



STANMORE  
PLACE

HONEYPOD LANE, HA7



Royal Crescent North

**Distinctly different**  
Outstanding contemporary living

**St Edward**  
Designed for life



## Introduction to Royal Crescent North

Royal Crescent is a striking, graceful building, containing 1, 2 and 3 bedroom apartments and penthouses overlooking manicured gardens and a peaceful fountain water feature. Many apartments boast balconies or terraces with breathtaking vistas over Stanmore Place.



Computer generated images of Royal Crescent are indicative only.



## Royal Crescent

		78 sq m	835 sq ft
30.LG.1	Living/Dining/Kitchen	7808mm x 4579mm	25' 7" x 15'
	Bedroom 1	3201mm x 3122mm	10' 6" x 10'3"
	Bedroom 2	3817mm x 2924mm	12' 6" x 9' 7"
30.LG.2		122 sq m	1316 sq ft
Living/Dining/Kitchen	7057mm x 5941mm	23' 2" x 19' 6"	
Bedroom 1	4319mm x 3160mm	14' 2" x 10' 4"	
Bedroom 2	3986mm x 2936mm	13' 1" x 9' 8"	
Bedroom 3	3694mm x 3093mm	12' 1" x 10' 2"	
30.LG.3		55 sq m	588 sq ft
Living/Dining/Kitchen	6817mm x 4383mm	22' 4" x 14' 5"	
Bedroom	3847mm x 3158mm	12' 7" x 10' 4"	
30.LG.4		79 sq m	845 sq ft
Living/Dining/Kitchen	8597mm x 4054mm	28' 2" x 13' 4"	
Bedroom 1	3809mm x 3552mm	12' 6" x 11' 8"	
Bedroom 2	4268mm x 2695mm	14' x 8' 10"	
30.LG.5		85 sq m	917 sq ft
Living/Dining/Kitchen	7741mm x 6638mm	25' 5" x 21' 9"	
Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"	
Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"	



## Lower ground floor



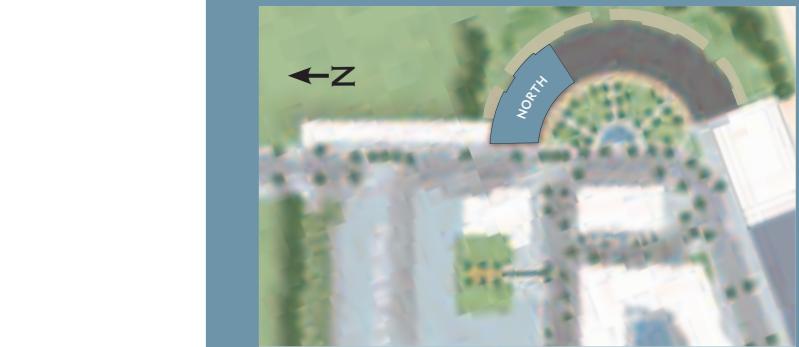
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## Royal Crescent

		85 sq m	918 sq ft
30.0.1	Living/Dining/Kitchen	7741mm x 6638mm	25' 5" x 21' 9"
	Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"
	Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"
30.0.2		86 sq m	924 sq ft
Living/Dining/Kitchen	6965mm x 4749mm	22' 10" x 15' 7"	
Bedroom 1	3607mm x 2960mm	11' 10" x 9' 9"	
Bedroom 2	3604mm x 3147mm	12' 1" x 10' 4"	
30.0.3		48 sq m	521 sq ft
Living/Dining/Kitchen	6695mm x 3569mm	22' x 11' 9"	
Bedroom	3658mm x 3143mm	12' x 10' 4"	
30.0.4		148 sq m	1588 sq ft
Living/Dining/Kitchen	8745mm x 7742mm	28' 8" x 25' 5"	
Bedroom 1	4211mm x 3417mm	13' 10" x 11' 3"	
Bedroom 2	4226mm x 3828mm	13' 10" x 12' 7"	
Bedroom 3	4665mm x 3233mm	15' 4" x 10' 7"	

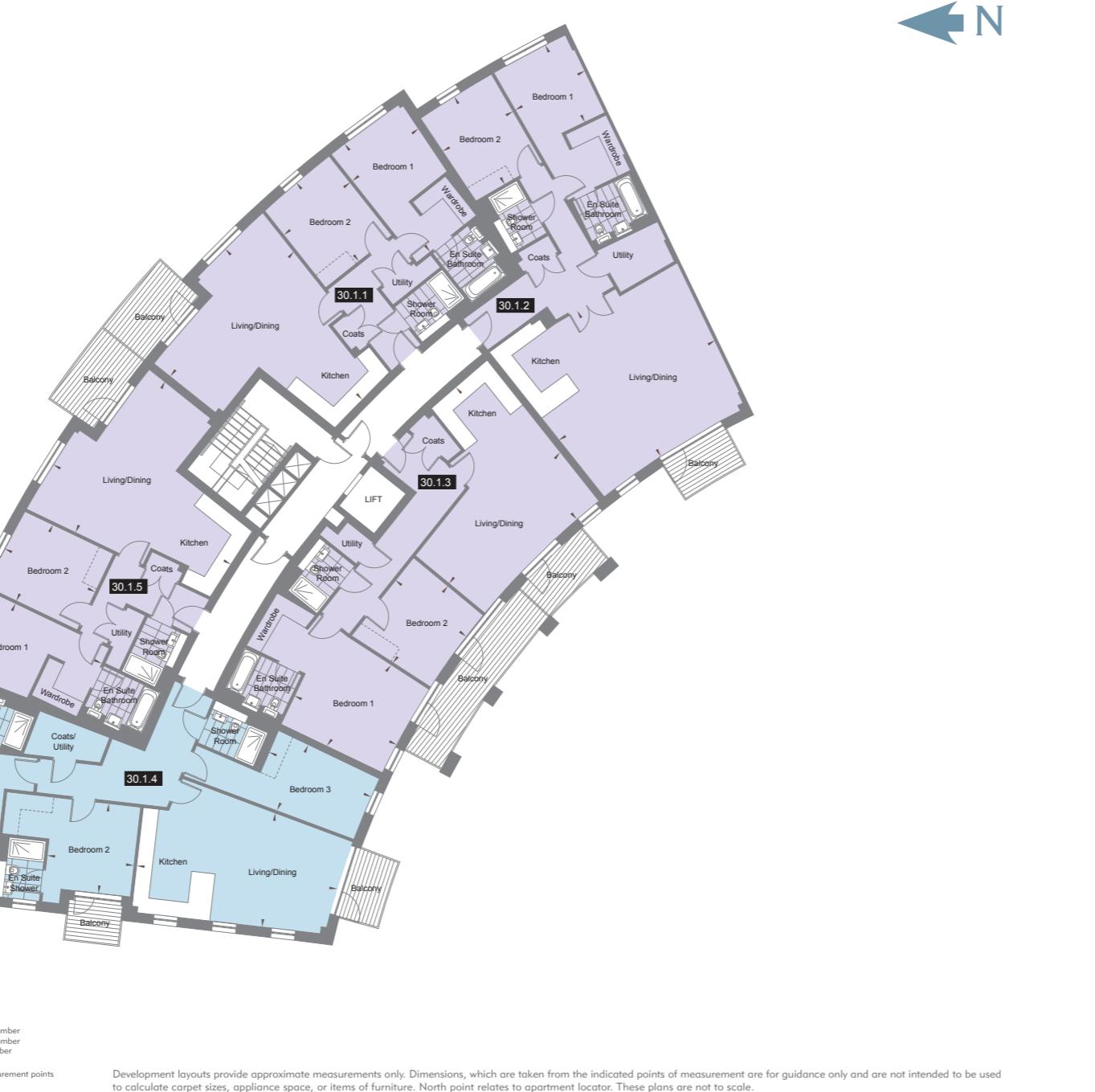


# Royal Crescent

30.1.1	85 sq m	917 sq ft
Living/Dining/Kitchen	7741mm x 6638mm	25' 5" x 21' 9"
Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"
Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"
30.1.2	105 sq m	1127 sq ft
Living/Dining/Kitchen	7045mm x 6376mm	23' 1" x 20' 11"
Bedroom 1	3294mm x 3035mm	10' 10" x 9' 11"
Bedroom 2	3844mm x 3077mm	12' 7" x 10' 1"
30.1.3	96 sq m	1028 sq ft
Living/Dining/Kitchen	6808mm x 6389mm	22' 4" x 21'
Bedroom 1	4309mm x 3920mm	14' 2" x 12' 10"
Bedroom 2	3727mm x 3436mm	12' 3" x 11' 3"
30.1.4	122 sq m	1308 sq ft
Living/Dining/Kitchen	7675mm x 4365mm	25' 2" x 14' 4"
Bedroom 1	3655mm x 3360mm	12' x 11'
Bedroom 2	3439mm x 3322mm	11' 3" x 10' 11"
Bedroom 3	4239mm x 2735mm	13' 11" x 9'
30.1.5	85 sq m	917 sq ft
Living/Dining/Kitchen	7741mm x 6638mm	25' 5" x 21' 9"
Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"
Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"



# First floor



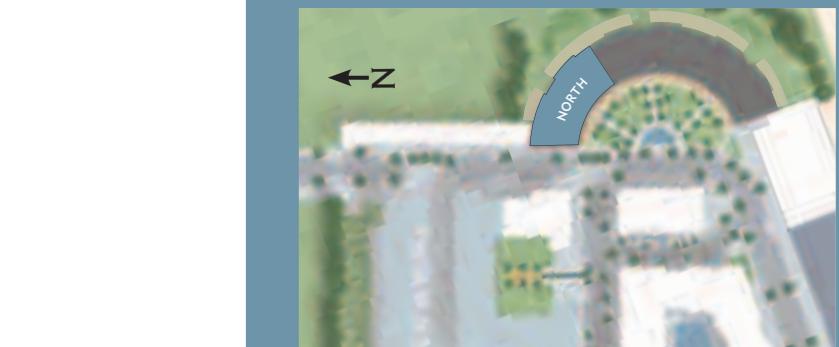
# Second floor



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# Royal Crescent

30.2.1	85 sq m	917 sq ft
Living/Dining/Kitchen	7741mm x 6638mm	25' 5" x 21' 9"
Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"
Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"
30.2.2	86 sq m	924 sq ft
Living/Dining/Kitchen	6965mm x 4749mm	22' 10" x 15' 7"
Bedroom 1	3607mm x 2960mm	11' 10" x 9' 9"
Bedroom 2	3694mm x 3147mm	12' 1" x 10' 4"
30.2.3	48 sq m	521 sq ft
Living/Dining/Kitchen	6695mm x 3569mm	22' x 11' 9"
Bedroom	3658mm x 3143mm	12' x 10' 4"
30.2.4	78 sq m	840 sq ft
Living/Dining/Kitchen	6694mm x 4188mm	22' 0" x 13' 9"
Bedroom 1	4283mm x 3789mm	14' 1" x 12' 5"
Bedroom 2	3102mm x 2983mm	10' 2" x 9' 9"
30.2.5	103 sq m	1104 sq ft
Living/Dining/Kitchen	7411mm x 5237mm	24' 4" x 17' 2"
Bedroom 1	5182mm x 3164mm	17' x 10' 5"
Bedroom 2	3879mm x 2870mm	12' 9" x 9' 5"
Bedroom 3	3309mm x 2876mm	10' 10" x 9' 5"
30.2.6	85 sq m	917 sq ft
Living/Dining/Kitchen	7741mm x 6638mm	25' 5" x 21' 9"
Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"
Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"

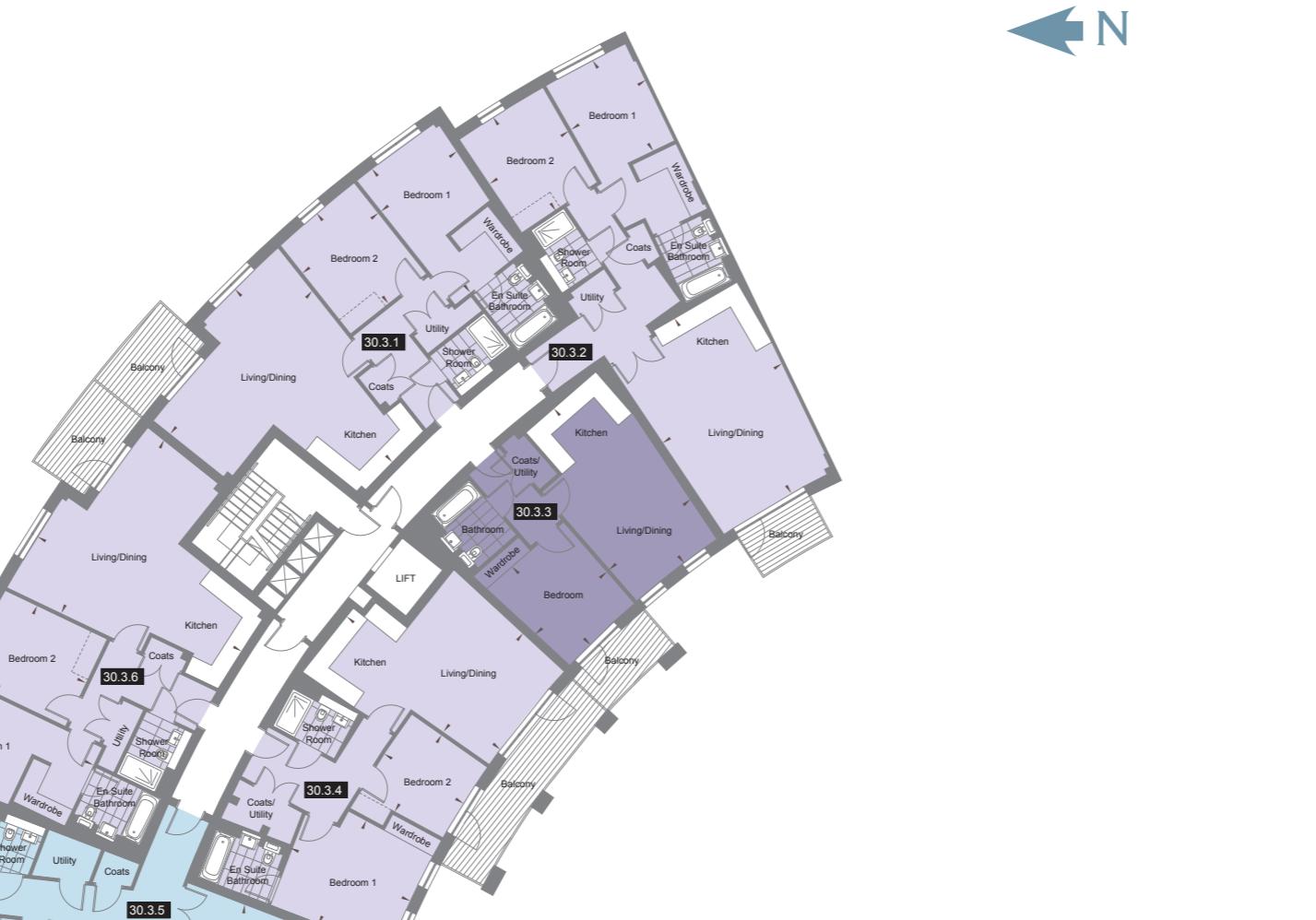


# Royal Crescent

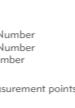
30.3.1	85 sq m	917 sq ft
Living/Dining/Kitchen	7741mm x 6638mm	25' 5" x 21' 9"
Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"
Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"
30.3.2	86 sq m	924 sq ft
Living/Dining/Kitchen	6965mm x 4749mm	22' 10" x 15' 7"
Bedroom 1	3607mm x 2960mm	11' 10" x 9' 9"
Bedroom 2	3694mm x 3147mm	12' 1" x 10' 4"
30.3.3	48 sq m	521 sq ft
Living/Dining/Kitchen	6695mm x 3569mm	22' x 11' 9"
Bedroom	3658mm x 3143mm	12' x 10' 4"
30.3.4	78 sq m	840 sq ft
Living/Dining/Kitchen	6694mm x 4188mm	22' 0" x 13' 9"
Bedroom 1	4283mm x 3789mm	14' 1" x 12' 5"
Bedroom 2	3102mm x 2983mm	10' 2" x 9' 9"
30.3.5	103 sq m	1104 sq ft
Living/Dining/Kitchen	7411mm x 5237mm	24' 4" x 17' 2"
Bedroom 1	5182mm x 3164mm	17' x 10' 5"
Bedroom 2	3879mm x 2870mm	12' 9" x 9' 5"
Bedroom 3	3309mm x 2876mm	10' 10" x 9' 5"
30.3.6	85 sq m	917 sq ft
Living/Dining/Kitchen	7741mm x 6638mm	25' 5" x 21' 9"
Bedroom 1	5231mm x 3202mm	17' 2" x 10' 6"
Bedroom 2	3815mm x 3212mm	12' 6" x 10' 6"



# Third floor




 1 Bedroom Apartment  

 Apartment Number  

 Floor Level Number  

 Lift Core Number  

 Depicts measurement points

Development 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 to calculate carpet sizes, appliance space, or items of furniture. North point relates to apartment locator. These plans are not to scale.

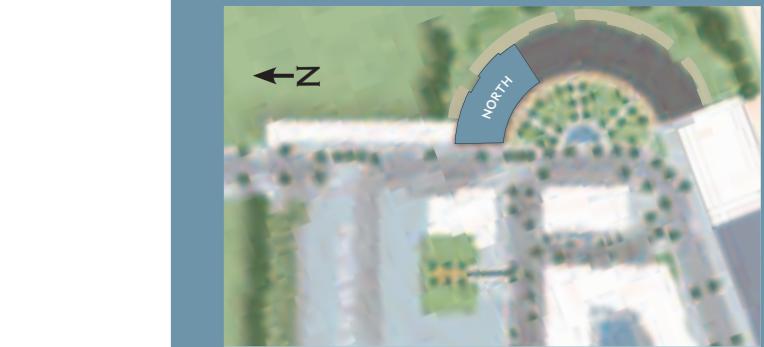


# Fourth floor



# Royal Crescent

30.4.1	67 sq m	725 sq ft
Living/Dining/Kitchen	6350mm x 6176mm	20' 10" x 20' 3"
Bedroom 1	3626mm x 3370mm	11' 11" x 11' 1"
Bedroom 2	3094mm x 2969mm	10' 2" x 9' 9"
30.4.2	96 sq m	1038 sq ft
Living/Dining/Kitchen	7283mm x 5734mm	23' 11" x 18' 10"
Bedroom 1	3089mm x 2830mm	10' 2" x 9' 3"
Bedroom 2	3283mm x 3152mm	10' 9" x 10' 4"
30.4.3	86 sq m	930 sq ft
Living/Dining/Kitchen	6432mm x 6174mm	21' 1" x 20' 3"
Bedroom 1	3995mm x 3640mm	13' 1" x 11' 11"
Bedroom 2	3754mm x 2925mm	12' 4" x 9' 7"
30.4.4	97 sq m	1048 sq ft
Living/Dining/Kitchen	6328mm x 3743mm	20' 9" x 12' 3"
Bedroom 1	3580mm x 2964mm	11' 9" x 9' 9"
Bedroom 2	3350mm x 3198mm	11' x 10' 6"
Bedroom 3	3893mm x 2707mm	12' 9" x 8' 11"
30.4.5	67 sq m	725 sq ft
Living/Dining/Kitchen	6350mm x 6176mm	20' 10" x 20' 3"
Bedroom 1	3626mm x 3370mm	11' 11" x 11' 1"
Bedroom 2	3094mm x 2969mm	10' 2" x 9' 9"



# Royal Crescent

## Fifth floor

30.5.1		125 sq m	1348 sq ft
Living/Dining/Kitchen	8426mm x 6069mm	27' 8" x 19' 9"	
Bedroom 1	3773mm x 3494mm	12' 5" x 11' 6"	
Bedroom 2	4019mm x 3282mm	13' 2" x 10' 9"	
Bedroom 3	3443mm x 3244mm	11' 4" x 10' 8"	

30.5.2		106 sq m	1136 sq ft
Living/Dining/Kitchen	8457mm x 5321mm	27' 9" x 17' 6"	
Bedroom 1	4119mm x 3460mm	13' 6" x 11' 4"	
Bedroom 2	3911mm x 3534mm	12' 10" x 11' 7"	



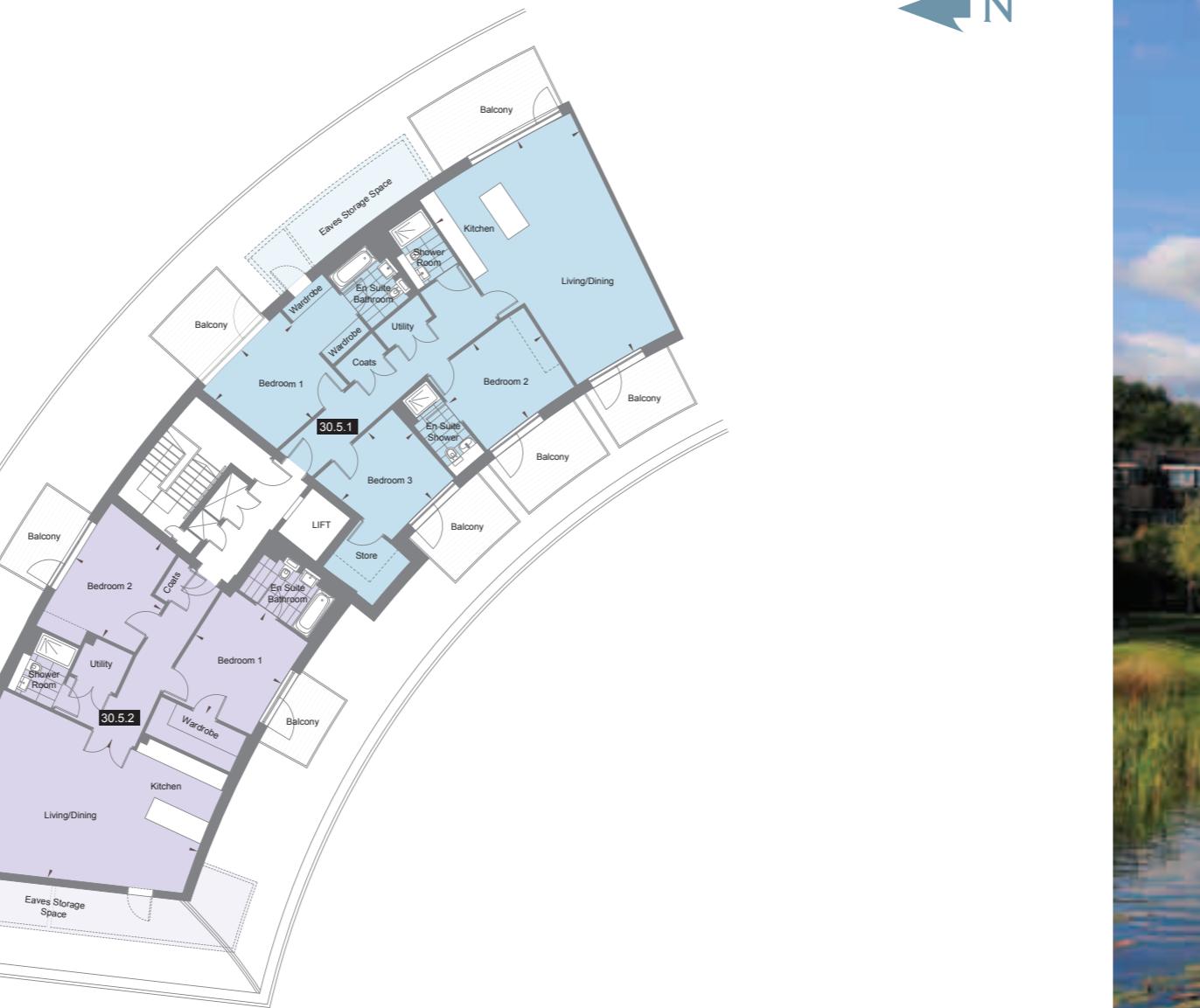
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Eaves Storage Space includes roof structure with reducing head-height. Eaves storage is not included in apartment Gross Internal Area (GIA).

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Photography of Stanmore Place.



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## Specification

### Kitchens

- Individually designed layouts
- Composite stone worktops with matching upstands and splashbacks to hob (options available – subject to cut-off dates)
- Stainless steel 1½ bowl undermount sink and polished chrome monobloc mixer tap
- High gloss and textured timber effect finishes to cabinets, with handle-less doors to wall and base cabinets (options available – subject to cut-off dates)
- Pull-out pan units to selected apartments where appropriate
- Recessed energy efficient ceiling downlighters and concealed lighting to wall cabinets where appropriate
- Concealed multi-gang appliance panel and power sockets above work surfaces where appropriate
- Timber effect vinyl floor finishes (options available – subject to cut-off dates)
- Bosch frameless touch control ceramic hob
- Re-circulating extractor hood
- Bosch stainless steel multi-function single oven
- Bosch stainless steel combination microwave oven
- Integrated fridge / freezer
- Integrated multi-function dishwasher
- Space saving recycling bins

### Bathrooms

- Single ended bath and removable tiled bath panel
- Frameless clear bath screen to baths where overhead showers provided
- Grohe chrome exposed thermostatic bath / shower mixer above bath with showerhead, hose and rail
- Villeroy & Boch white wash hand basin with Grohe chrome mixer tap
- Villeroy & Boch white floor mounted WC pan with soft close seat / cover and concealed cistern with dual flush plate
- White shower tray with glass shower panel / door to suit situation to showers
- Grohe chrome exposed thermostatic shower mixer with showerhead, hose and rail to shower areas
- Chrome finish ladder style heated towel rail to bathrooms / shower rooms
- Large format porcelain tile wall finishes with feature tiles to selected walls (options available – subject to cut-off dates)
- Large format porcelain tile floor finishes
- Fitted mirrored cabinet with shaver socket and shelves above basin, and shelved unit above WC pan to family / master bathrooms
- Fitted cabinet with single mirrored door, shaver socket and shelves above basin to shower rooms
- Extract ventilation to outside
- Recessed ceiling downlighters
- Accessories include toilet roll holder

### Electrical Fittings

- Energy efficient recessed ceiling downlighters throughout
- Automatic lighting to hall cupboards where applicable
- Television (terrestrial and Sky+) points to principal living rooms and bedrooms
- Telephone points to principal living rooms and bedrooms
- White switches and sockets
- CAT 5 points provided to principal living rooms and bedrooms



### Heating

- Heating and hot water to all apartments from communal system with metered water supply to each apartment
- Radiator panel heating throughout with individual thermostatic temperature controls
- Plumbing for washer / dryer within vented utility cupboard or kitchen where appropriate

### Interior Finishes

- Engineered veneer entrance and internal doors
- White painted skirtings and deep architraves, tile skirtings to wet areas
- Polished chrome door handles throughout
- Extract ventilation to outside
- Recessed ceiling downlighters
- Fitted or walk-in wardrobes to master bedrooms, internal fittings include shoe rail, shelf and hanging rail where indicated
- Timber effect vinyl floor finishes to hallways, kitchens and living rooms (options available – subject to cut-off dates)
- Carpet floor finishes to bedrooms (options available – subject to cut-off dates)
- Acoustic mat floor finish to eaves storage space

### Balconies/Terraces

- Well proportioned balconies and terraces with metal / glass balustrade and timber decking or paving finish where indicated (to selected apartments – check with Sales Consultant for more details)

### Security

- Audio entry system – handset provided within apartment hallways
- Power and dual telephone points provided within hall cupboards for wireless intruder alarm to be fitted at a later date by purchaser
- Mains supply smoke detector to hallways, heat detector to kitchens
- ‘Secure By Design’ standard locks to apartment entrance doors to meet Metropolitan Police requirements
- Lockable windows
- Concierge service and monitored CCTV

### Residents' Facilities

- Car share club
- 24 hour concierge
- Gym

### Peace of Mind

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

### Car Parking

- Limited car parking subject to separate negotiation

### External Communal Area

- Landscaped gardens
- A managing agent 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

Typical specification for 2 and 3 bedroom apartments.  
Specification will vary in 1 bedroom apartments.  
Photography depicts Stanmore Place show apartment interiors and is indicative only.



## Sustainability at Stanmore Place

**Designed to high sustainability standards**  
Homes at Stanmore Place will be certified to Level 3 of the Code for Sustainable Homes, the Government's national standard for the sustainable design and construction of new homes. To achieve a Level 3 rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

### Energy efficiency

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

- High levels of thermal insulation
- Energy efficient lighting (where indicated)
- 'A' rated appliances (where supplied)

**Low carbon and renewable energy**  
Each apartment is connected to a community heating system which uses large, highly efficient central boilers to produce hot water, reducing gas use and carbon dioxide emissions.

### Reducing water use

The water consuming fixtures and fittings include water efficient taps and showers, and toilets with dual-flush mechanisms. Additionally, plants on the development have been specifically chosen to require minimal amounts of water.

### Enhancing ecology

The landscaping at Stanmore Place has been designed to enhance the local ecology through the creation of attractive new or enhanced wildlife habitats. It includes a feature lake at the front of the development, brown roofs on suitable apartment buildings, and bird boxes.

### Sustainable travel

Stanmore Place is located close to a number of tube and bus stops, including Canons Park station, which is within easy walking distance.

Secure cycle storage is provided for residents and the development has new pedestrian and cycle routes linking it to the surrounding area. There is also a car club for anyone looking for a more sustainable alternative to car ownership.

### Reducing waste

All homes at Stanmore Place are fitted with space-saving recycling facilities.

### Community facilities

Stanmore Place incorporates features to help ensure a thriving community. There is access to green open spaces, a dedicated children's play area, a feature lake, cycle paths, and a residents' gym. As Stanmore Place develops, new commercial community facilities will open.



# 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. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

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.

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.

[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

## A Commitment to the future

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.

Our vision

### OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

### FIVE FOCUS AREAS



Berkeley

Proud to be a member  
of the Berkeley Group  
of Companies

Berkeley

Designed for life

St Edward

Designed for life

St George

Designed for life

St James

Designed for life

St William

Designed for life

#### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

#### HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

#### GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

#### EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

#### A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

# Designed for life

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

## Customer service is our priority

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

## Green living and sustainable development is top of our agenda

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

## Quality is at the heart of everything we do

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

## Unparalleled choice of homes in the most sought after locations

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

## A commitment to creating sustainable communities

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



Proud to be members of the Berkeley Group of companies

Berkeley  
Designed for life

St Edward  
Designed for life

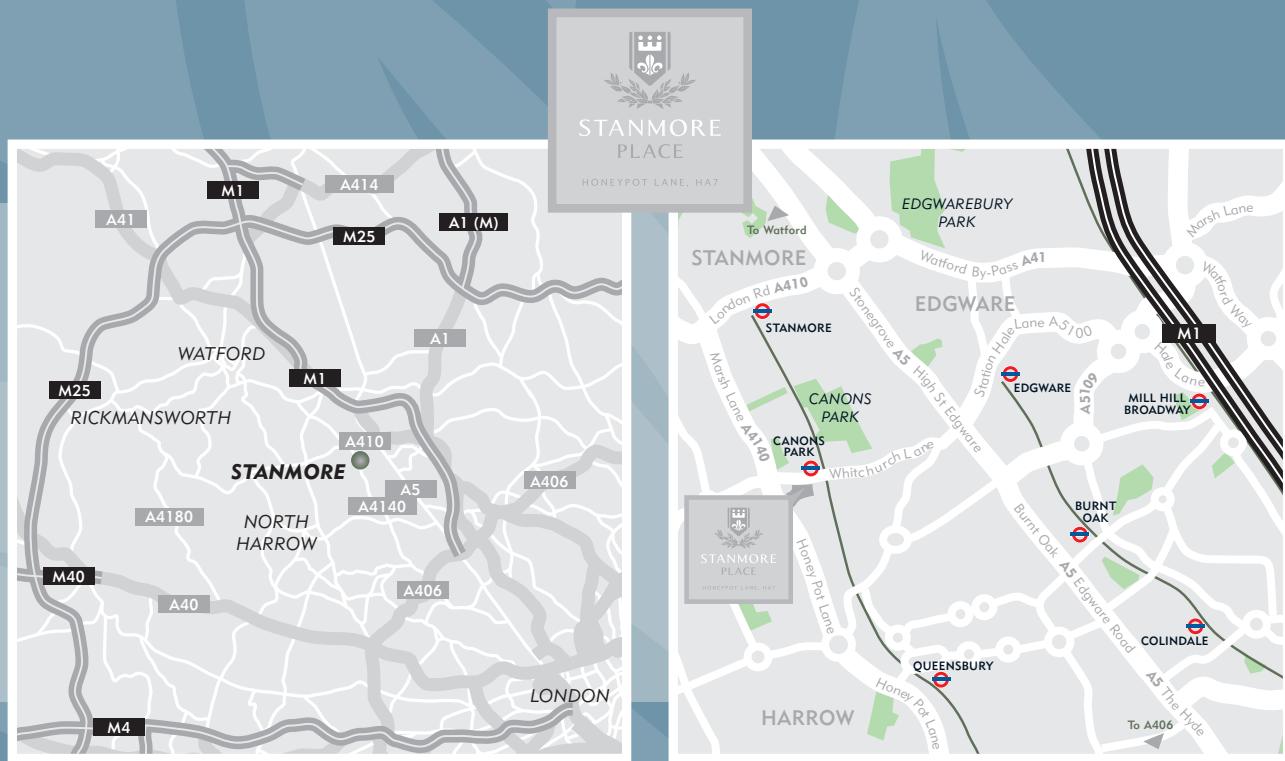
St George  
Designed for life

St James  
Designed for life

St William  
Designed for life



Photograph depicts 375 Kensington High Street.



#### Directions to Stanmore Place

##### From central London / North Circular

At the junction of the A406 North Circular and A5 Edgware Road, (Staples Corner), take the A5 towards Colindale and Edgware. At Edgware turn left into Whitchurch Lane, passing Canons Park tube station on your right. At the crossroads turn left into Honeypot Lane. The main entrance to Stanmore Place is approximately 300 metres along.

##### From M1

Leave at junction 4. Take the A41 Watford By-Pass/Edgware Way. At the roundabout take the 2nd exit into Spur Road. At the next roundabout (Canons Corner) take the 2nd exit (A410 London Road), going through Stanmore. Turn left into A4140 Marsh Lane. Continue for approximately one mile, passing the junction with Whitchurch Lane on your left. The main entrance to Stanmore Place is approximately 300 metres after this junction.

##### London Underground

Stanmore Place is opposite Canons Park tube station which is on the Jubilee Line.

Maps are not to scale and show approximate locations only.

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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 St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Royal Crescent is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by; up-stands, plinths, protrusions, ceiling bulkheads, glazing mullions for full height glazing; (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full height glazing and other external walling structure, dimensions are taken to the surface of both structures. M113/02CA/0415.



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