

ROYAL
WARWICK
SQUARE

KENSINGTON

CLASSICAL LONDON LIVING

Maclaren House

St Edward
Designed for life



Discover classical London living at Royal Warwick Square, with a prestigious collection of 1, 2 and 3 bedroom apartments and penthouses. Continuing a time-honoured London tradition of a tranquil garden square, Royal Warwick Square is designed for an enviable lifestyle in the Royal Borough of Kensington and Chelsea.

CLASSICAL LONDON LIVING



Photography is indicative only

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Computer Generated Image of Royal Warwick Square and locations are indicative only

IN LONDON'S ROYAL BOROUGH

Royal Warwick Square occupies a superb position in the heart of the Royal Borough of Kensington and Chelsea, close to the illustrious neighbourhoods of Holland Park, Knightsbridge and Chelsea. These are amongst the most sought after parts of the capital, transcending fashion to always be considered prime residential areas.

PERFECTLY POSITIONED

FINE DINING

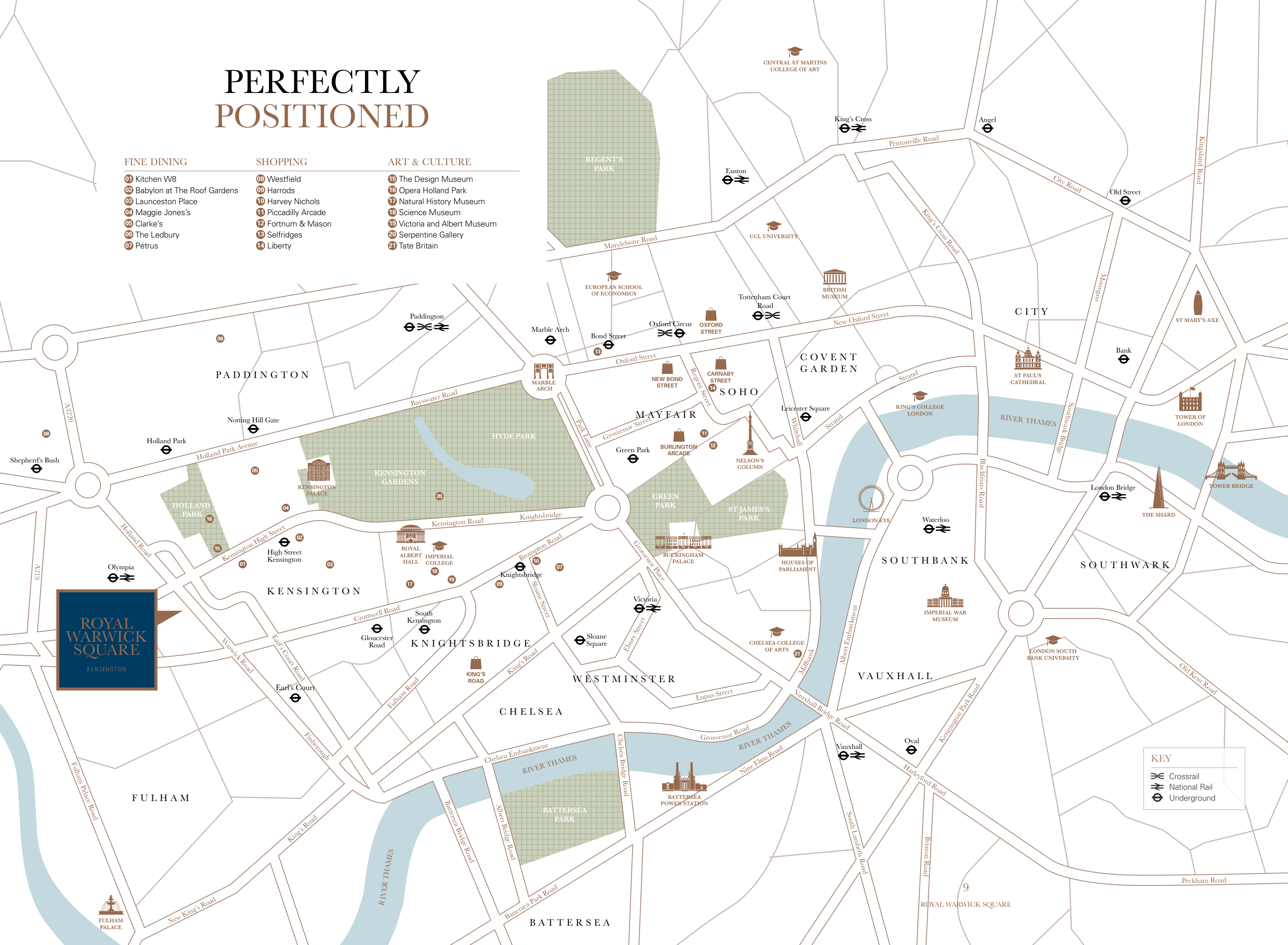
- 01 Kitchen W8
- 02 Babylon at The Roof Gardens
- 03 Launceston Place
- 04 Maggie Jones's
- 05 Clarke's
- 06 The Ledbury
- 07 Pétrus

SHOPPING

- 08 Westfield
- 09 Harrods
- 10 Harvey Nichols
- 11 Piccadilly Arcade
- 12 Fortnum & Mason
- 13 Selfridges
- 14 Liberty

ART & CULTURE

- 15 The Design Museum
- 16 Opera Holland Park
- 17 Natural History Museum
- 18 Science Museum
- 19 Victoria and Albert Museum
- 20 Serpentine Gallery
- 21 Tate Britain



ROYAL
WARWICK
SQUARE
KENSINGTON

KEY

- Crossrail
- National Rail
- Underground



WORLD LEADING CAPITAL

London's status as a leading city is undisputed. With its cosmopolitan lifestyle, international outlook, dynamic economy and first-class universities, it continues to prosper and become ever more inspiring.

LONDON BY NUMBERS



















Visitors arrive in London in their millions; year upon year its popularity as a holiday destination increases. Five hundred major global organisations and businesses have offices here, and over one hundred thousand overseas students study at London's world-class universities. Its history and culture combine prestigious Royal connections; first class theatre, museums and galleries; and four UNESCO World Heritage Sites. Quite simply, London is world class.











CAPITAL CONNECTIONS

London's success as a world city is due partly to its superb connections to Europe and the rest of the world. From Royal Warwick Square it is easy to reach Heathrow Airport and Gatwick Airport, or St Pancras International for Eurostar services. From 2018, Crossrail will make travelling across the city even faster, connecting Paddington station to Heathrow Airport in 24 minutes and Canary Wharf in 17 minutes*.

-  *Kensington Palace*
25 MINUTES
 -  *Kensington Gardens*
23 MINUTES
 -  *High Street Kensington Station*
15 MINUTES
 -  *Design Museum*
11 MINUTES
 -  *Holland Park*
10 MINUTES
 -  *Earl's Court Station*
9 MINUTES
 -  *Kensington Olympia Station*
9 MINUTES
-  **WALK**

-  *Heathrow Airport*
29 MINUTES
 -  *West End*
24 MINUTES
 -  *Sloane Square*
22 MINUTES
 -  *Paddington (Crossrail)*
19 MINUTES
 -  *Harrods*
16 MINUTES
 -  *Royal Albert Hall*
13 MINUTES
 -  *Westfield London*
11 MINUTES
-  **ROAD**

-  *Heathrow Airport*
30 MINUTES
 -  *King's Cross St Pancras International*
20 MINUTES
 -  *Covent Garden*
19 MINUTES
 -  *Hyde Park Corner*
18 MINUTES
 -  *Bond Street*
14 MINUTES
 -  *Knightsbridge*
11 MINUTES
 -  *Sloane Square*
6 MINUTES
-  **TUBE** FROM HIGH STREET
KENSINGTON STATION

*Source: www.crossrail.co.uk/route
Timeline sources: www.google.co.uk/maps and tfl.gov.uk



KENSINGTON: A CLASSIC LOCATION

With its Royal connections,
Kensington has been the residential
location of choice for centuries.

ROYALLY APPROVED



Kensington has been a Royal Residence since 1689 when King William III and Queen Mary II purchased Nottingham House. Sir Christopher Wren later extended the home to become Kensington Palace.

Queen Victoria was born at Kensington Palace in 1819. Other Kensington landmarks, such as The Royal Albert Hall, the Victoria and Albert Museum and the Albert Memorial are all named after the Queen and her consort, giving the borough unique royal heritage.

The Royal Charter was granted to Kensington in 1901 after the death of Queen Victoria and inherited by the Royal Borough of Kensington & Chelsea in 1965.

Kensington is still home to many royals today, including The Duke and Duchess of Cambridge and their children. These prestigious connections along with the wealth of amenities continues to mean Kensington is celebrated as one of the most attractive places to live in the whole country.





EXPLORE KENSINGTON

DRINK

- 01 K Bar at The Kensington
- 02 Kensington Roof Gardens
- 03 Le Petit Sud
- 04 Ognisko
- 05 Piãno Kensington
- 06 Stables Bar
- 07 The Britannia
- 08 The Churchill Arms
- 09 The Hansom Cab
- 10 The Mitre
- 11 The Scarsdale Tavern
- 12 The Tiger Bar
- 13 The Windsor Castle
- 14 West8 Cocktail Lounge & Bar

DINE

- 15 Albert's Club
- 16 Aperó
- 17 Babylon Restaurant
- 18 Bumpkin
- 19 Kensington Place
- 20 Côte Bistro
- 21 Clarke's Restaurant
- 22 Daquise Restaurant
- 23 Ffiona's
- 24 Kitchen W8
- 25 Launceston Place
- 26 Macellaio RC
- 27 Maggie Jones's
- 28 Maroush Beauchamp Place
- 29 Mazi
- 30 Min Jiang Restaurant
- 31 Olive's
- 32 Pétrus
- 33 The Ivy Kensington Brasserie
- 34 Yashin
- 35 Zaika

CAFÉ

- 36 Balans
- 37 Café De Fred
- 38 Café Phillies
- 39 Montparnasse Café
- 40 Patisserie Valerie
- 41 South Kensington Café
- 42 The Muffin Man Tea Shop
- 43 The Orangery

CULTURE

- 44 Kensington Palace
- 45 Natural History Museum
- 46 Museum of Instruments
- 47 Opera Holland Park
- 48 Royal Albert Hall
- 49 Science Museum
- 50 Serpentine Galleries
- 51 The Design Museum
- 52 Victoria and Albert Museum

SHOP

- 53 Brompton Cross
- 54 Cologne and Cotton
- 55 Harrods
- 56 Harvey Nichols
- 57 India Jane
- 58 Kensington Church Street
- 59 La Cave à Fromage
- 60 La Piccola Deli
- 61 Menoo Eclectic Foods
- 62 Primrose Bakery
- 63 Sloane Street
- 64 The Whole Foods Market

RELAX

- 65 Bulgari Hotel
- 66 Cobella
- 67 Holland Park Lawn Tennis
- 68 Hyde Park Tennis Centre
- 69 Jamie Stevens Hair
- 70 Kensington Health Club

NATURE

- 71 Avondale Park
- 72 Holland Park
- 73 Hyde Park
- 74 Kensington Gardens
- 75 Edwardes Square
- 76 St. Mary Abbots Gardens

EDUCATE

- 77 Francis Holland School
- 78 Lycée Français
- 79 Imperial College London
- 80 Royal College of Music
- 81 Eaton House The Vale
- 82 Southbank International School

Map is indicative only and not to scale



KENSINGTON'S CULTURE



The Royal Borough of Kensington and Chelsea has a wealth of choice to inspire anyone interested in culture. Three of London's leading museums are located in South Kensington: the Victoria and Albert Museum, the Science Museum and the Natural History Museum. The Royal Albert Hall, one of the city's most iconic buildings, stages every kind of live music from rock to the Proms.

The Serpentine Galleries showcase exciting contemporary art, and in the summer there is open air opera in Holland Park.

Elsewhere across London, there is an endless and eclectic mix of cultural treats: blockbuster exhibitions at the national art galleries; drama and musicals in the West End theatres; and ancient treasures in the city's museums.

AN INTERNATIONAL DINING EXPERIENCE



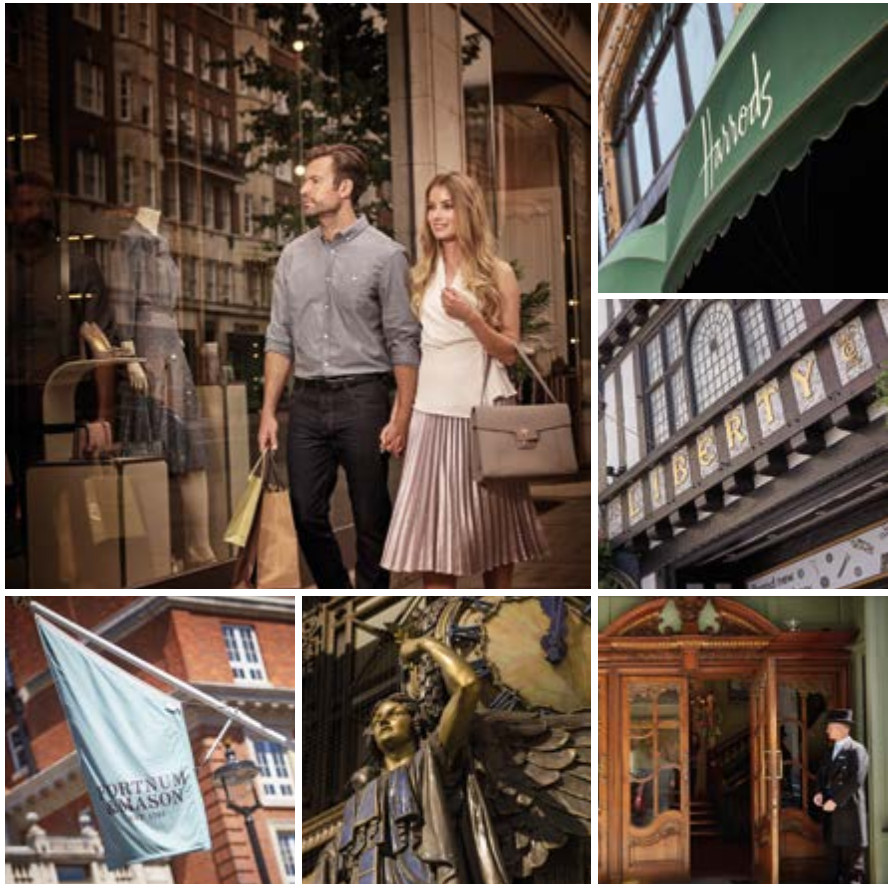
For the dedicated gourmet, eating out in London is a constant adventure, with countless restaurants to choose from. The Michelin Guide has awarded sixty-four of them their coveted stars, and many of the world's most revered chefs have establishments in the capital: Michel Roux Jr, Giorgio Locatelli, Marcus Wareing and Angela Hartnett amongst them.

Kensington and Chelsea itself is blessed by many fine eateries, some of the most notable being Kitchen W8, The Ledbury and Pétrus, all with Michelin stars. Other favourites in the area include Clarke's, Babylon at The Roof Gardens, Launceston Place and Maggie Jones's.





EXCLUSIVE SHOPPING



One of the capital's attractions is the diversity of its retail scene. Department stores Harrods, Liberty, Harvey Nichols and Selfridges offer 'shopping as theatre', each with its own special ambience. Every international brand can be found

in London, with some of the most exclusive in Sloane Street, Knightsbridge and Chelsea, all within close reach of Royal Warwick Square. Everywhere, there are boutiques and specialist shops to discover. London is a city where retail temptation is almost irresistible.

GLORIOUS GREEN SPACE



Nearly half of London is green, proportionately more than any city in the world. It encompasses the grand Royal Parks, wild heaths, secret garden squares and neighbourhood pockets of green. Royal Warwick Square is a short distance from Kensington Gardens, famous for the Peter Pan statue and the Serpentine

Galleries. Holland Park, smaller but no less delightful, is within walking distance. Royal Warwick Square has its own green space too: a contemporary garden square and a linear park give it a feeling of an urban oasis and provide a restful outlook from the apartments.





EDUCATING THE WORLD



With two universities, UCL and Imperial College, in the QS World University Rankings top ten, and King's College London and the London School of Economics and Political Science also ranking highly in the same league table, London can justly claim to be a leader in academic excellence.

In total, the capital has twenty-three universities, as well as many colleges offering undergraduate and postgraduate courses. They attract almost 103,000 overseas students, who not only receive a world class education but enjoy the privilege of living in one of the world's most exciting cities.

A PEACEFUL OASIS



The first London garden squares were built in the early 17th century. Today there are over one hundred garden squares in Kensington and Chelsea, mostly accessible only to the residents of the square. As well as providing a private oasis to relax in, garden squares play an important role in London's ecology, welcoming birds, bees, butterflies,

wild flowers and other flora as well as regulating climate. Royal Warwick Square is London's newest addition to the garden square tradition. The apartment buildings stand elegantly around a landscaped courtyard garden offering a contemporary interpretation of this charming London feature.





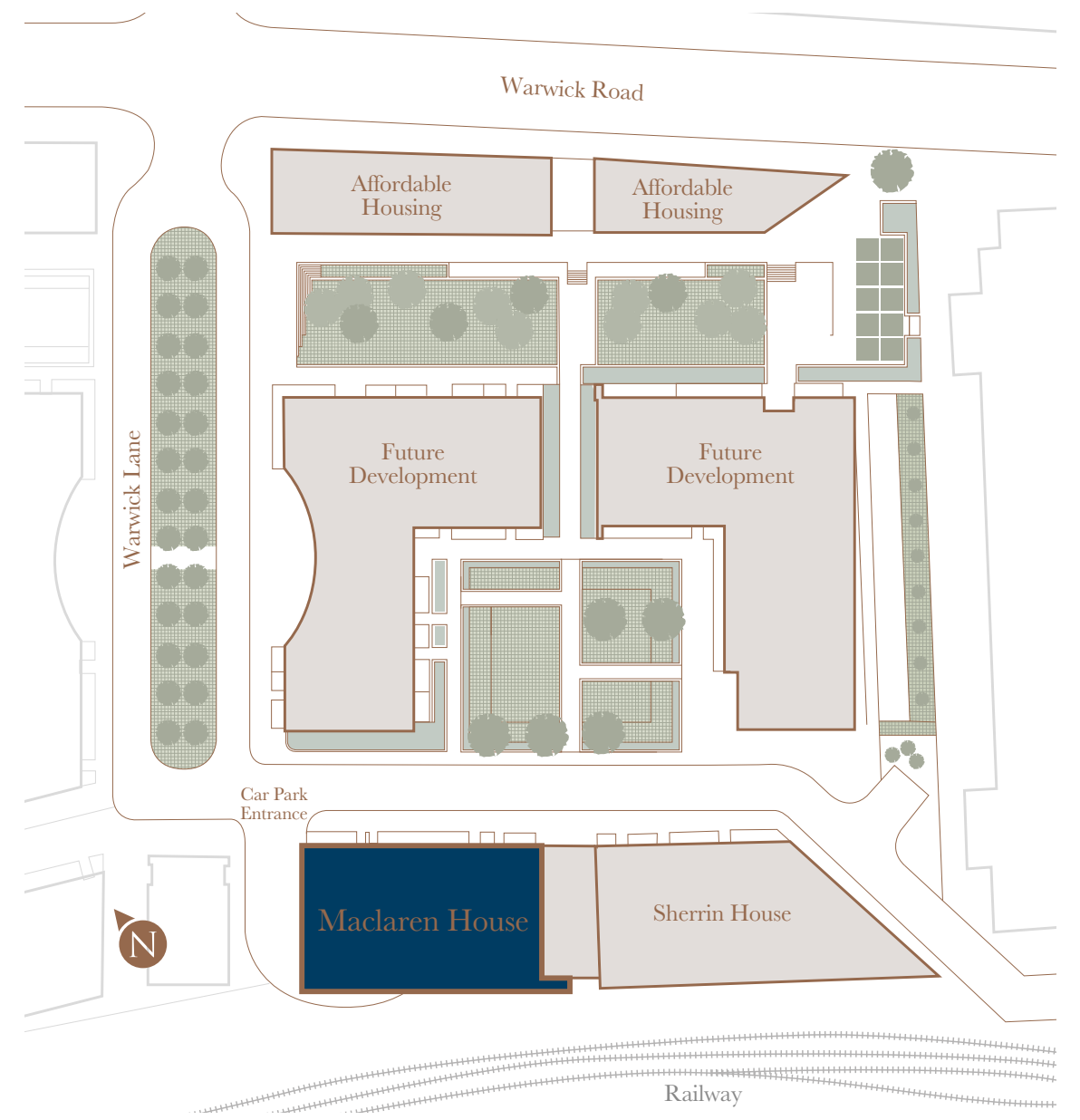
ELEVATED LONDON LIVING

Kensington transcends fashion
and will always be considered a
prime residential area.



Computer Generated Image is indicative only

SITE PLAN



Site plan is not to scale and is indicative only. The site plan depicts a section of the Warwick Road Master Plan (Adopted January 2008) and acts as a guide only as to the finished product. Accordingly, the Plan may be subject to change subject to final planning permission.

THE GARDEN SQUARE REDISCOVERED



The central garden square is the focal point of Royal Warwick Square, providing residents with their own natural oasis in the heart of the city. With immaculate lawns, beautiful

planting schemes and architectural seating, it is a delightful place to relax in. The linear park towards the front of the development provides further green space to enjoy.







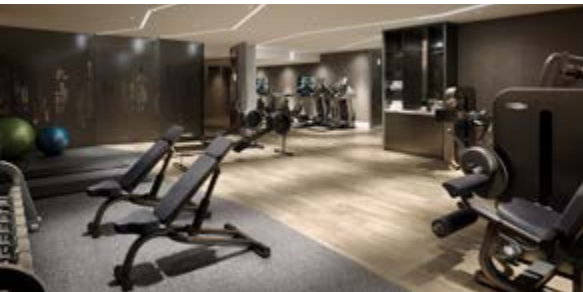
House

Maclaren

ROYAL WARWICK SQUARE



FOR BUSINESS AND LEISURE



Royal Warwick Square residents benefit from Harrods Estates Concierge and a superb leisure suite. Within the suite is a gym and fitness studio with facilities for personal training, as well as an inviting swimming pool of bespoke design, and a vitality pool. After exercise, residents can

relax and unwind with personal pampering in the spa or some quiet relaxation in the sauna and steam room. The ultra luxurious private cinema room is perfect for screening a favourite movie or television programme, with enough space to invite friends to watch too.



CLASSIC INTERIORS IMPECCABLE FINISH



The interior design and specification at Royal Warwick Square is of the highest order throughout. Solid doors with polished chrome and leather door handles make a sophisticated first impression, which continues as you glide through the effortlessly elegant interiors.

Smart timber finishes in the living spaces and beautiful carpet in the bedrooms combine with architraves and painted skirtings for a classic look. The latest technology, such as underfloor heating, and pre-wiring for integrated media systems, keeps your home as comfortable as it is stylish.







Computer Generated Image is indicative only

BESPOKE KITCHEN DESIGN

The kitchens at Royal Warwick Square are a masterclass of detail and design. Superior appliances from Küppersbusch include an integrated fridge/freezer, multi-function oven, warming drawer and touch control induction hob. The individually designed kitchen layouts follow an open plan style, creating a sociable and enjoyable space for cooking and dining. All are finished in chic style with handleless cabinets, composite stone work surfaces and porcelain stone effect splashbacks.



Computer Generated Image is indicative only

A PRIVATE RETREAT

Spacious and beautiful, the bedrooms at Royal Warwick Square are havens of relaxation. Floor to ceiling windows bathe the rooms in light and frame spectacular views. Master bedrooms feature bespoke fitted or walk-in wardrobes, complete with rails, shelves and lighting to keep everything in order. Soft carpet underfoot adds to the sense of calm and restfulness.



Computer Generated Image is indicative only

BEAUTIFUL BATHROOMS



Computer Generated Image is indicative only

Bathing becomes a truly indulgent experience at Royal Warwick Square with designer bath and shower rooms. White sanitary ware is set off by polished chrome Hansgrohe taps and accessories, while elegant wall tiles create an impeccable finish.

Bespoke composite stone and veneer vanity units provide stylish storage for toiletries and towels. Recessed lighting enhances this luxurious environment, creating a tranquil and relaxing atmosphere.



THE FINE DETAIL

From the exquisite finishes you can see, to the technology you can't, the specification throughout Royal Warwick Square is of an exceptionally high standard. Every detail has been carefully considered to create a supremely comfortable and elegant home.

DETAILED SPECIFICATION



KITCHENS

- Individually designed layouts
- Composite stone work surfaces with porcelain stone effect splashbacks, veneered or gloss lacquer finishes to island/peninsula unit back panels where applicable (options available – subject to cut-off dates)
- Stainless steel 1 ½ bowl undermount sink and polished chrome mixer tap
- Combination of high gloss lacquer and veneered finishes to cabinets with handleless design (options available – subject to cut-off dates)
- Pull-out pan units where appropriate
- Recessed LED ceiling downlighters and recessed LED lights to wall cabinets
- Concealed multi-gang appliance panel, brushed stainless steel socket outlets above work surfaces and pop-up sockets to island/peninsula units where appropriate
- Küppersbusch inset touch control induction hob
- Re-circulating integrated extractor or island extractor to suit situation
- Küppersbusch stainless steel multi-function oven with Ökotherm system
- Küppersbusch stainless steel combination microwave oven
- Küppersbusch built-in stainless steel warming drawer
- Küppersbusch integrated fridge/freezer
- Küppersbusch built-in wine cooler to selected 3 bedroom apartments
- Integrated multi-function dishwasher
- Free-standing washer/dryer within vented utility cupboard/room
- Space saving recycling bins

BATHROOMS

- White bath with bath filler and removable tiled bath panel
- Polished chrome concealed thermostatic mixer/diverter with handshower to selected baths
- Polished chrome concealed thermostatic mixer/diverter with handshower, ceiling mounted showerhead and frameless glass bath screen to selected baths
- Polished chrome concealed thermostatic mixer/diverter, ceiling mounted showerhead and complete handshower set to shower areas of bathrooms/shower rooms
- Walk-in shower area to bathrooms/shower rooms with frameless glass shower panels or doors to suit situation
- Bespoke composite stone and veneer vanity units with surface mounted basin, storage drawers and polished chrome deck or wall mounted mixer taps to suit situation
- Bespoke mirrored cabinets with shelving, shaver socket and concealed lighting
- Villeroy & Boch white wall mounted WC pan with soft close seat/cover, concealed cistern and dual flush plate
- Shelved niche to bath/shower areas with recessed downlighters where appropriate
- Polished chrome ladder style thermostatically controlled heated towel rail to bathrooms/shower rooms/cloakrooms
- Large format porcelain tile wall finishes to selected walls (options available to feature wall – subject to cut-off dates)
- Large format porcelain tile floor finishes
- Extract ventilation to outside
- Recessed LED downlights to bathrooms/shower rooms/cloakrooms
- Accessories include toilet roll holder and robe hook

ELECTRICAL FITTINGS

- Ceiling coffers to selected principal reception rooms
- Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to reception rooms
- Recessed LED downlighters throughout
- Blind boxes to selected reception rooms and bedrooms
- Automatic lighting to utility/services/coats cupboards
- 5 amp lighting circuit to reception rooms and bedrooms
- Television (terrestrial and Sky Q) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for an integrated media system incorporating IT, audio/visual, lighting and speakers to principal rooms
- Pre-wired for future automated curtains/blinds
- Polished chrome power sockets and light switches
- Dimmer light controls where applicable

HEATING / COOLING

- Heating and hot water from a communal system with metered water/electric supply to all apartments
- Underfloor heating to cloakrooms/bathrooms/shower rooms
- Comfort cooling/heating to all reception rooms and bedrooms

INTERIOR FINISHES

- Feature engineered veneer entrance doors
- Engineered veneer internal doors
- Veneered architraves and painted skirtings, porcelain tile skirtings to wet areas where applicable
- Interior fittings to utility/services/coats cupboards to suit situation
- Bespoke polished chrome and leather door handles throughout
- Staircases with glass balustrades, timber handrails and lighting to duplex apartments
- Bespoke fitted or walk-in wardrobes to master bedrooms, internal fittings include rails, shelves and integrated lighting
- Engineered timber floor finishes to hallways, kitchen and reception rooms (options available – subject to cut-off date)
- Carpet floor finishes to bedrooms (options available – subject to cut-off date)

TERRACES

- Well proportioned glass fronted terraces with handrails to apartments where indicated
- Timber decking to terraces with external lighting where indicated
- Paving to lightwell terraces with external lighting where indicated

SECURITY

- Independent 'bridge link' access to apartments where indicated
- Video entry system viewed by individual apartment handset/screen
- Power and telephone points provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- All apartments provided with mains supply smoke detectors and fitted with domestic sprinkler systems (and hob extractor fire suppression where applicable)
- Multi-point locking, door restrictor and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- Harrods Estates 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

- Passenger lifts serve all levels (except mezzanine levels of selected individual apartments) with access to underground parking levels

INTERIOR DESIGNED ENTRANCE LOBBY

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

LIFT LOBBIES / COMMUNAL HALLWAYS

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

RESIDENTS' LEISURE SUITE

- Bespoke swimming pool and vitality pool
- Fitness studio with facilities for personal training
- Treatment rooms, sauna and steam room facilities
- Changing rooms with shower facilities
- Cinema room

MANAGEMENT AGENT

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

Typical specification for 2 and 3 bedroom apartments only. Specification will vary in 1 bedroom apartments. Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes if required. Speak to a Sales Consultant for more details. Computer Generated Images are indicative only.

MACLAREN HOUSE

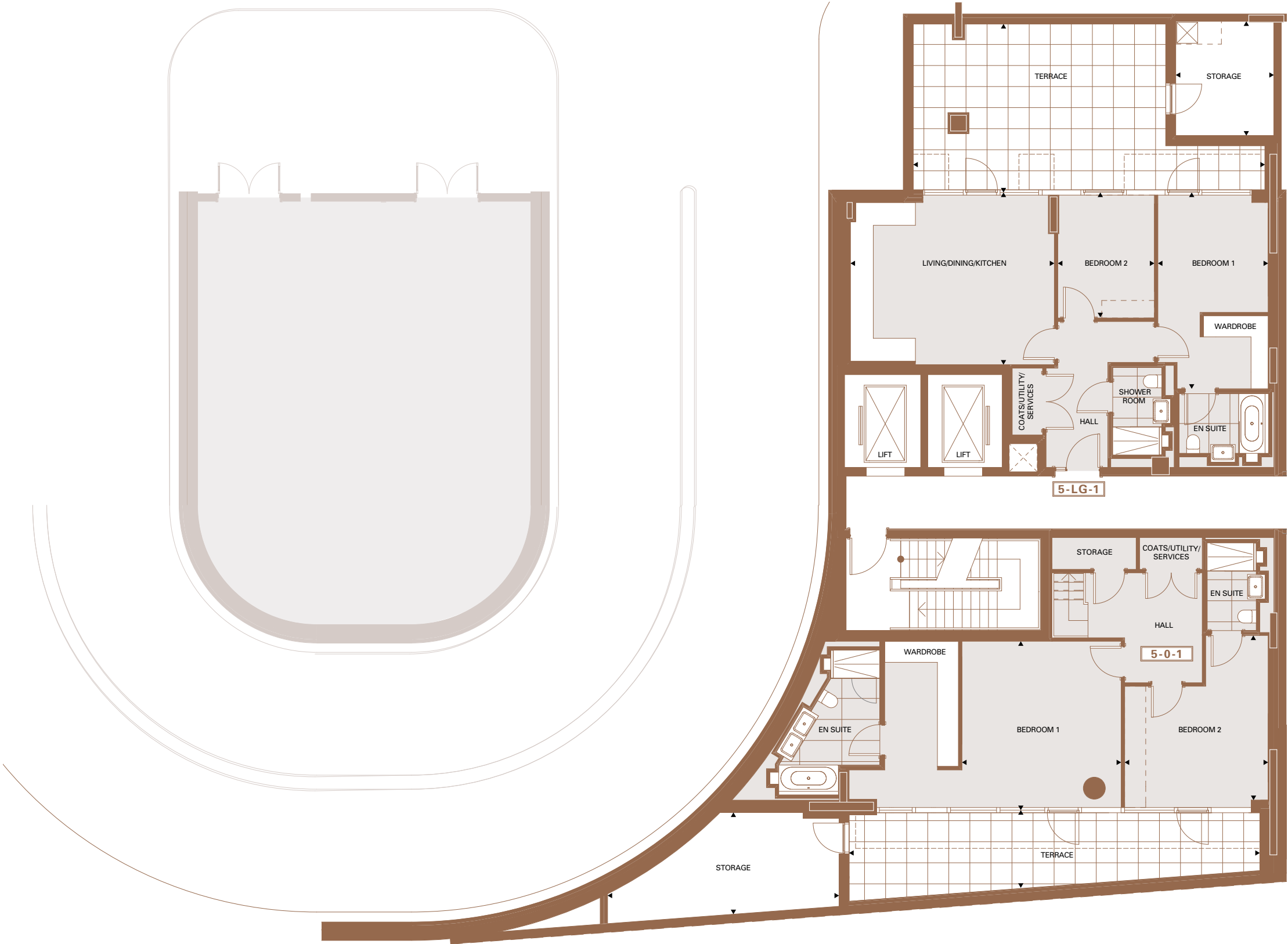
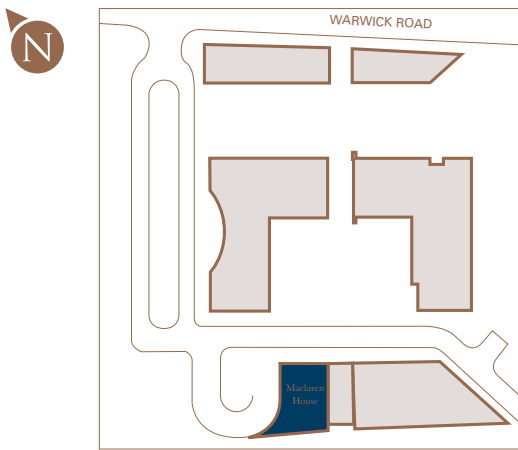
APARTMENT LOCATOR

Page Numbers	Apartment Number	Level	Number of Bedrooms	TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA	
				Sq m	Sq ft	Sq m	Sq ft
66/67	5-LG-1	LG	2	80	857	38	405
66/67/68/69	5-0-1	G	2	153	1,652	24	264
70/71	5-3-7	3	2	90	971	8	85
70/71	5-3-8	3	2	90	968	5	59
72/73	5-4-1	4	1	61	655	5	58
72/73	5-4-2	4	1	56	603	6	68
72/73	5-4-3	4	3	138	1,485	12	129
72/73	5-4-4	4	3	120	1,297	10	105
72/73	5-4-5	4	2	91	975	8	82
72/73	5-4-6	4	2	89	954	6	69
74/75	5-5-1	5	1	61	658	5	51
74/75	5-5-2	5	1	58	626	5	49
74/75	5-5-3	5	3	140	1,504	10	107
74/75	5-5-4	5	3	122	1,311	9	97
74/75	5-5-5	5	2	88	945	10	110
74/75	5-5-6	5	2	85	916	11	115
76/77	5-6-1	6	1	61	658	5	54
76/77	5-6-2	6	1	56	603	7	71
76/77	5-6-3	6	3	140	1,505	10	108
76/77	5-6-4	6	3	122	1,312	9	96
76/77	5-6-5	6	2	92	987	6	69
76/77	5-6-6	6	2	89	960	6	66
78/79	5-7-1	7	1	62	668	4	44
78/79	5-7-2	7	1	58	627	4	47
78/79	5-7-3	7	3	138	1,489	11	124
78/79	5-7-4	7	3	121	1,303	10	103
78/79	5-7-5	7	2	91	975	7	81
78/79	5-7-6	7	2	87	939	8	90

Page Numbers	Apartment Number	Level	Number of Bedrooms	TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA	
				Sq m	Sq ft	Sq m	Sq ft
80/81	5-8-1	8	1	57	616	9	97
80/81	5-8-2	8	1	54	579	9	97
80/81	5-8-3	8	3	132	1,421	17	187
80/81	5-8-4	8	3	113	1,216	18	195
80/81	5-8-5	8	2	84	904	14	153
80/81	5-8-6	8	2	81	870	14	150
82/83/84/85	5-9-1	9/10	3	191	2,058	49	526
82/83/84/85	5-9-2	9/10	3	207	2,231	93	1,006
82/83/84/85	5-9-3	9/10	3	167	1,794	24	259
82/83/84/85	5-9-4	9/10	3	179	1,927	92	989

MACLAREN HOUSE

LOWER GROUND FLOOR



APARTMENT 5-LG-1		
Living/Dining/Kitchen		
5807mm x 4906mm	19' 1" x 16' 1"	
Bedroom 1		
5594mm x 3140mm	18' 4" x 10' 4"	
Bedroom 2		
3557mm x 2750mm	11' 8" x 9' 0"	
Total internal area		
80 sq m / 857 sq ft		
Terrace		
10018mm x 4802mm	32' 10" x 15' 9"	
Total external area		
38 sq m / 405 sq ft		
Storage		
3258mm x 2795mm	10' 8" x 9' 2"	
Total external area		
9 sq m / 98 sq ft		

APARTMENT 5-0-1 (LOWER)		
Bedroom 1		
4534mm x 4812mm	14' 11" x 15' 9"	
Bedroom 2		
4691mm x 4086mm	15' 5" x 13' 5"	
Lower internal area		
84 sq m / 907 sq ft		
Terrace		
11700mm x 2214mm	38' 5" x 7' 3"	
Total external area		
24 sq m / 264 sq ft		
Storage		
6594mm x 2900mm	21' 8" x 9' 6"	
Total external area		
15 sq m / 165 sq ft		

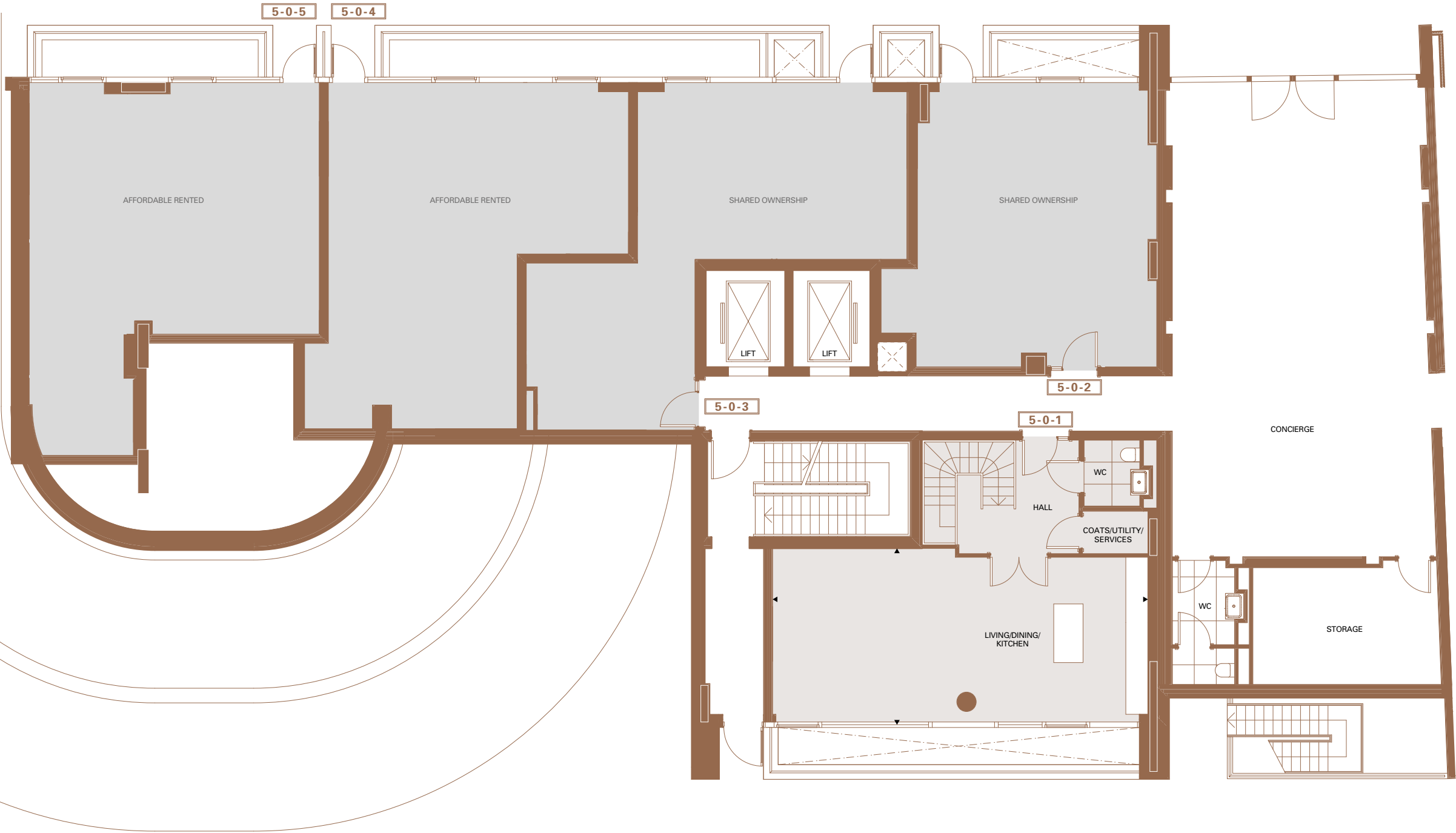
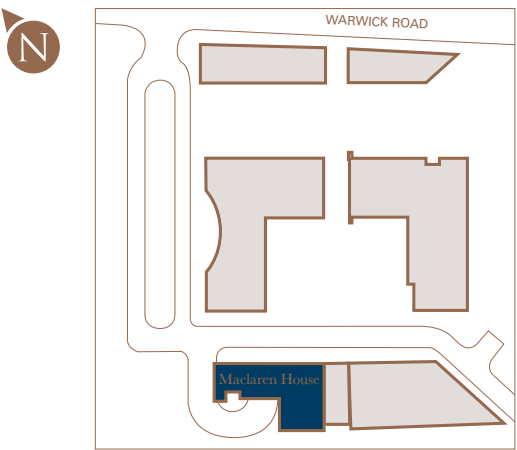
- 1 Bedroom apartments
- 2 Bedroom apartments
- 3 Bedroom apartments

Lift Core Number
Floor Level Number
Apartment Number
1.1.1

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

MACLAREN HOUSE

GROUND FLOOR



APARTMENT 5-0-1 (UPPER)

Living/Dining/Kitchen
10245mm x 4811mm 33' 7" x 15' 9"

Upper internal area 69 sq m / 742 sq ft

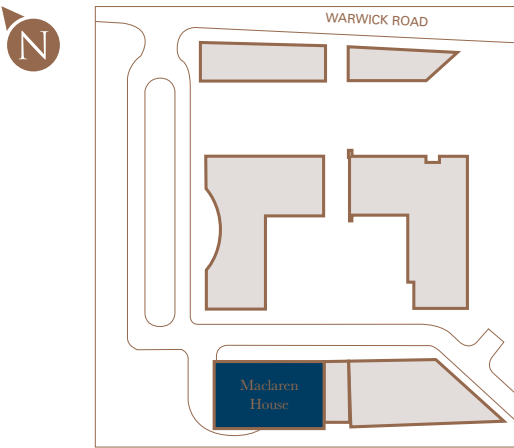
- 1 Bedroom apartments
- 2 Bedroom apartments
- 3 Bedroom apartments

Lift Core Number
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1.1.1

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MACLAREN HOUSE

THIRD FLOOR



APARTMENT 5-3-7		
Living/Dining/Kitchen	7055mm x 6051mm	23' 2" x 19' 10"
Bedroom 1	4801mm x 3201mm	15' 9" x 10' 6"
Bedroom 2	3097mm x 3016mm	10' 2" x 9' 11"
Total internal area 90 sq m / 971 sq ft		
Terrace	6680mm x 1265mm	21' 11" x 4' 2"
Total external area 8 sq m / 85 sq ft		

APARTMENT 5-3-8		
Living/Dining/Kitchen	9351mm x 3684mm	30' 8" x 12' 1"
Bedroom 1	6146mm x 4221mm	20' 2" x 13' 10"
Bedroom 2	3851mm x 3481mm	12' 8" x 11' 5"
Total internal area 90 sq m / 968 sq ft		
Terrace	4650mm x 1265mm	15' 3" x 4' 2"
Total external area 5 sq m / 59 sq ft		

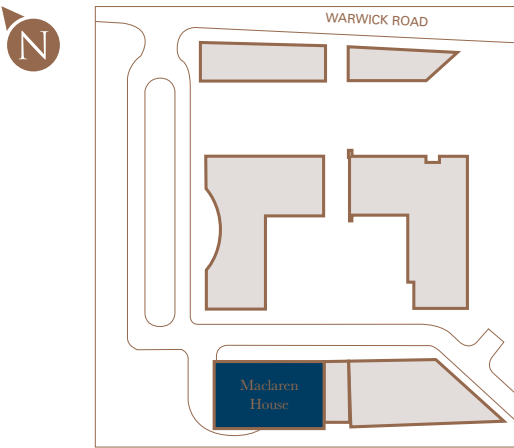
- 1 Bedroom apartments
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MACLAREN HOUSE

FOURTH FLOOR



APARTMENT 5-4-1		
Living/Dining/Kitchen	6239mm x 4420mm	20' 6" x 14' 6"
Bedroom	6148mm x 2840mm	20' 2" x 9' 4"
Total internal area 61 sq m / 655 sq ft		
Terrace	4500mm x 1265mm	14' 9" x 4' 2"
Total external area 5 sq m / 58 sq ft		

APARTMENT 5-4-2		
Living/Dining/Kitchen	6940mm x 3804mm	22' 9" x 12' 6"
Bedroom	3858mm x 3456mm	12' 8" x 11' 4"
Total internal area 56 sq m / 603 sq ft		
Terrace	5933mm x 1265mm	19' 6" x 4' 2"
Total external area 8 sq m / 81 sq ft		

APARTMENT 5-4-3		
Living/Dining/Kitchen	7355mm x 6798mm	24' 2" x 22' 4"
Bedroom 1	6325mm x 3689mm	20' 9" x 12' 1"
Bedroom 2	3579mm x 3565mm	11' 9" x 11' 8"
Bedroom 3	3829mm x 3154mm	12' 7" x 10' 4"
Total internal area 138 sq m / 1,485 sq ft		
Terrace 1	5180mm x 1265mm	17' 0" x 4' 2"
Terrace 2	5145mm x 1265mm	16' 11" x 4' 2"
Total external area 12 sq m / 129 sq ft		

APARTMENT 5-4-4		
Living/Dining/Kitchen	9006mm x 4640mm	29' 7" x 15' 3"
Bedroom 1	5497mm x 3905mm	18' 0" x 12' 10"
Bedroom 2	4802mm x 3200mm	15' 9" x 10' 6"
Bedroom 3	4197mm x 2965mm	13' 9" x 9' 9"
Total internal area 120 sq m / 1,297 sq ft		
Terrace 1	4933mm x 1265mm	16' 2" x 4' 2"
Terrace 2	3539mm x 1265mm	11' 7" x 4' 2"
Total external area 10 sq m / 105 sq ft		

APARTMENT 5-4-5		
Living/Dining/Kitchen	7055mm x 6051mm	23' 2" x 19' 10"
Bedroom 1	4801mm x 3201mm	15' 9" x 10' 6"
Bedroom 2	3097mm x 3045mm	10' 2" x 10' 0"
Total internal area 91 sq m / 975 sq ft		
Terrace	6479mm x 1265mm	21' 3" x 4' 2"
Total external area 8 sq m / 82 sq ft		

APARTMENT 5-4-6		
Living/Dining/Kitchen	6195mm x 4906mm	20' 4" x 16' 1"
Bedroom 1	5660mm x 5075mm	18' 7" x 16' 8"
Bedroom 2	4176mm x 2905mm	13' 8" x 9' 6"
Total internal area 89 sq m / 954 sq ft		
Terrace	5511mm x 1265mm	18' 1" x 4' 2"
Total external area 6 sq m / 69 sq ft		

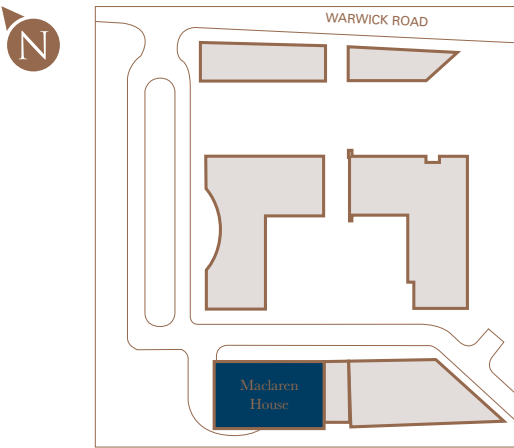
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MACLAREN HOUSE

FIFTH FLOOR



APARTMENT 5-5-1		
Living/Dining/Kitchen	9074mm x 4420mm	29' 9" x 14' 6"
Bedroom	4906mm x 2840mm	16' 1" x 9' 4"
Total internal area 61 sq m / 657 sq ft		
Terrace	4162mm x 1265mm	13' 8" x 4' 2"
Total external area 5 sq m / 51 sq ft		

APARTMENT 5-5-2		
Living/Dining/Kitchen	6940mm x 3804mm	22' 9" x 12' 6"
Bedroom	4438mm x 3456mm	14' 7" x 11' 4"
Total internal area 58 sq m / 626 sq ft		
Terrace	3889mm x 1265mm	12' 9" x 4' 2"
Total external area 5 sq m / 49 sq ft		

APARTMENT 5-5-3		
Living/Dining/Kitchen	7355mm x 6798mm	24' 2" x 22' 4"
Bedroom 1	7054mm x 3689mm	23' 2" x 12' 1"
Bedroom 2	3579mm x 3565mm	11' 9" x 11' 8"
Bedroom 3	3829mm x 3154mm	12' 7" x 10' 4"
Total internal area 140 sq m / 1,504 sq ft		
Terrace 1	4360mm x 1265mm	14' 4" x 4' 2"
Terrace 2	4009mm x 1265mm	13' 2" x 4' 2"
Total external area 10 sq m / 107 sq ft		

APARTMENT 5-5-4		
Living/Dining/Kitchen	9006mm x 4640mm	29' 7" x 15' 3"
Bedroom 1	6204mm x 3905mm	20' 4" x 12' 10"
Bedroom 2	4197mm x 3200mm	13' 9" x 10' 6"
Bedroom 3	4197mm x 2965mm	13' 9" x 9' 9"
Total internal area 122 sq m / 1,311 sq ft		
Terrace	7632mm x 1265mm	25' 0" x 4' 2"
Total external area 9 sq m / 97 sq ft		

APARTMENT 5-5-5		
Living/Dining/Kitchen	7055mm x 6051mm	23' 2" x 19' 10"
Bedroom 1	4801mm x 3201mm	15' 9" x 10' 6"
Bedroom 2	3097mm x 3045mm	10' 2" x 10' 0"
Total internal area 88 sq m / 945 sq ft		
Terrace	9100mm x 1265mm	29' 10" x 4' 2"
Total external area 11 sq m / 118 sq ft		

APARTMENT 5-5-6		
Living/Dining/Kitchen	6195mm x 4906mm	20' 4" x 16' 1"
Bedroom 1	5660mm x 4495mm	18' 7" x 14' 9"
Bedroom 2	4176mm x 2905mm	13' 8" x 9' 6"
Total internal area 85 sq m / 916 sq ft		
Terrace	9252mm x 1265mm	30' 4" x 4' 2"
Total external area 11 sq m / 118 sq ft		

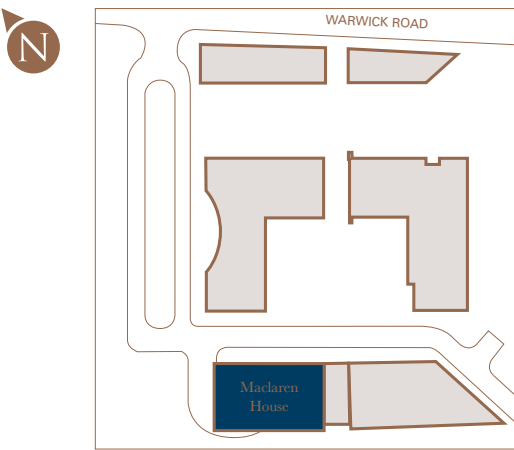
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MACLAREN HOUSE

SIXTH FLOOR



APARTMENT 5-6-1	APARTMENT 5-6-4
Living/Dining/Kitchen 7834mm x 4120mm 25' 8" x 13' 6"	Living/Dining/Kitchen 9006mm x 4862mm 29' 7" x 15' 11"
Bedroom 6147mm x 3140mm 20' 2" x 10' 4"	Bedroom 1 5923mm x 3852mm 19' 5" x 12' 8"
Total internal area 61 sq m / 657 sq ft	Bedroom 2 4197mm x 3254mm 13' 9" x 10' 8"
Terrace 4200mm x 1265mm 13' 9" x 4' 2"	Bedroom 3 4197mm x 2743mm 13' 9" x 9' 0"
Total external area 5 sq m / 54 sq ft	Total internal area 122 sq m / 1,312 sq ft
APARTMENT 5-6-2	Terrace 7772mm x 1265mm 25' 6" x 4' 2"
Living/Dining/Kitchen 6940mm x 3804mm 22' 9" x 12' 6"	Total external area 9 sq m / 96 sq ft
Bedroom 3843mm x 3456mm 12' 7" x 11' 4"	APARTMENT 5-6-5
Total internal area 56 sq m / 603 sq ft	Living/Dining/Kitchen 7055mm x 6051mm 23' 2" x 19' 10"
Terrace 5887mm x 1265mm 19' 4" x 4' 2"	Bedroom 1 4820mm x 3201mm 15' 10" x 10' 6"
Total external area 7 sq m / 71 sq ft	Bedroom 2 3097mm x 3045mm 10' 2" x 10' 0"
APARTMENT 5-6-3	Total internal area 92 sq m / 987 sq ft
Living/Dining/Kitchen 7355mm x 6798mm 24' 2" x 22' 4"	Terrace 5400mm x 1265mm 17' 9" x 4' 2"
Bedroom 1 7054mm x 3689mm 23' 2" x 12' 1"	Total external area 6 sq m / 69 sq ft
Bedroom 2 3579mm x 3565mm 11' 9" x 11' 8"	APARTMENT 5-6-6
Bedroom 3 3829mm x 3154mm 12' 7" x 10' 4"	Living/Dining/Kitchen 6195mm x 4906mm 20' 4" x 16' 1"
Total internal area 140 sq m / 1,505 sq ft	Bedroom 1 5660mm x 5075mm 18' 7" x 16' 8"
Terrace 1 4660mm x 1265mm 15' 3" x 4' 2"	Bedroom 2 4176mm x 2905mm 13' 8" x 9' 6"
Terrace 2 4009mm x 1265mm 13' 2" x 4' 2"	Total internal area 89 sq m / 960 sq ft
Total external area 10 sq m / 108 sq ft	Terrace 5100mm x 1265mm 16' 9" x 4' 2"
	Total external area 6 sq m / 66 sq ft

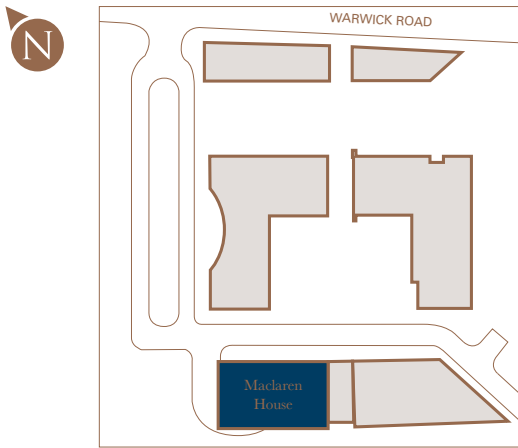
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SEVENTH FLOOR



APARTMENT 5-7-1		
Living/Dining/Kitchen	9074mm x 3920mm	29' 9" x 12' 10"
Bedroom	4906mm x 3340mm	16' 1" x 10' 11"
Total internal area 62 sq m / 668 sq ft		
Terrace	3409mm x 1265mm	11' 2" x 4' 2"
Total external area 4 sq m / 44 sq ft		

APARTMENT 5-7-2		
Living/Dining/Kitchen	6940mm x 3666mm	22' 9" x 12' 0"
Bedroom	4438mm x 3595mm	14' 7" x 11' 10"
Total internal area 58 sq m / 627 sq ft		
Terrace	3735mm x 1265mm	12' 3" x 4' 2"
Total external area 4 sq m / 47 sq ft		

APARTMENT 5-7-3		
Living/Dining/Kitchen	7355mm x 7218mm	24' 2" x 23' 8"
Bedroom 1	6298mm x 3689mm	20' 8" x 12' 1"
Bedroom 2	3579mm x 3565mm	11' 9" x 11' 8"
Bedroom 3	3829mm x 3154mm	12' 7" x 10' 4"
Total internal area 138 sq m / 1,489 sq ft		
Terrace 1	4660mm x 1265mm	15' 3" x 4' 2"
Terrace 2	5322mm x 1265mm	17' 6" x 4' 2"
Total external area 11 sq m / 124 sq ft		

APARTMENT 5-7-4		
Living/Dining/Kitchen	9006mm x 4640mm	29' 7" x 15' 3"
Bedroom 1	5944mm x 3905mm	19' 6" x 12' 10"
Bedroom 2	4197mm x 3422mm	13' 9" x 11' 3"
Bedroom 3	4197mm x 2743mm	13' 9" x 9' 0"
Total internal area 121 sq m / 1,303 sq ft		
Terrace	8361mm x 1265mm	27' 5" x 4' 2"
Total external area 10 sq m / 103 sq ft		

APARTMENT 5-7-5		
Living/Dining/Kitchen	7055mm x 6051mm	23' 2" x 19' 10"
Bedroom 1	4801mm x 3201mm	15' 9" x 10' 6"
Bedroom 2	3097mm x 3045mm	10' 2" x 10' 0"
Total internal area 91 sq m / 975 sq ft		
Terrace	6450mm x 1265mm	21' 2" x 4' 2"
Total external area 7 sq m / 81 sq ft		

APARTMENT 5-7-6		
Living/Dining/Kitchen	6195mm x 4906mm	20' 4" x 16' 1"
Bedroom 1	5660mm x 5075mm	18' 7" x 16' 8"
Bedroom 2	4176mm x 2905mm	13' 8" x 9' 6"
Total internal area 87 sq m / 939 sq ft		
Terrace	7040mm x 1265mm	23' 1" x 4' 2"
Total external area 8 sq m / 90 sq ft		

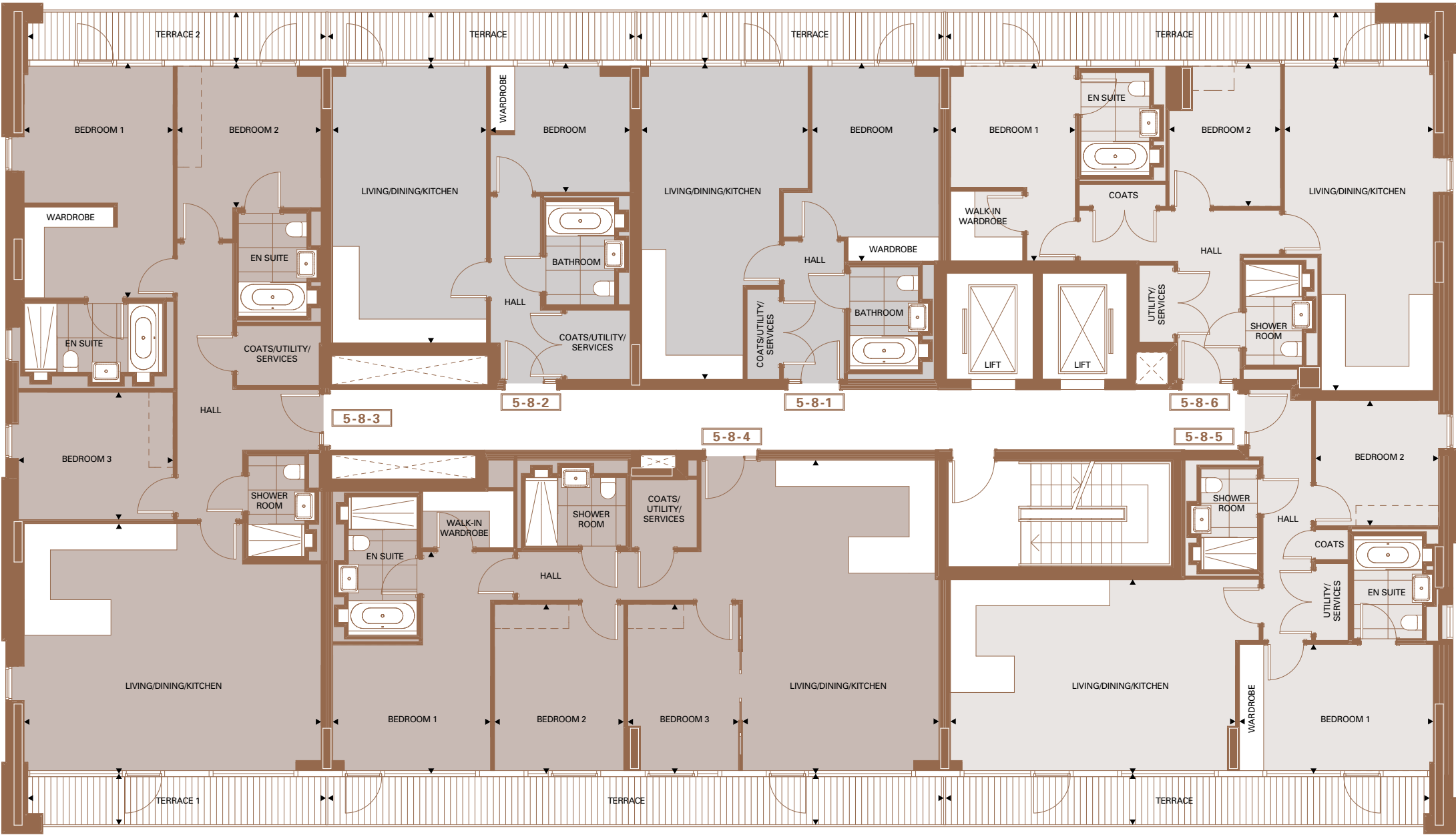
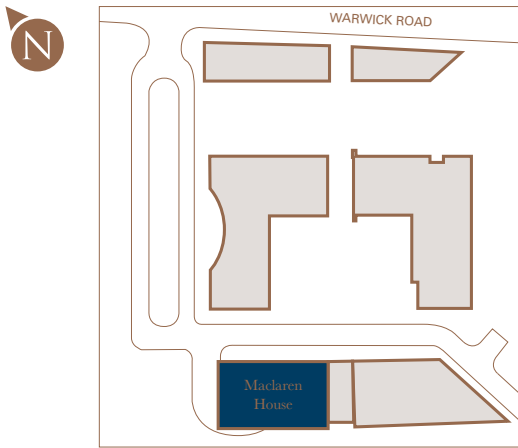
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MACLAREN HOUSE

EIGHTH FLOOR



APARTMENT 5-8-1	APARTMENT 5-8-4
Living/Dining/Kitchen 7834mm x 4120mm 25' 8" x 13' 6"	Living/Dining/Kitchen 7767mm x 4862mm 25' 6" x 15' 11"
Bedroom 4906mm x 3140mm 16' 1" x 10' 4"	Bedroom 1 5497mm x 3905mm 18' 0" x 12' 10"
Total internal area 57 sq m / 616 sq ft	Bedroom 2 4197mm x 3200mm 13' 9" x 10' 6"
Terrace 7600mm x 1265mm 24' 11" x 4' 2"	Bedroom 3 4197mm x 2743mm 13' 9" x 9' 0"
Total external area 9 sq m / 97 sq ft	Total internal area 113 sq m / 1,216 sq ft
	Terrace 15252mm x 1265mm 50' 0" x 4' 2"
	Total external area 18 sq m / 205 sq ft
APARTMENT 5-8-2	APARTMENT 5-8-5
Living/Dining/Kitchen 6940mm x 3804mm 22' 9" x 12' 6"	Living/Dining/Kitchen 7055mm x 4811mm 23' 2" x 15' 9"
Bedroom 3456mm x 3199mm 11' 4" x 10' 6"	Bedroom 1 4801mm x 3201mm 15' 9" x 10' 6"
Total internal area 54 sq m / 579 sq ft	Bedroom 2 3097mm x 3045mm 10' 2" x 10' 0"
Terrace 7605mm x 1265mm 24' 11" x 4' 2"	Total internal area 84 sq m / 904 sq ft
Total external area 9 sq m / 97 sq ft	Terrace 11986mm x 1265mm 39' 4" x 4' 2"
	Total external area 15 sq m / 163 sq ft
APARTMENT 5-8-3	APARTMENT 5-8-6
Living/Dining/Kitchen 7355mm x 6193mm 24' 2" x 20' 4"	Living/Dining/Kitchen 8111mm x 3683mm 26' 7" x 12' 1"
Bedroom 1 5815mm x 3689mm 19' 1" x 12' 1"	Bedroom 1 4906mm x 3089mm 16' 1" x 10' 2"
Bedroom 2 3579mm x 3565mm 11' 9" x 11' 8"	Bedroom 2 3547mm x 2758mm 11' 8" x 9' 1"
Bedroom 3 3829mm x 3154mm 12' 7" x 10' 4"	Total internal area 81 sq m / 870 sq ft
Total internal area 132 sq m / 1,417 sq ft	Terrace 11985mm x 1265mm 39' 4" x 4' 2"
Terrace 1 7382mm x 1265mm 24' 3" x 4' 2"	Total external area 15 sq m / 161 sq ft
Terrace 2 7382mm x 1265mm 24' 3" x 4' 2"	
Total external area 18 sq m / 194 sq ft	

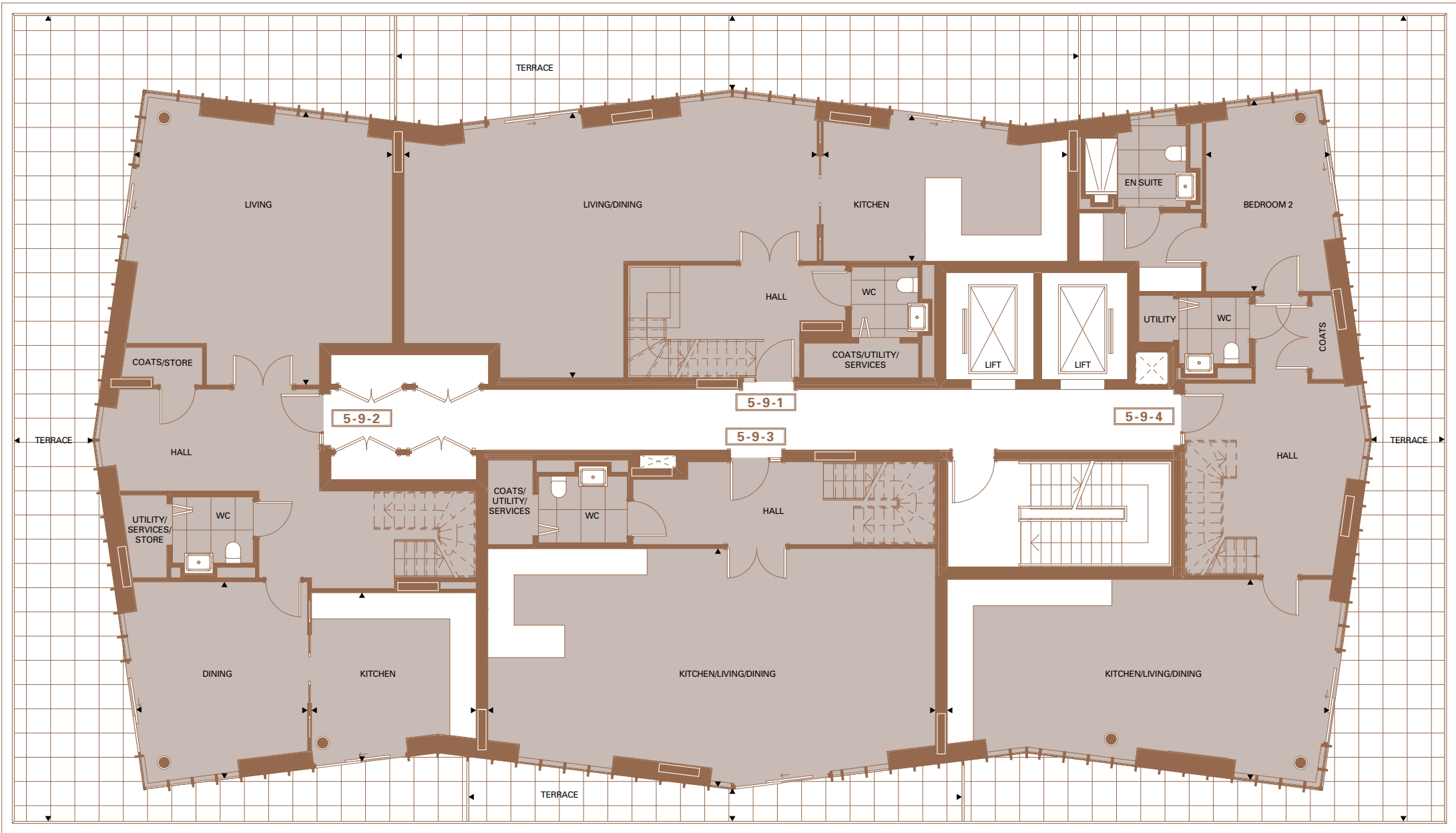
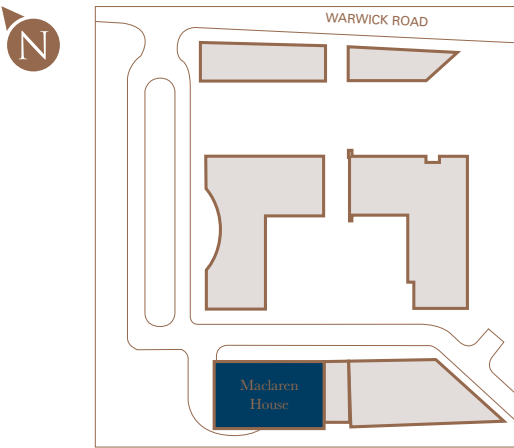
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NINTH FLOOR



APARTMENT 5-9-1 (LOWER)

Living/Dining	10230mm x 6564mm	33' 7" x 21' 6"
Kitchen	6050mm x 3621mm	19' 10" x 11' 11"
Lower internal area	93 sq m / 1,006 sq ft	
Terrace	16897mm x 1965mm	55' 5" x 6' 5"
Lower external area	39 sq m / 419 sq ft	

APARTMENT 5-9-2 (LOWER)

Living Room	6768mm x 6392mm	22' 2" x 21' 0"
Dining	4873mm x 4340mm	16' 0" x 14' 3"
Kitchen	4186mm x 4076mm	13' 9" x 13' 4"
Lower internal area	113 sq m / 1,217 sq ft	
Terrace	19996mm x 1965mm	65' 9" x 6' 5"
Lower external area	78 sq m / 839 sq ft	

APARTMENT 5-9-3 (LOWER)

Living/Dining/Kitchen	11085mm x 5902mm	36' 4" x 19' 4"
Lower internal area	84 sq m / 905 sq ft	
Terrace	12220mm x 812mm	40' 1" x 2' 8"
Lower external area	14 sq m / 150 sq ft	

APARTMENT 5-9-4 (LOWER)

Living/Dining/Kitchen	9538mm x 4963mm	31' 4" x 16' 3"
Bedroom 2	4742mm x 3083mm	15' 7" x 10' 1"
Lower internal area	99 sq m / 1,071 sq ft	
Terrace	19996mm x 1825mm	65' 7" x 5' 11"
Lower external area	71 sq m / 760 sq ft	

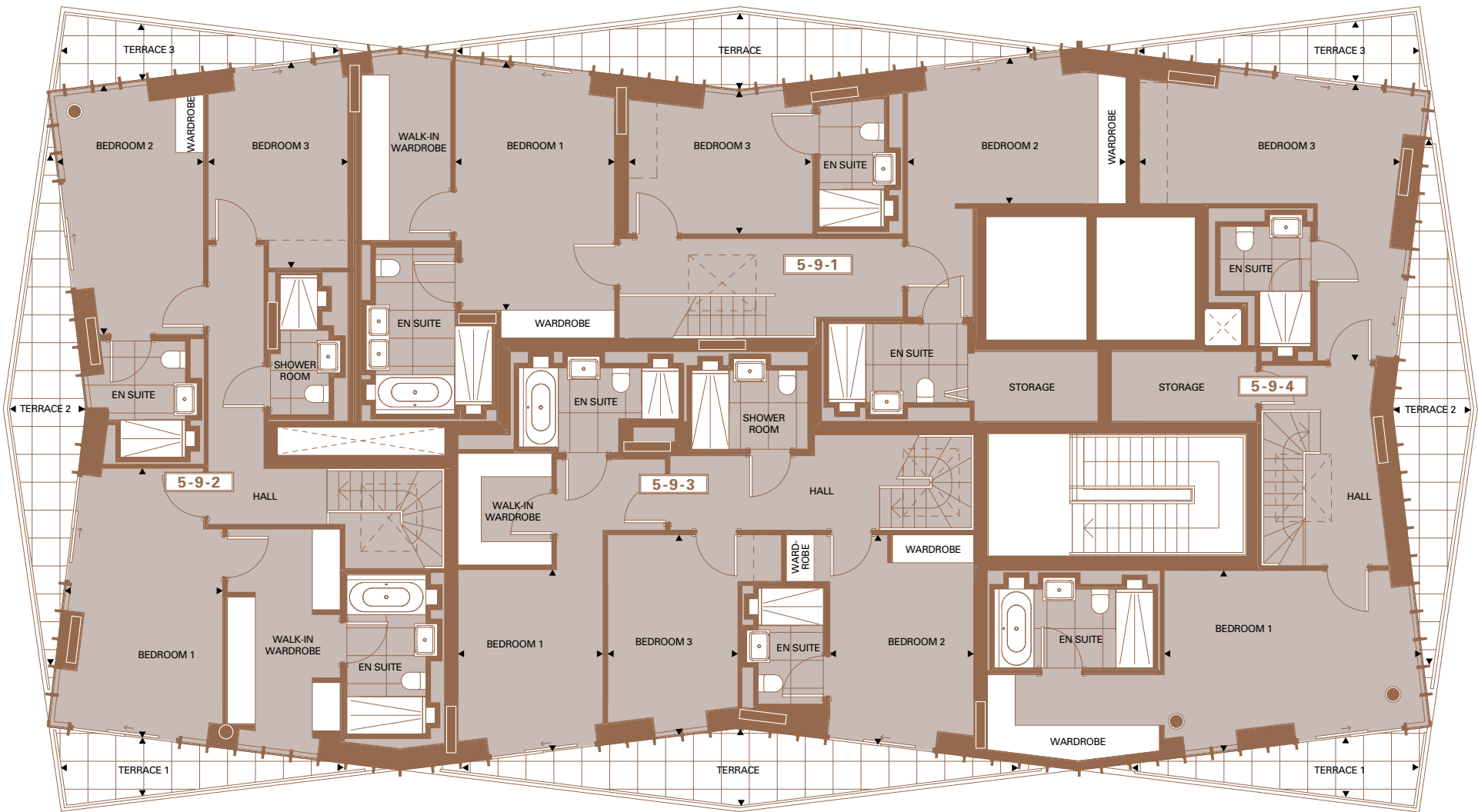
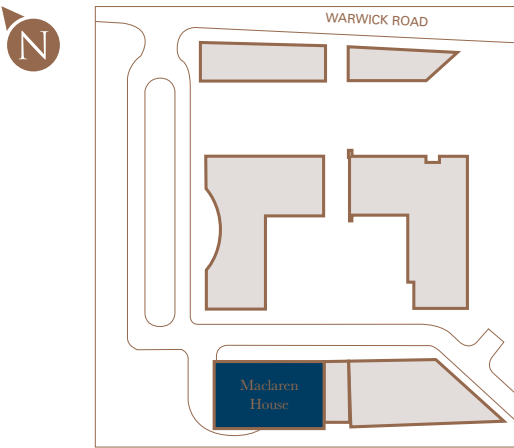
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MACLAREN HOUSE

TENTH FLOOR



APARTMENT 5-9-1 (UPPER)	
Bedroom 1	5650mm x 5344mm 18' 6" x 17' 6"
Bedroom 2	4691mm x 3155mm 15' 5" x 10' 4"
Bedroom 3	3917mm x 3071mm 12' 10" x 10' 1"
Upper internal area	98 sq m / 1,052 sq ft
Terrace	12379mm x 1622mm 40' 7" x 5' 4"
Upper external area	11 sq m / 118 sq ft

APARTMENT 5-9-2 (UPPER)	
Bedroom 1	5793mm x 3396mm 19' 0" x 11' 2"
Bedroom 2	5362mm x 3152mm 17' 7" x 10' 4"
Bedroom 3	4431mm x 3004mm 14' 6" x 9' 10"
Upper internal area	94 sq m / 1,014 sq ft
Terrace 1	5973mm x 1215mm 19' 7" x 4' 04"
Terrace 2	10952mm x 1627mm 35' 11" x 5' 4"
Terrace 3	6084mm x 1280mm 20' 0" x 4' 2"
Upper external area	21 sq m / 226 sq ft

APARTMENT 5-9-3 (UPPER)	
Bedroom 1	3910mm x 3116mm 12' 10" x 10' 3"
Bedroom 2	4514mm x 3094mm 14' 10" x 10' 2"
Bedroom 3	4306mm x 2800mm 14' 2" x 9' 2"
Upper internal area	83 sq m / 889 sq ft
Terrace	11930mm x 1659mm 39' 2" x 5' 5"
Upper external area	11 sq m / 118 sq ft

APARTMENT 5-9-4 (UPPER)	
Bedroom 1	5525mm x 3893mm 18' 2" x 12' 9"
Bedroom 3	6000mm x 5597mm 19' 8" x 18' 4"
Upper internal area	79 sq m / 856 sq ft
Terrace 1	6176mm x 1283mm 20' 3" x 4' 3"
Terrace 2	11278mm x 1654mm 37' 0" x 5' 5"
Terrace 3	6026mm x 1273mm 19' 9" x 4' 2"
Upper external area	21 sq m / 226 sq ft

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DESIGNED FOR LIFE

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

AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

CUSTOMER SERVICE IS OUR PRIORITY

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

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

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

QUALITY IS AT THE HEART OF EVERYTHING WE DO

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

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

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

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

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



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 Joseph
Designed for life

St William
Designed for life

SUSTAINABILITY AT ROYAL WARWICK SQUARE



ENERGY EFFICIENCY

The homes at Royal Warwick Square are designed to be very efficient in their use of energy, with features including:

- Thermal insulation
- Thermostatically controlled heating
- 100% energy efficient lighting
- A+ rated white goods (where supplied)

The energy efficiency of the homes will help lower fuel bills and reduce overall contribution to climate change. Each home comes with an Energy Performance Certificate which rates the energy efficiency and expected running costs.

LOW CARBON

Energy for hot water and heating in the homes will come from a combined heating and power (CHP) plant. Providing energy for both services at the same time, rather than separately, saves a significant amount of energy. This reduces the overall level of carbon released into the atmosphere.

SAVING WATER

The water consuming fixtures and fittings in the homes are selected to make sure that they use less water than the average household in the UK. This includes low consumption kitchen taps, washing machine, dishwasher, shower heads and WVC. A rain water harvesting system feeds the landscaping irrigation system; reusing rainwater helps to preserve natural water resources.

REDUCING WASTE

In order to reduce the amount of waste sent to landfill, recycling bins are provided in every home. This has several benefits including reducing pollution and saving resources.

ENHANCING ECOLOGY

St Edward is committed to protecting and enhancing the ecology around its sites. Royal Warwick Square is built on brownfield land, therefore, producing low negative impact on surrounding natural habitats. The landscape planting includes new evergreen planting as well as herbaceous and perennial species, introducing seasonal colour and variation throughout the year. It will help to provide habitats for insects and invertebrates whilst new tree planting will provide shelter for birds.

CLIMATE CHANGE ADAPTATION

Royal Warwick Square is designed to adapt to extreme weather events and changes in temperature. Sustainable Urban Drainage System (SUDS) will be incorporated within the development through the implementation of green roofs, which help to store rainwater during extreme weather. Green roofs will also provide biodiversity benefits and help improve local air quality.

SUSTAINABLE TRAVEL

The development encourages residents to use more environmentally friendly modes of transport with the provision of secure cycle storage and nearby public transport links.

High Street Kensington Underground station and Kensington Olympia Overground station are both a short walk away, offering connections to key London locations via low carbon alternatives to driving.

Space is provided for a desk close to sockets and telephone points so that a home office can be set up, reducing the need to commute.

RESPONSIBLY SOURCED TIMBER

The timber used to build the homes is responsibly sourced, either certified by the Forest Stewardship Council (FSC) or the Programme for Endorsement of Forest Certification (PEFC). This ensures that timber comes from a renewable source where the local community and habitats are preserved.

COMMUNITY FACILITIES

Private residents of Royal Warwick Square have the use of an exclusive leisure suite which includes a state of the art gymnasium, bespoke swimming pool, luxury treatment rooms, a private cinema and Harrods Estates Concierge services.

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

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

FIVE FOCUS AREAS

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.

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



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



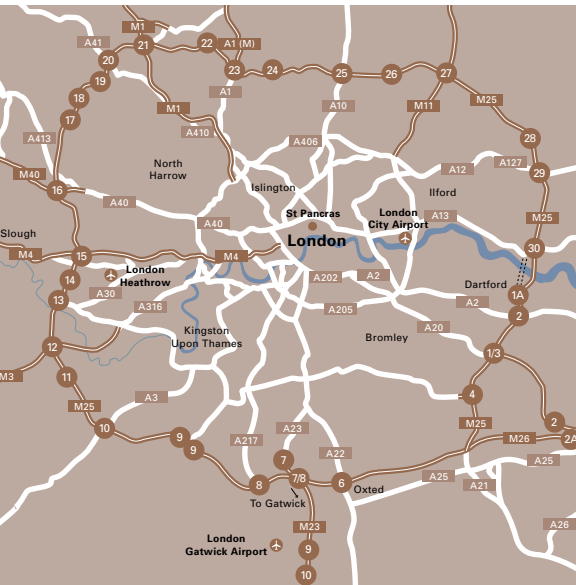
ST EDWARD SALES & MARKETING SUITE

375 Kensington High Street, London W14 8QA

Telephone: 020 7118 8090

Email: royalwarwicksquare@stedward.co.uk

www.RoyalWarwickSquare.co.uk



DIRECTIONS BY ROAD

(From M4 Junction 4b, M25 Junction 15)
Follow M4 and then A4 into central London. Go over the Hammersmith flyover onto A4 Talgarth Road/West Cromwell Road, merging left at the traffic lights into Warwick Road. Royal Warwick Square is on the left-hand side before Kensington High Street. Make your way to 375 Kensington High Street to find the Sales & Marketing Suite.



DIRECTIONS BY PUBLIC TRANSPORT

If arriving at Heathrow Airport, take the Piccadilly Line and change at Earl's Court for the District Line to High Street Kensington. Turn left when you leave the station and walk along Kensington High Street as far as the junction with Warwick Road. Turn left onto Warwick Road and Royal Warwick Square is on the right-hand side. Make your way to 375 Kensington High Street to find the Sales & Marketing Suite.



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. McLaren House 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 insitu wall finishes, cornices and the like. Where a wall is made up of both full height glazing and other external walling structure, dimensions are taken to the surface of both structures.

M115/02CA/1217



St Edward
Designed for life



Photography is indicative only

