Academy of Music	4.8 miles
Imperial College London	5.1 miles

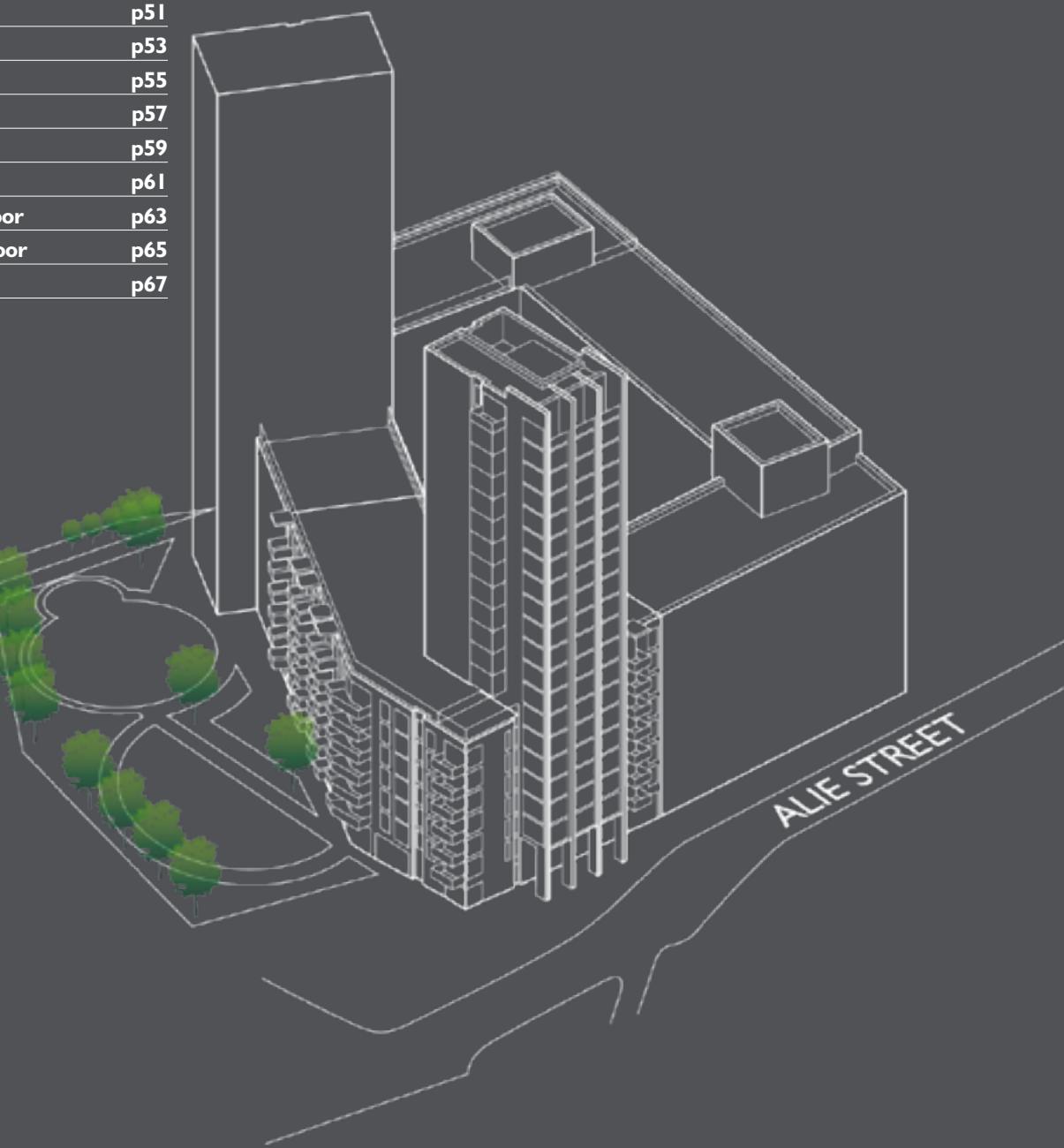
Local schools

St Paul's Whitechapel CE Primary School	0.4 miles
Sir John Cass' Foundation Primary School	0.4 miles
Mulberry School for Girls	0.7 miles
Blue Gate Fields Junior School	0.9 miles
St Paul's Cathedral School	1.3 miles
The City of London School	1.4 miles
St Michaels R C Secondary School	1.6 miles
Charterhouse Square	1.7 miles

Floor plans

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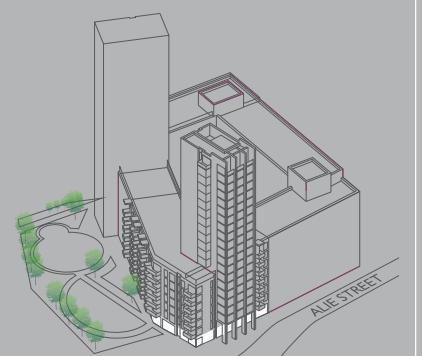
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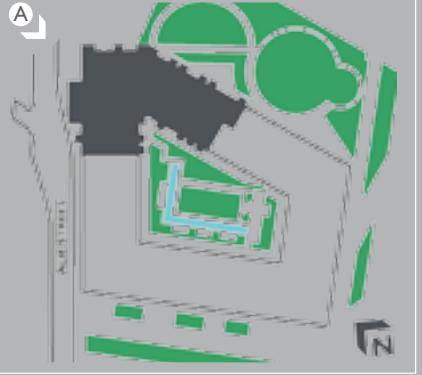


Ground floor

A South West elevation



Site plan



Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and are measured in accordance with RICS Code of Measuring Practice. Internal wall thicknesses and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

■ Subject to planning.

Studio apartment

I bed apartment

2 bed apartment

Apt. 121 120.4 sq.m 1295 sq.ft

Apartment Area 95 sq.m 1022 sq.ft
Balcony/Terrace Area 25.4 sq.m 273 sq.ft
 Living Room/Dining 5.64m x 4.54m 18'6" x 14'11"
 Kitchen 3.14m x 2.90m 10'4" x 9'6"
 Master Bedroom 4.25m x 3.30m 13'11" x 10'10"
 Bedroom 2 5.24m x 2.76m 17'2" x 9'1"

Apt. 122 63 sq.m 678 sq.ft

Apartment Area 48 sq.m 517 sq.ft
Balcony/Terrace Area 15 sq.m 161 sq.ft
 Living Room/Dining 5.18m x 3.49m 16'11" x 11'5"
 Kitchen Inc above Inc above
 Bedroom 3.05m x 3.04m 10'0" x 9'11"

Apt. 123 92.4 sq.m 994 sq.ft

Apartment Area 87 sq.m 936 sq.ft
Balcony/Terrace Area 5.4 sq.m 58 sq.ft
 Living Room/Dining 3.67m x 3.63m 12'1" x 11'11"
 Kitchen 4.27m x 2.57m 14'0" x 8'5"
 Master Bedroom 3.46m x 3.18m 11'4" x 10'5"
 Bedroom 2 3.32m x 3.05m 10'11" x 10'0"

Apt. 124 87.5 sq.m 941 sq.ft

Apartment Area 79 sq.m 850 sq.ft
Balcony/Terrace Area 8.5 sq.m 91 sq.ft
 Living Room/Dining 4.46m x 4.00m 14'7" x 13'1"
 Kitchen 3.16m x 1.83m 10'4" x 6'0"
 Master Bedroom 3.81m x 3.20m 12'6" x 10'6"
 Bedroom 2 3.49m x 3.16m 11'5" x 10'4"

Apt. 125 63.4 sq.m 682 sq.ft

Apartment Area 58 sq.m 624 sq.ft
Balcony/Terrace Area 5.4 sq.m 58 sq.ft
 Living Room/Dining 5.01m x 3.75m 16'5" x 12'4"
 Kitchen 2.73m x 2.65m 9'0" x 8'8"
 Bedroom 3.79m x 3.63m 12'5" x 11'11"

Apt. 126 109.4 sq.m 1178 sq.ft

Apartment Area 91 sq.m 980 sq.ft
Balcony/Terrace Area 18.4 sq.m 198 sq.ft
 Living Room/Dining 6.79m x 4.08m 22'3" x 13'5"
 Kitchen 3.65m x 2.63m 12'0" x 8'8"
 Master Bedroom 3.35m x 3.26m 11'0" x 10'8"
 Bedroom 2 3.61m x 3.48m 11'10" x 11'5"

Apt. 127 89.7 sq.m 965 sq.ft

Apartment Area 79 sq.m 850 sq.ft
Balcony/Terrace Area 10.7 sq.m 115 sq.ft
 Living Room/Dining 5.02m x 3.79m 16'5" x 12'5"
 Kitchen 2.84m x 2.28m 9'3" x 7'5"
 Master Bedroom 3.31m x 3.17m 10'10" x 10'4"
 Bedroom 2 3.65m x 3.23m 11'1" x 10'7"

Apt. 128 58.4 sq.m 628 sq.ft

Apartment Area 53 sq.m 570 sq.ft
Balcony/Terrace Area 5.4 sq.m 58 sq.ft
 Living Room/Dining 4.40m x 3.58m 14'5" x 11'9"
 Kitchen 2.78m x 2.50m 9'1" x 8'2"
 Bedroom 3.65m x 3.39m 12'0" x 11'1"

Apt. 129 54.4 sq.m 586 sq.ft

Apartment Area 41 sq.m 441 sq.ft
Balcony/Terrace Area 13.4 sq.m 145 sq.ft
 Living Room/Dining 4.40m x 3.58m 14'5" x 11'9"
 Kitchen Inc above Inc above
 Bedroom 3.40m x 3.17m 11'2" x 10'5"

Apt. 130 112.2 sq.m 1207 sq.ft

Apartment Area 80 sq.m 861 sq.ft
Balcony/Terrace Area 32.2 sq.m 346 sq.ft
 Living Room/Dining 5.09m x 3.75m 16'8" x 12'3"
 Kitchen 2.50m x 2.45m 8'3" x 8'0"
 Master Bedroom 3.30m x 3.13m 10'10" x 10'3"
 Bedroom 2 3.03m x 3.47m 9'11" x 11'5"

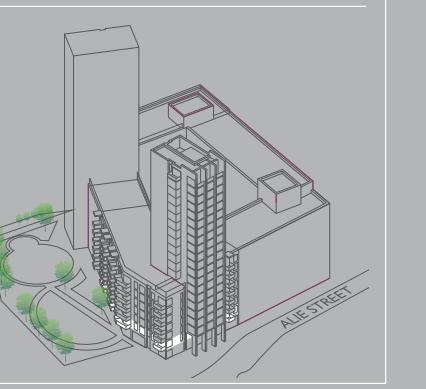
Apt. 131 73.4 sq.m 790 sq.ft

Apartment Area 59 sq.m 635 sq.ft
Balcony/Terrace Area 14.4 sq.m 155 sq.ft
 Living Room/Dining 5.10m x 3.30m 16'9" x 10'10"
 Kitchen 2.99m x 2.30m 9'10" x 7'7"
 Bedroom 4.58m x 4.52m 15'0" x 14'10"

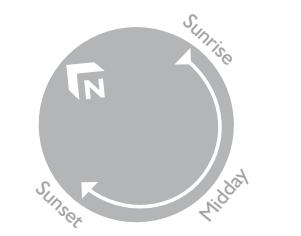
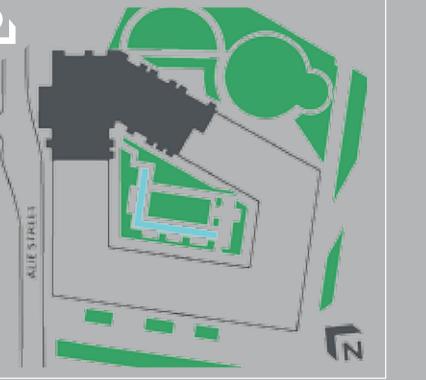


First floor apartments

A South West elevation



Site plan



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 ■ Subject to planning.

Studio apartment 1 bed apartment

2 bed apartment

Apt. 424 & 524 104.2 sq.m 1121 sq.ft

Apartment Area 95 sq.m 1022 sq.ft
Balcony/Terrace Area 9.2 sq.m 99 sq.ft
 Living Room/Dining 5.64m x 4.54m 18'6" x 14'11"
 Kitchen 3.14m x 2.90m 10'4" x 9'6"
 Master Bedroom 4.25m x 3.30m 13'11" x 10'10"
 Bedroom 2 5.24m x 2.76m 17'2" x 9'1"

Apt. 425 & 525 102.7 sq.m 1105 sq.ft

Apartment Area 92 sq.m 990 sq.ft
Balcony/Terrace Area 10.7 sq.m 115 sq.ft
 Living Room/Dining 4.86m x 3.43m 15'11" x 11'3"
 Kitchen 2.25m x 2.16m 7'5" x 7'1"
 Master Bedroom 3.70m x 3.40m 12'1" x 11'1"
 Bedroom 2 3.70m x 3.50m 12'1" x 11'5"

Apt. 426 & 526 101.4 sq.m 1091 sq.ft

Apartment Area 96 sq.m 1033 sq.ft
Balcony/Terrace Area 5.4 sq.m 58 sq.ft
 Living Room/Dining 5.44m x 3.71m 17'10" x 12'2"
 Kitchen 3.00m x 1.96m 9'10" x 6'5"
 Master Bedroom 4.15m x 3.81m 13'8" x 12'6"
 Bedroom 2 4.23m x 2.97m 13'10" x 9'9"

Apt. 427 & 527 48 sq.m 517 sq.ft

Apartment Area 48 sq.m 517 sq.ft
 Living Room/Dining 4.70m x 3.90m 15'5" x 12'9"
 Kitchen Inc above Inc above
 Bedroom 3.62m x 2.92m 11'10" x 9'7"

Apt. 428 & 528 65 sq.m 700 sq.ft

Apartment Area 65 sq.m 700 sq.ft
 Living Room/Dining 4.90m x 4.30m 16'3" x 14'1"
 Kitchen 3.00m x 2.20m 9'10" x 7'2"
 Bedroom 5.20m x 3.15m 17'1" x 10'3"

Apt. 429 & 529 54.5 sq.m 586 sq.ft

Apartment Area 46 sq.m 495 sq.ft
Balcony/Terrace Area 8.5 sq.m 91 sq.ft
 Living Room/Dining/
 Bedroom 6.14m x 5.05m 20'1" x 16'6"
 Kitchen Inc above Inc above

Apt. 430 & 530 87.2 sq.m 938 sq.ft

Apartment Area 74 sq.m 796 sq.ft
Balcony/Terrace Area 13.2 sq.m 142 sq.ft
 Living Room/Dining 5.45m x 3.54m 17'11" x 11'7"
 Kitchen 2.50m x 2.30m 8'2" x 7'6"
 Master Bedroom 4.44m x 3.15m 14'6" x 10'4"
 Bedroom 2 3.68m x 3.05m 12'1" x 10'0"

Apt. 431 & 531 85.5 sq.m 921 sq.ft

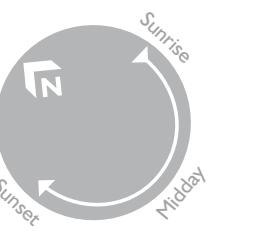
Apartment Area 74 sq.m 797 sq.ft
Balcony/Terrace Area 11.5 sq.m 124 sq.ft
 Living Room/Dining 5.43m x 3.34m 17'10" x 11'0"
 Kitchen 2.92m x 1.97m 9'7" x 6'5"
 Master Bedroom 3.02m x 3.02m 9'11" x 9'11"
 Bedroom 2 3.60m x 3.54m 11'10" x 11'7"

Apt. 432 & 532 89.7 sq.m 965 sq.ft

Apartment Area 79 sq.m 850 sq.ft
Balcony/Terrace Area 10.7 sq.m 115 sq.ft
 Living Room/Dining 5.02m x 3.79m 16'5" x 12'5"
 Kitchen 2.84m x 2.28m 9'3" x 7'5"
 Master Bedroom 3.31m x 3.17m 10'10" x 10'4"
 Bedroom 2 3.65m x 3.23m 11'1" x 10'7"

Apt. 433 & 533 58.4 sq.m 628 sq.ft

Apartment Area 53 sq.m 570 sq.ft
Balcony/Terrace Area 5.4 sq.m 58 sq.ft
 Living Room/Dining 4.40m x 3.58m 14'5" x 11'9"
 Kitchen 2.78m x 2.50m 9'1" x 8'2"
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Fourth to Fifth floor apartments



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 ■ Subject to planning.

Studio apartment 1 bed apartment

2 bed apartment 3 bed apartment

Apt. 624 104.2 sq.m 1121 sq.ft

Apartment Area 95 sq.m 1022 sq.ft
Balcony/Terrace Area 9.2 sq.m 99 sq.ft
Living Room/Dining 5.64m x 4.54m 18'6" x 14'11"
Kitchen 3.14m x 2.90m 10'4" x 9'6"
Master Bedroom 4.25m x 3.30m 13'11" x 10'10"
Bedroom 2 5.24m x 2.76m 17'2" x 9'1"

Apt. 625 102.7 sq.m 1105 sq.ft

Apartment Area 92 sq.m 990 sq.ft
Balcony/Terrace Area 10.7 sq.m 115 sq.ft
Living Room/Dining 4.86m x 3.43m 15'11" x 11'3"
Kitchen 2.25m x 2.16m 7'5" x 7'1"
Master Bedroom 3.70m x 3.40m 12'1" x 11'1"
Bedroom 2 3.70m x 3.50m 12'1" x 11'5"

Apt. 626 101.4 sq.m 1091 sq.ft

Apartment Area 96 sq.m 1033 sq.ft
Balcony/Terrace Area 5.4 sq.m 58 sq.ft
Living Room/Dining 5.44m x 3.71m 17'10" x 12'2"
Kitchen 3.00m x 1.96m 9'10" x 6'5"
Master Bedroom 4.15m x 3.81m 13'8" x 12'6"
Bedroom 2 4.23m x 2.97m 13'10" x 9'9"

Apt. 627 48 sq.m 517 sq.ft

Apartment Area 48 sq.m 517 sq.ft
Living Room/Dining 4.70m x 3.90m 15'5" x 12'9"
Kitchen Inc above Inc above
Bedroom 3.62m x 2.92m 11'10" x 9'7"

Apt. 628 65 sq.m 700 sq.ft

Apartment Area 65 sq.m 700 sq.ft
Living Room/Dining 4.90m x 4.30m 16'3" x 14'1"
Kitchen 3.00m x 2.20m 9'10" x 7'2"
Bedroom 5.20m x 3.15m 17'1" x 10'3"

Apt. 629 54.5 sq.m 586 sq.ft

Apartment Area 46 sq.m 495 sq.ft
Balcony/Terrace Area 8.5 sq.m 91 sq.ft
Living Room/Dining/Bedroom 6.14m x 5.05m 20'1" x 16'6"
Kitchen Inc above Inc above

Apt. 630 87.2 sq.m 938 sq.ft

Apartment Area 74 sq.m 796 sq.ft
Balcony/Terrace Area 13.2 sq.m 142 sq.ft
Living Room/Dining 5.45m x 3.54m 17'11" x 11'7"
Kitchen 2.50m x 2.30m 8'2" x 7'6"
Master Bedroom 4.44m x 3.15m 14'6" x 10'4"
Bedroom 2 3.68m x 3.05m 12'1" x 10'0"

Apt. 631 85.5 sq.m 921 sq.ft

Apartment Area 74 sq.m 797 sq.ft
Balcony/Terrace Area 11.5 sq.m 124 sq.ft
Living Room/Dining 5.43m x 3.34m 17'10" x 11'0"
Kitchen 2.92m x 1.97m 9'7" x 6'5"
Master Bedroom 3.02m x 3.02m 9'11" x 9'11"
Bedroom 2 3.60m x 3.54m 11'10" x 11'7"

Apt. 632 89.7 sq.m 965 sq.ft

Apartment Area 79 sq.m 850 sq.ft
Balcony/Terrace Area 10.7 sq.m 115 sq.ft
Living Room/Dining 5.02m x 3.79m 16'5" x 12'5"
Kitchen 2.84m x 2.28m 9'3" x 7'5"
Master Bedroom 3.31m x 3.17m 10'10" x 10'4"
Bedroom 2 3.65m x 3.23m 11'1" x 10'7"

Apt. 633 118.7 sq.m 1277 sq.ft

Apartment Area 108 sq.m 1162 sq.ft
Balcony/Terrace Area 10.7 sq.m 115 sq.ft
Living Room/Dining 4.75m x 3.49m 15'7" x 11'5"
Kitchen 3.38m x 2.65m 11'2" x 8'8"
Master Bedroom 3.32m x 3.00m 10'11" x 10'0"
Bedroom 2 3.50m x 3.04m 11'6" x 10'0"
Bedroom 3 3.37m x 3.04m 11'1" x 10'0"

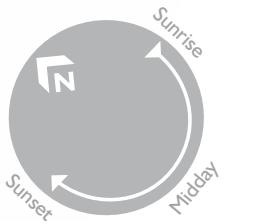
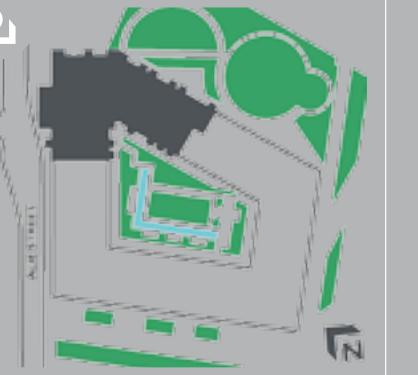


Sixth floor apartments

A South West elevation



Site plan



Apartment layouts provide approximate measurements only.
Dimensions, which are taken from the indicated points of measurement,
are for guidance only and are not intended to be used for carpet sizes,
appliance space or items of furniture. Apartment areas are provided as
gross internal areas and may vary within a tolerance of 5%. Kitchen layouts are
indicative only and are subject to change. All balcony dimensions and
areas are approximate and may vary within a tolerance of 10% subject
to detailed design.
■ Subject to planning.

■ 1 bed apartment ■ 2 bed apartment

Apt. 726 79.2 sq.m 852 sq.ft

Apartment Area 70 sq.m 753 sq.ft

Balcony/Terrace Area 9.2 sq.m 99 sq.ft

Living Room/Dining 4.98m x 3.27m 16'4" x 10'9"

Study 3.43m x 2.22m 11'3" x 7'3"

Kitchen 2.49m x 2.29m 8'2" x 7'6"

Bedroom 4.24m x 3.29m 13'11" x 10'9"

Apt. 727 102.7 sq.m 1105 sq.ft

Apartment Area 92 sq.m 990 sq.ft

Balcony/Terrace Area 10.7 sq.m 115 sq.ft

Living Room/Dining 4.86m x 3.43m 15'11" x 11'3"

Kitchen 2.25m x 2.16m 7'5" x 7'1"

Master Bedroom 3.70m x 3.40m 12'1" x 11'1"

Bedroom 2 3.70m x 3.50m 12'1" x 11'5"

Apt. 728 101.4 sq.m 1091 sq.ft

Apartment Area 96 sq.m 1033 sq.ft

Balcony/Terrace Area 5.4 sq.m 58 sq.ft

Living Room/Dining 5.44m x 3.71m 17'10" x 12'2"

Kitchen 3.00m x 1.96m 9'10" x 6'5"

Master Bedroom 4.15m x 3.81m 13'8" x 12'6"

Bedroom 2 4.23m x 2.97m 13'10" x 9'9"

Apt. 729 134 sq.m 1443 sq.ft

Apartment Area 94 sq.m 1012 sq.ft

Balcony/Terrace Area 40 sq.m 431 sq.ft

Living Room/Dining 4.90m x 4.12m 16'1" x 13'6"

Kitchen 3.17m x 2.22m 10'5" x 7'3"

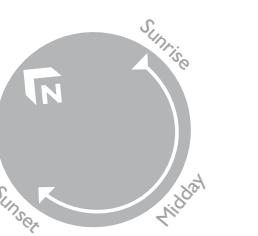
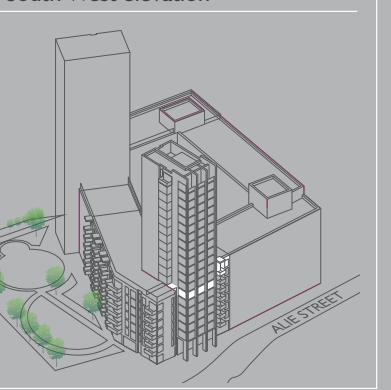
Master Bedroom 4.08m x 3.77m 13'5" x 12'4"

Bedroom 2 3.84m x 3.21m 12'7" x 10'6"



Seventh floor apartments

A South West elevation



Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and do not include RICS standard measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

■ Subject to planning.

Studio apartment 3 bed apartment

Apt. 816 55.3 sq.m 594 sq.ft

Apartment Area 46 sq.m 495 sq.ft

Balcony/Terrace Area 9.3 sq.m 99 sq.ft

Living Room/Dining 6.89m x 3.67m 22'7" x 12'0"

Kitchen Inc above

Bedroom 3.05m x 2.63m 10'0" x 8'7"

Apt. 817 194 sq.m 2088 sq.ft

Apartment Area 148 sq.m 1593 sq.ft

Balcony/Terrace Area 40 sq.m 431 sq.ft

Winter Garden Area 6 sq.m 64 sq.ft

Living Room/Dining 8.64m x 5.08m 28'4" x 16'7"

Kitchen 3.20m x 2.66m 10'5" x 8'9"

Master Bedroom 4.92m x 3.17m 16'1" x 10'5"

Bedroom 2 3.98m x 3.67m 13'1" x 12'0"

Bedroom 3 4.12m x 3.48m 13'6" x 11'5"

Winter Garden 3.00m x 2.00m 9'10" x 6'7"

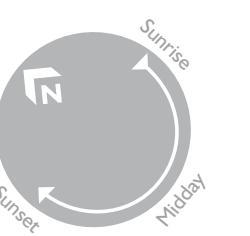
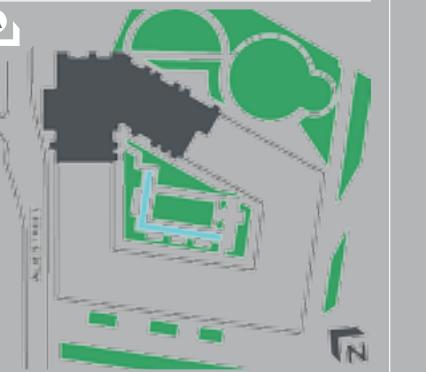


Eighth floor apartments

A South West elevation



Site plan



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■ Subject to planning.

■ 2 bed apartment

Apt. 900, 1000 & 1100 92.3 sq.m 992 sq.ft

Apartment Area	77 sq.m	829 sq.ft
Balcony/Terrace Area	9.3 sq.m	99 sq.ft
Winter Garden Area	6 sq.m	64 sq.ft
Living Room/Dining	3.64m x 3.94m	11'11" x 12'11"
Kitchen	4.46m x 2.46m	14'7" x 8'0"
Master Bedroom	3.98m x 2.79m	13'0" x 9'1"
Bedroom 2	3.88m x 3.40m	12'8" x 11'1"
Winter Garden	3.00m x 2.00m	9'10" x 6'7"

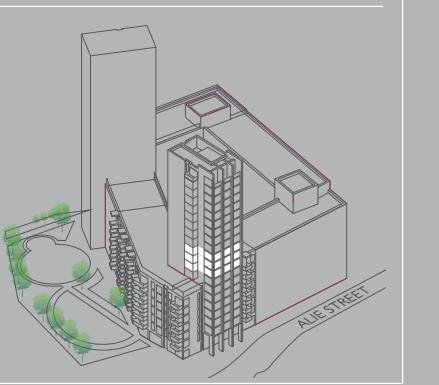
Apt. 901, 1001 & 1101 130 sq.m 1399 sq.ft

Apartment Area	124 sq.m	1335 sq.ft
Winter Garden Area	6 sq.m	64 sq.ft
Living Room	5.85m x 3.83m	19'2" x 12'6"
Dining	3.73m x 2.26m	12'2" x 7'4"
Study	3.65m x 3.49m	11'1" x 11'5"
Kitchen	3.66m x 2.01m	12'0" x 6'7"
Master Bedroom	4.92m x 3.17m	16'1" x 10'4"
Bedroom 2	4.71m x 3.49m	15'5" x 11'5"
Winter Garden	3.00m x 2.00m	9'10" x 6'7"

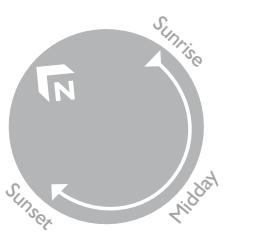
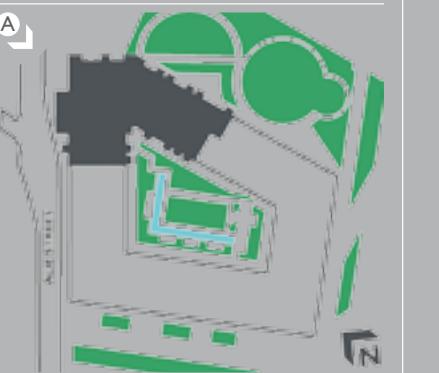


Ninth to Eleventh floor apartments

A South West elevation



Site plan



Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas. RICS measurements are net internal areas and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.
■ Subject to planning.

I bed apartment 2 bed apartment

Apt. 1200, 1300, 1400 & 1500 64.3 sq.m 691 sq.ft

Apartment Area	55 sq.m	592 sq.ft
Balcony/Terrace Area	9.3 sq.m	99 sq.ft
Living Room/Dining	6.00m x 3.52m	19'8" x 11'6"
Kitchen	inc above	inc above
Master Bedroom	3.88m x 3.54m	12'9" x 11'7"

Apt. 1201, 1301, 1401 & 1501 92 sq.m 990 sq.ft

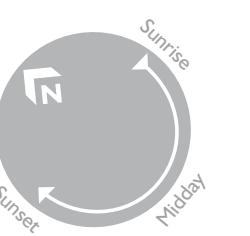
Apartment Area	86 sq.m	926 sq.ft
Winter Garden Area	6 sq.m	64 sq.ft
Living Room/Dining	4.30m x 3.26m	14'1" x 10'8"
Kitchen	3.72m x 2.10m	12'2" x 6'10"
Master Bedroom	4.12m x 3.49m	13'6" x 11'5"
Bedroom 2	3.12m x 4.40m	10'2" x 14'5"
Winter Garden	3.00m x 2.00m	9'10" x 6'7"

Apt. 1202, 1302, 1402 & 1502 58 sq.m 624 sq.ft

Apartment Area	52 sq.m	560 sq.ft
Winter Garden Area	6 sq.m	64 sq.ft
Living Room/Dining	3.96m x 3.48m	12'11" x 11'5"
Kitchen	2.64m x 2.21m	8'7" x 7'3"
Bedroom	3.67m x 3.20m	12'0" x 10'5"
Winter Garden	3.00m x 2.00m	9'10" x 6'7"



Twelfth to Fifteenth floor apartments



Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and are measured in accordance with RICS Code of Measuring Practice. Internal dimensions and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

■ Subject to planning.

I bed apartment 3 bed apartment

Apt. 1600, 1700 & 1800 64.3 sq.m 691 sq.ft

Apartment Area 55 sq.m 592 sq.ft

Balcony/Terrace Area 9.3 sq.m 99 sq.ft

Living Room/Dining 6.00m x 3.52m 19'8" x 11'6"

Kitchen inc above inc above

Master Bedroom 3.88m x 3.54m 12'9" x 11'7"

Apt. 1601, 1701 & 1801 160 sq.m 1721 sq.ft

Apartment Area 148 sq.m 1593 sq.ft

Winter Garden Area 12 sq.m 128 sq.ft

Living Room/Dining 8.64m x 5.08m 28'4" x 16'7"

Kitchen 3.20m x 2.66m 10'5" x 8'9"

Master Bedroom 4.92m x 3.17m 16'1" x 10'5"

Bedroom 2 3.98m x 3.67m 13'1" x 12'0"

Bedroom 3 4.12m x 3.48m 13'6" x 11'5"

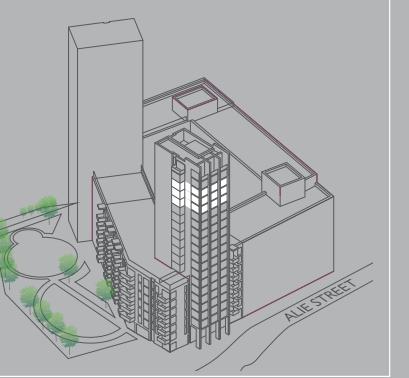
Winter Garden 1 3.00m x 2.00m 9'10" x 6'7"

Winter Garden 2 3.00m x 2.00m 9'10" x 6'7"

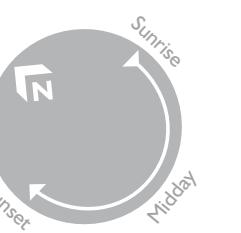
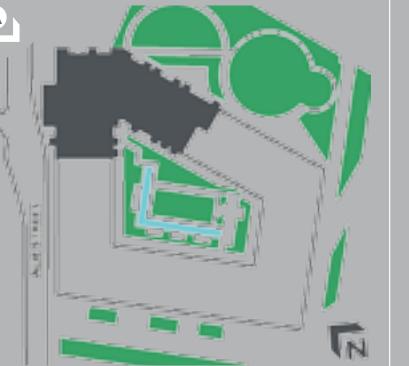
Sixteenth to Eighteenth floor apartments



A South West elevation



Site plan



Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas. RICS measurements are net internal areas and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.
■ Subject to planning.

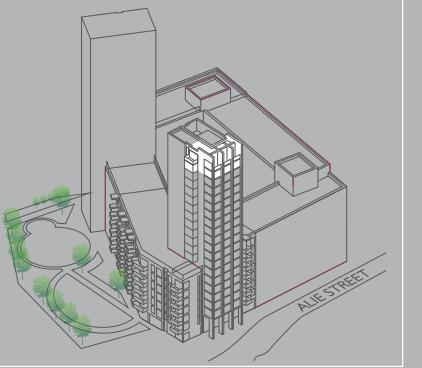
 3 bed apartment

Apt. 1900	287.3 sq.m	3092 sq.ft
Lower Apartment Area	168 sq.m	1808 sq.ft
Upper Apartment Area	86.6 sq.m	933 sq.ft
Balcony/Terrace Area	20.7 sq.m	223 sq.ft
Winter Garden Area	12 sq.m	128 sq.ft
Living Room/Dining	8.63m x 7.87m	28'3" x 25'9"
Kitchen	6.07m x 4.22m	19'11" x 13'10"
Master Bedroom	3.99m x 3.67m	13'1" x 12'0"
Bedroom 2	5.28m x 3.28m	17'3" x 10'9"
Bedroom 3	3.63m x 3.05m	11'10" x 9'10"
Winter Garden 1	3.00m x 2.00m	9'10" x 6'7"
Winter Garden 2	3.00m x 2.00m	9'10" x 6'7"

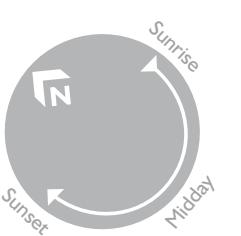
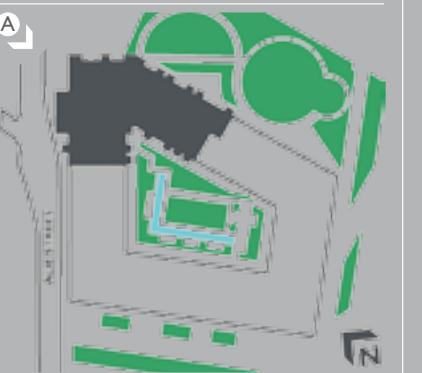


Nineteenth & Twentieth floor apartment

A South West elevation



Site plan



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■ Subject to planning.



Specifications

From its Poggenpohl kitchen complete with integrated appliances and hinged door panels with soft closing mechanism, to the bathroom with a double-ended bath and composite stone top vanity unit, the specifications in your apartment have been individually chosen by experts in their field.

Interior finishes

- Dark timber veneer multi-locking entrance door including letter plate and spy hole
- Combination of solid internal doors and touch latch pocket sliding doors with an off white paint finish
- Engineered oak floor to hallway, kitchen and living/dining rooms
- Carpet to bedrooms
- Walls and ceilings to be finished with a white matt paint finish
- Satin stainless steel ironmongery
- Fully fitted wardrobes to master bedroom and bedroom 2
- All fitted wardrobes are complete with integrated sensor lights, chrome hanging rails and laminated internal shelving
- Bedroom 3 in 3 bedroom apartments to be fitted by occupier in designated area shown
- Blind boxes fitted to all windows for the future installation of blinds
- Windows, winter gardens and Juliette doors with sealed double-glazed units

Apartment kitchens

- Designer Poggenpohl kitchen units in a choice of lacquer or veneer finish, featuring cutlery drawers, magic corners and vegetable drawers where appropriate
- Feature lighting to underside of kitchen high level units
- Composite stone worktop with splashback
- Stainless steel undermounted single or double sink as appropriate with single lever kitchen mixer
- Siemens integrated single multi-function oven
- Siemens integrated microwave oven or microwave combination oven (where applicable)
- Siemens integrated multi-function dishwasher
- Siemens integrated tall fridge freezer or under counter fridge
- Siemens induction hob
- Siemens integrated coffee machine (where applicable)
- Wine cooler unit
- Built-in canopy extractor hood
- Pull out waste and recycling bins

Communal areas

- Carpeting to all corridors
- Porcelain floor tiles to entrance lobby
- Painted corridors
- Lift access to all floors
- Access to 24-hour concierge

Car parking

- Access to gated underground car park via electronic entry system
- Limited car parking available by separate negotiation
- Bicycle storage available for residents
- In accordance with local planning requirements (Section 106 Agreement), the owner of any of the apartments within the development is required to covenant not to apply for (unless the occupant is the holder of a disabled person's badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) a permit to park a vehicle in a place designated in an order made under Section 45(2) of the Road Traffic Regulation Act 1984 for the use of residents or businesses in the locality of the land.
- A Car Club scheme will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions. Members will have access to a 24-hour 'pay as you drive' facility that provides a car without the normal ties of insurance, maintenance and other associated costs. Booking can be arranged via phone or online.



Computer Generated Image of a typical 4 piece bathroom at Goodman's Fields, indicative only

Apartment bathrooms

- Fully tiled bathroom including bath panel with double-ended bath complete with chrome hinged glass bath screen or shower end
- Overhead shower and hand shower set in all showers
- Fully concealed wall mixer and diverter
- Wall-hung WC with soft close seat and dual-flush
- Semi-recessed porcelain washbasin complete with 3-holed deck mounting basin mixer
- Composite stone top vanity unit with integral lighting mirror complete with storage unit behind
- Chrome robe hook, free-standing toilet roll holder
- Chrome heated towel rail
- Large format porcelain wall and floor tiles

Shower rooms

- Tiled wet room shower with sliding glass shower enclosure
- Overhead shower and hand shower set on riser
- Thermostatic mixer and diverter
- Wall-hung WC with soft close seat and dual-flush
- Semi-recessed porcelain washbasin complete with 3-holed deck mounting basin mixer
- Composite stone top vanity unit with integral lighting mirror complete with storage unit behind
- Chrome robe hook and chrome toilet roll holder
- Chrome heated towel rail
- Large format porcelain wall and floor tiles

Heating / cooling

- Comfort cooling to 2, 3 bedroom and a selection of 1 bedroom apartments
- Underfloor heating throughout all apartments

Cloakroom (where applicable)

- Wall-hung WC with soft close seat and dual-flush
- Semi-recessed porcelain washbasin complete with 3-holed deck mounting basin mixer
- Bathroom cabinet with mirrored doors, incorporating strip lighting
- Chrome towel rail
- Chrome robe hook and chrome toilet roll holder

Electrical fittings / plumbing

- Recessed LED downlights throughout with adjustable single downlights to living room
- Dimmers to living room
- LED lighting to underside of cupboards and bottom shelf in kitchens
- Shaver socket to bathrooms in brushed stainless steel
- Stainless steel switch plates, moulded white low-level socket outlets
- Pre-wired for Sonos sound system to living/dining room, bedrooms and ensuite
- Automatic lighting to hall cupboard
- Condensing washer/dryer in cupboard or utility
- Master light switch to hallway

External finishes

- Balconies finished in glass and steel with timber decking

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 Homes reserves the right to make these changes as required.

Kitchen layouts shown are subject to change.

Colour options are subject to timeframes. If a unit has not been reserved prior to fit out, a default option will be chosen by Berkeley Homes.

Security & peace of mind

- Access to apartments via colour video door entry system and fob electronic access to communal areas
- All apartments pre-wired for future security alarm to be fitted by purchaser if required
- Mains supply smoke/heat detectors (with battery back-up) to apartments and communal areas
- CCTV coverage to communal areas at key locations
- Multi-point locking timber veneer entrance door with spy hole viewer to each apartment
- 10 year warranty cover under NHBC Buildmark Scheme

Telecommunication

- Wiring for digital multi-room and terrestrial television from central receiver
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and bedrooms

Why choose Berkeley

Choosing a home, and choosing where that home should be, must rank as one of the most important decisions of our lives.

These days many of us don't take that decision just once or twice. We take it time and time again as our circumstances - jobs, family, finances - change at today's faster pace. Berkeley respects and reflects that fact. We are dedicated to creating quality homes that enhance people's lives, wherever they are in their life. Berkeley will always be there for you, ready to help you enjoy the times of your life.

Building excellence

For more than 30 years Berkeley has built a reputation for creating sound and stylish homes of real quality. We have the awards and testimonials to prove it. By adopting a consistently demanding approach to location, design and construction, we have been able to add a whole new range of properties to our more traditional, executive homes. We now develop riverside apartments, refurbished historic buildings and urban lofts, providing a variety of lifestyles, all secured by Berkeley standards of quality.

Leaders in sustainability

We continually strive to be industry leaders, and this is never more evident than in our innovative approach to sustainable development. Our programme of sustainability embraces collaboration with local communities and government to improve the quality of life for all, not only now, but in the future. Our truly mixed-use schemes, incorporating residential and commercial buildings, as well as public spaces and amenities, bring new vibrancy to former brownfield sites. It is through this regeneration that we are able to make a vital contribution to improving the social, economic and environmental infrastructure of the communities in which we work.

Timely service

Our customer relations managers are specifically trained to help you through the purchasing process. They will listen to your needs and wishes, advising you accordingly, with the sole aim of achieving a smooth and carefree move. Berkeley is as much about quality of service as quality of construction.

Timeless desirability

Because our homes are well planned, meticulously constructed and excellently appointed, they are easy to run and maintain. More than that, when you decide to move on, you are likely to appreciate once again the wisdom of your investment. Berkeley has a timeless desirability that will last for years. Whatever your ambition for your new home, now is the time to choose Berkeley.

Berkeley
Desi li

Computer Generated Image of Woodberry Park indicative only

Vision2020 Our vision for your future

Berkeley already leads the field in sustainable development, and we are now raising standards higher still with our Vision2020 initiative.

Our goal

To remain one of the most successful and sustainable businesses in Britain.

OPERATIONS

Running our business efficiently and considerately and working with our supply chain

PLACES

Creating great places where people enjoy a good quality of life, now and in the future

HOMES

Developing high quality, well-designed homes with low environmental impact

CUSTOMERS

Providing exceptional service to our customers throughout the purchasing process and after completion

OUR PEOPLE

Retaining a highly skilled and passionate workforce who work in a safe and supportive environment and help us to contribute to wider society

When you buy at Goodman's Fields from Berkeley you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

Sustainability benefits of Goodman's Fields

- BREEAM Excellent for office and retail space
 - Reduced water consumption
 - Energy efficient fixtures and fittings
 - Highly efficient building fabric
- Code for Sustainable Homes – Level 4 for dwellings
 - Reduced water consumption
 - Energy efficient fixtures and fittings
 - Highly efficient building fabric for new build
- Control of surface water runoff and flooding, stored on-site
- Providing enhancements in ecology through additional planting and provisions for wildlife
- Combined heat and power plant on-site to generate electricity and hot water supported by photovoltaic panels
- Remediation of existing contamination on-site
- Considerate Contractors Scheme
- Sustainable procurement of materials for construction
- Sustainable waste management in construction
- Green travel plan and car club
- Sustainable location in proximity to public transport
- On-site cycle storage
- Home office provision to all apartments
- Lifetime Homes compliance
- Recycling facilities provided on-site
- Provision of recreational space on-site



Customer relations

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect:

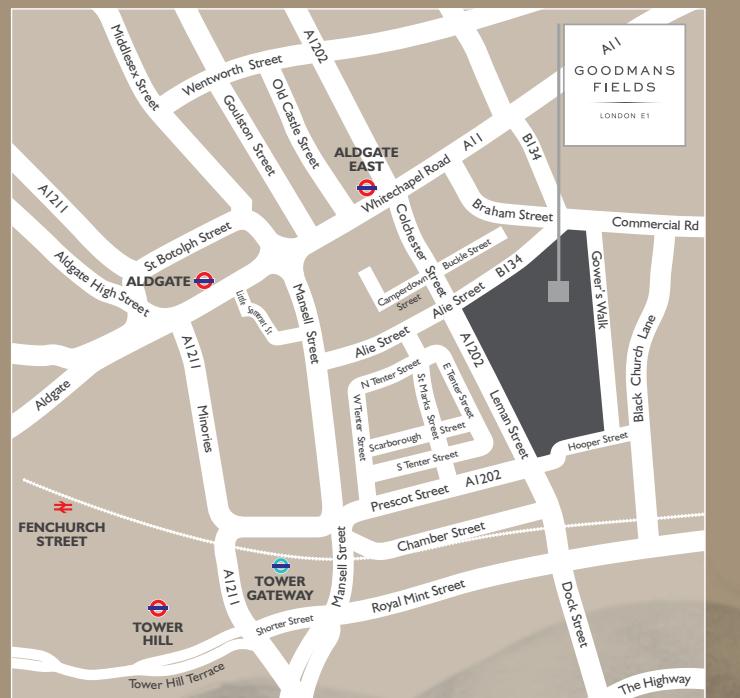
- From the day you reserve - until the day you complete – we'll update you regularly on progress
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on-site to demonstrate all the functions and facilities of your new apartment. Our 'Living Guide Folio' is comprehensively detailed
- We personally handover your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number. And from the 3rd to the 10th year you'll have the added security protection of the NHBC Buildmark Warranty

Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues...perfectly.

Contact details

Goodman's Fields
Berkeley Homes (North East London) Ltd
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Leman Street
London E1 8EY

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www.goodmansfields.co.uk



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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Berkeley Homes' 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. Goodman's Fields is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact the developer or the developer's agent to ascertain the availability of any particular property so as to avoid disappointment.

