



THE RESIDENCES

ON PADDINGTON GREEN

WEST END
GATE
—
LONDON W2

Berkeley
Designed for life

Chapters

P. **6** At the Gateway
to the City

P. **14** Step Outside and
Discover the Area

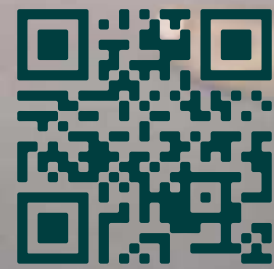
P. **24** Schools, Colleges
and Universities

P. **42** Service and
Amenities

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on Paddington
Green. Your own
Private Haven

P. **70** The Building

Can you keep a secret?...





↑
Where will your
curiosity take you?

Space to breathe.
Closer to nature.
In the heart of
the City.



PADDINGTON
GREEN W2
CITY OF WESTMINSTER

Regent's
Park

King's
Cross

Clerkenwell

Marylebone

The
Westmark

The
City

Bond
Street

Mayfair

South
Bank

Paddington
Basin

Hyde
Park

THE
RESIDENCES
ON PADDINGTON GREEN

At the gateway
to the City.

Hyde Park

Regent's Park

Marylebone Station

Edgware Road Station

Paddington Station

WEST END GATE
—
LONDON W2

On the doorstep
of green spaces.



Character, Charm
Quintessential London.

The Residences on Paddington Green are moments from London's finest shopping destinations, green spaces and cultural icons.

Parks From Edgware Road Tube

1. Paddington Green - 0 mins
2. Regent's Park - 10 mins
3. Hyde Park - 11 mins
4. Kensington Gardens - 12 mins
5. Green Park - 13 mins

Culture By Taxi

6. Victoria & Albert Museum - 14 mins
7. Buckingham Palace - 15 mins
8. Saatchi Gallery - 17 mins
9. Royal Academy of Arts - 17 mins
10. National Gallery - 18 mins
11. Royal Opera House - 23 mins

Shopping From Edgware Road Tube

12. Marylebone High Street - 10 mins
13. Bond Street - 11 mins
14. Selfridges - 14 mins
15. Tottenham Court Road - 15 mins
16. Covent Garden - 15 mins
17. Harrods - 22 mins

Interactive map

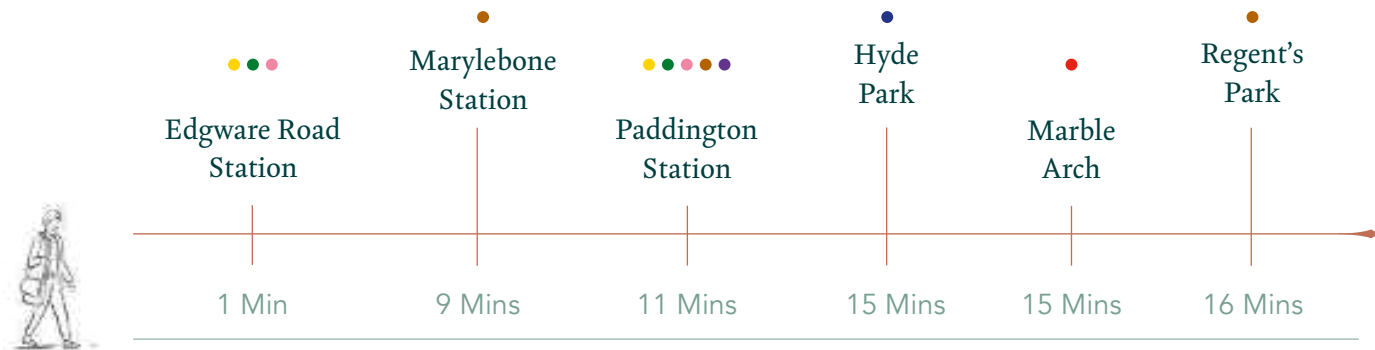


All travel times are approximate starting at The Residences on Paddington Green unless otherwise stated and taken from citymapper.com or tfl.gov.uk and google.co.uk/maps



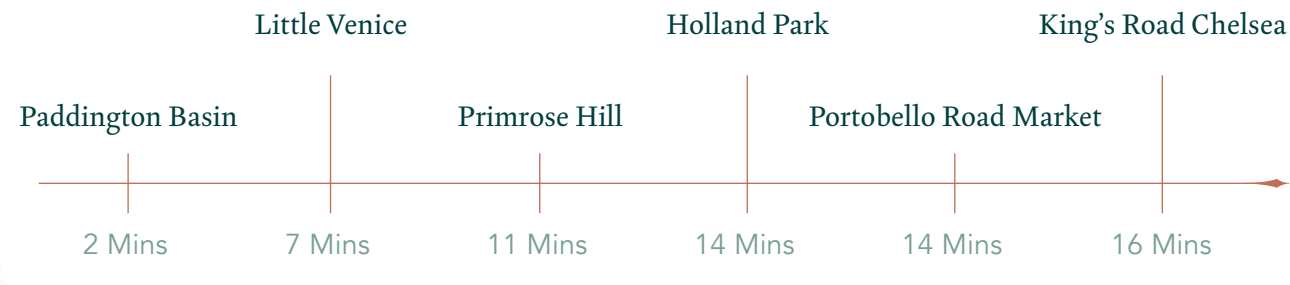
Map is not to scale.

Step outside...

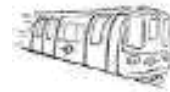


A stroll from The Residences on Paddington Green

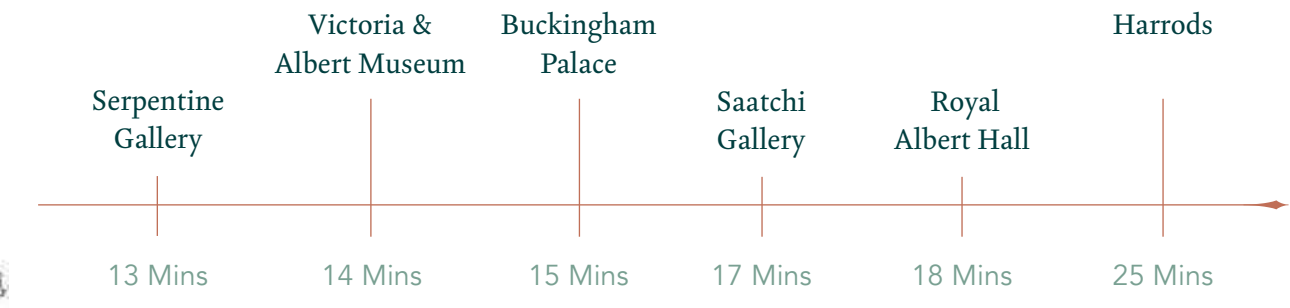
Location



A gentle cycle from The Residences on Paddington Green



Go Underground from Edgware Road



A taxi ride from Edgware Road

All travel times are approximate starting at The Residences on Paddington Green unless otherwise stated and taken from citymapper.com or tfl.gov.uk and google.co.uk/maps. *From Paddington station via Heathrow Express. **From Paddington station via Crossrail.



Chiltern Firehouse Chiltern Street



A Golden Postcode.

Ideally situated between Marylebone, Mayfair and Little Venice, The Residences on Paddington Green occupies a prime position in the heart of London's West End.

With Paddington Green on your doorstep and over 760 acres of parkland nearby at Hyde Park and Regent's Park, you are perfectly placed to enjoy the perks of central London without sacrificing open green spaces.

See for yourself...

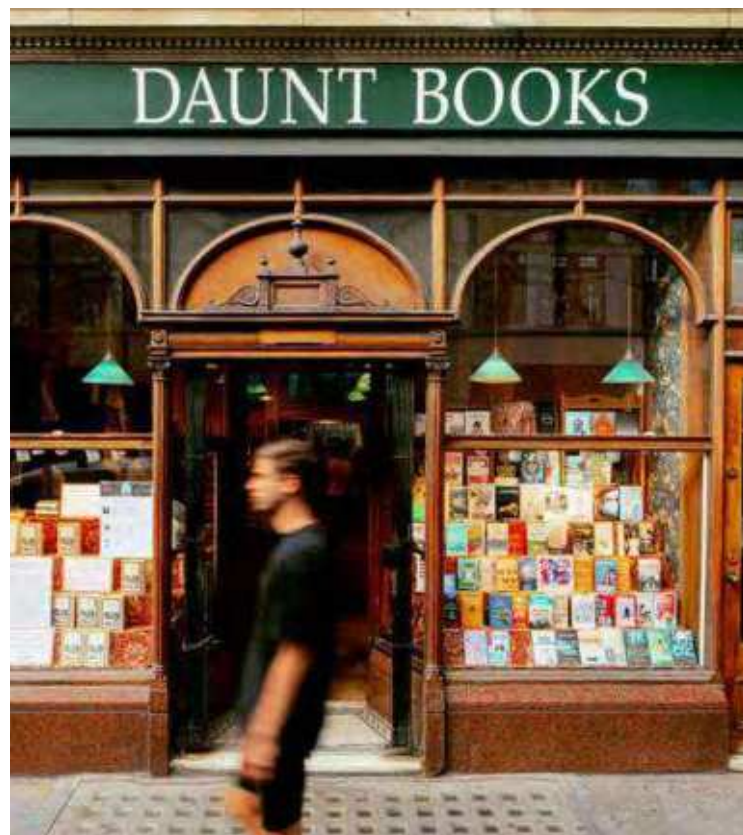


Chic Marylebone.

One of the most desirable areas in London, Marylebone has a village feel with a strong sense of community. Walk the cobbled streets and discover independent stores, first class restaurants, beautifully landscaped parks, international galleries and Georgian mansions.



La Brasserie
KOL Seymour Street
Daunt Books



Savile Row
Sketch Restaurant
Burlington Arcade
Mr Fog's House of Botanicals



Refined Mayfair.

The jewel in the West End's crown, Mayfair is home to a wealth of upscale boutiques, historic landmarks, Michelin-starred restaurants, manicured garden squares and famous hotels.

Hyde Park Delight.

Set in the heart of London, Hyde Park is the largest of the City's eight Royal Parks. Here, you can try tennis or horse riding, embrace open water swimming in the Serpentine, catch a concert or simply enjoy the delightful scenery.



West Carriage Drive
Kensington Gardens
The Serpentine



Inner Circle
Marylebone Green
Wetland area
The bandstand Regent's Park



Regent's Park Enchantment.

The famous London Zoo, a charming open air theatre, peaceful boating lake, formal gardens and a host of sporting activities make Regent's Park a truly enchanting destination.



Little Venice.

With its picturesque canals and period architecture, Little Venice is an endlessly charming neighbourhood tucked away in Maida Vale. Meander along the canals and discover waterside cafés, floating puppet shows, landscaped green gardens and cosy pubs.

Regent's Canal
Rembrandt Gardens
Café Laville



Merchant Square
Café by Peter Blake, Paddington Basin
Fan Bridge, Merchant Square

Paddington Waterside.

Home to an abundance of restaurants, bars and coffee shops; festivals, waterside outdoor screenings and pop up events all year round; Paddington Waterside is a treasure trove to discover from Thomas Heatherwick's rolling bridge to Paddington Bear and the Alexander Fleming museum.

A Bright Future.

Consistently ranked as one of the top ten universities in the world, University College London is just 13 minutes away. Also nearby is London Business School - one of the few in the world to have the triple crown accreditation - as well as the oldest music conservatoire in the UK, the Royal Academy of Music. From the iconic Central Saint Martins to the historic King's College London, there's something for everyone.

Universities

| | By tube | By car |
|----------------------------|---------|--------|
| University College London | 07 | 11 |
| Royal Academy of Music | 08 | 06 |
| University of London | 09 | 11 |
| University of Westminster | 11 | 10 |
| London Business School | 12 | 08 |
| Central Saint Martins | 16 | 24 |
| Imperial College London | 19 | 10 |
| Royal College of Art | 22 | 13 |
| King's College London | 24 | 23 |
| London School of Economics | 32 | 24 |

Secondary schools

| | By tube | By car |
|----------------------------------|---------|--------|
| Tabernacle School | 23 | 26 |
| Westminster School | 29 | 19 |
| Eaton Square | 32 | 10 |
| Portland Place School | 34 | 10 |
| Francis Holland School | 45 | 07 |
| Lycee Francais Charles de Gaulle | 50 | 20 |
| Chelsea Independent School | 50 | 32 |

Times taken from TFL and are indicative only.

Primary schools

| | By tube | By car |
|---------------------------------------|---------|--------|
| Abercorn School | 13 | 08 |
| St John's Wood Pre-Preparatory School | 19 | 22 |
| Falkner House Boys | 21 | 21 |
| Wetherby Preparatory School | 22 | 15 |
| Hill House School | 24 | 17 |
| Falkner House Girls | 24 | 20 |
| Pembridge Hall School | 25 | 25 |
| Portland Place School | 26 | 34 |
| Eaton House School | 27 | 13 |
| Knightsbridge School | 27 | 13 |
| Garden House School | 28 | 16 |
| Westminster Choir School | 28 | 16 |
| St Nicholas Preparatory School | 39 | 14 |
| Queen's College London | 40 | 12 |
| Notting Hill Preparatory School | 45 | 17 |



London's most prestigious universities are easily reached from The Residences on Paddington Green.



Map not to scale.

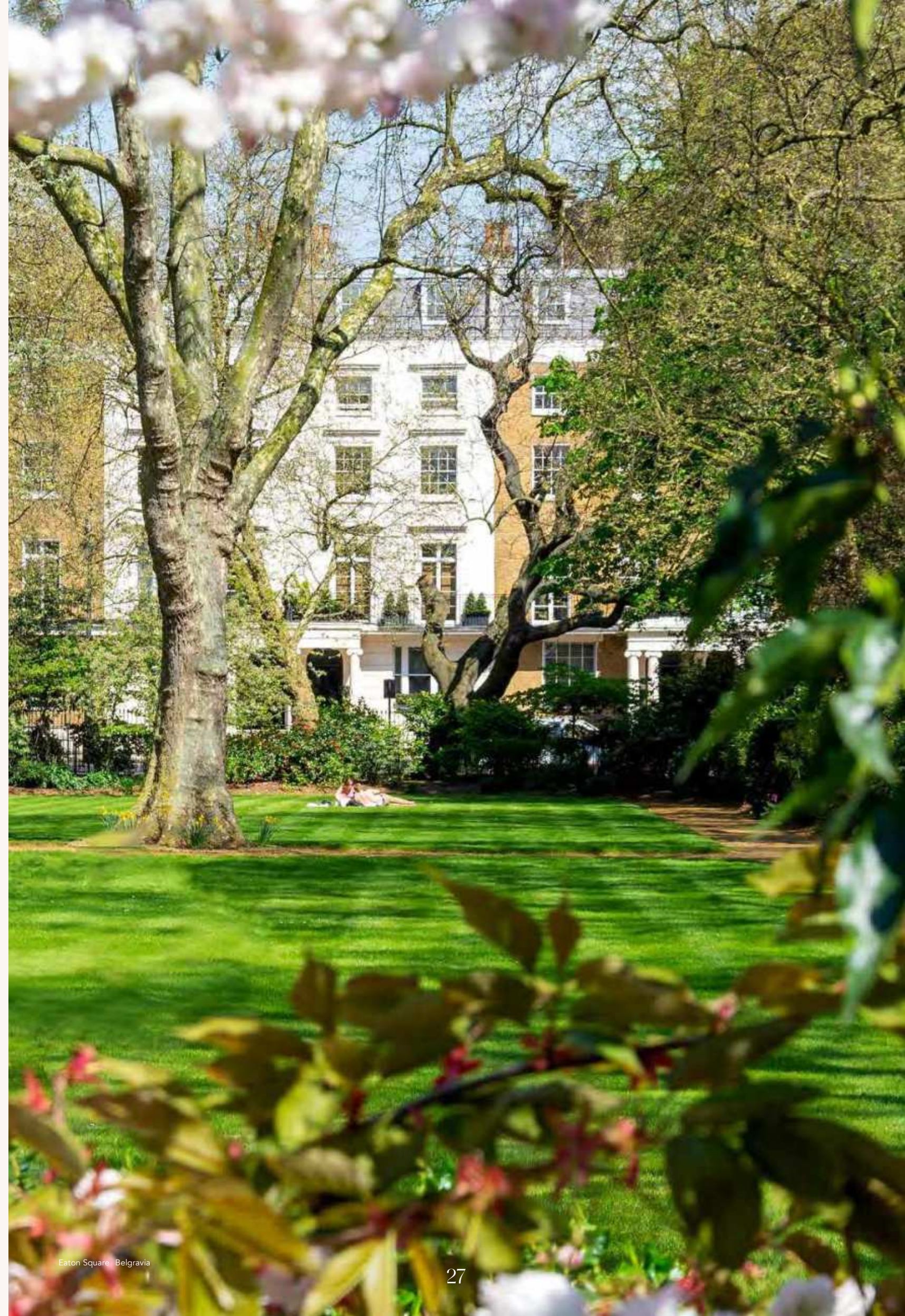
Through the garden gate.

London's iconic garden squares are one of the true defining features of the City. Steeped in history, these leafy open spaces are an integral part of London's landscape.



London's squares have become an intrinsic part of the City's fabric. A focus for local communities, attractive to tourists and a rich haven for London's wildlife. These important links in the green chain between the City's parks and back gardens have played a

major part in London becoming the world's first National Park City in 2019. Awareness of London's parks and gardens has grown in recent years, and there is renewed commitment to the conservation and improvement of squares, both public and private, contributing to the enjoyment and quality of life for all Londoners.





A rich heritage.

The director of the Heritage of London Trust, Dr Nicola Stacey, explains why Paddington Green is an area of particular historic and architectural interest.

Paddington Green is a conservation area — it's protected. Which means the unique atmosphere that you get here will also be protected going forward," explains Stacey, who was involved in the restoration of the statue of Sarah Siddons in Paddington Green. "I'm really interested in the changes to the area and I've watched the progress of The Residences on Paddington Green closely," she says. Her favourite feature of the development? The views. "You can see the Green and the fabulous Sarah Siddons statue."

“Berkeley obviously have a real interest in London’s history. To preserve, respect and enhance its heritage and use it as inspiration.”

Sarah Siddons was the actress of the 18th century. She was the first actress to play a male role (Hamlet) on stage and she was highly respected and admired. When she died, 5,000 people came to her funeral in Paddington Green.

“She represents the incredible heritage of Paddington and all the many interesting artistic, theatrical and literary figures who have lived, worked and performed here,” explains Stacey. The area is also noted for its rich architectural history, which she describes as “quintessentially Georgian London.” From St Mary’s Church to the Green itself, the period architecture helps “retain a little bit of that sense of village life and atmosphere in central London, which is quite rare,” adds Stacey.

Location

Discover the full interview...





Hidden in
plain sight...



A room with a view.

The Residences on Paddington Green are a tranquil haven overlooking a central courtyard as well as the open garden square of Paddington Green. Comprising 50 light filled apartments and accessing the private residents' facilities at West End Gate.



“Every element of the design, every piece of the building has some direct relationship to green space.”

Interview with Neil Howsam — Architect

“**T**he Residences on Paddington Green is in a conservation area - we’re surrounded by listed buildings. The approach was to design a timeless piece of architecture that rivals the adjacent buildings,” says Neil Howsam, an architect at Piercy&Company.

“The challenge was to find an appropriate language, scale and layout that’s at the same time contextual and contemporary,” he explains. Taking inspiration from Paddington Green’s architectural heritage, Piercy&Company used the neighbouring Children’s Hospital building as a starting point. “The red brick and terracotta is in direct reference to it,” says Howsam, adding that the patterns on the facade of The Residences on Paddington Green are based on motifs found at nearby St Mary’s Church. “My favourite element of the design is the relationship between each and every apartment and the Green itself,” he says.

“The design and layout of the building were set to frame views out from each of the apartments to the Green or create views into private quieter courtyards that sit nestled between the development,” Howsam explains. “We wanted to include a quiet green space that apartments would have direct access to. The private courtyard is that kind of inner sanctum for rest and retreat.”



An Enchanting Garden.

Hidden underneath a canopy of trees, the picturesque courtyard garden of The Residences on Paddington Green is your very own secret garden. A peaceful and private retreat, the courtyard has been thoughtfully designed to help you relax, unwind and recharge. Escape the bustle of city life and discover lush green gardens and calming water features.



“The gardens have been designed to reflect London’s Victorian past with a contemporary twist.”

Interview with Matthew Short — Landscape Architect

Sympathetic to both its conservation area status and Victorian heritage, the courtyard and front gardens at the Residences on Paddington Green have been designed to be “aesthetically pleasing but functional,” says landscape architect, Matthew Short. “They’re for all ages and abilities. Green spaces are not just for exercising,” Short explains, “you can socialise and meet new people there too.”

Opportunities for meet-cutes were paramount for Short when designing the courtyard. “You have these serendipitous moments where you see your neighbour for the first time,” he says. “We hope elements like the small petanque area will entice residents into the courtyard to socially interact.”

If you’d rather be alone, there are plenty of secluded spots. “I think the feeling you get when you enter the courtyard is one of relaxation – it’s a tranquil space,” says Short.

“There’s seating underneath a canopy of trees and a reflection pool – perfect for when you want to unwind, relax and contemplate life.”

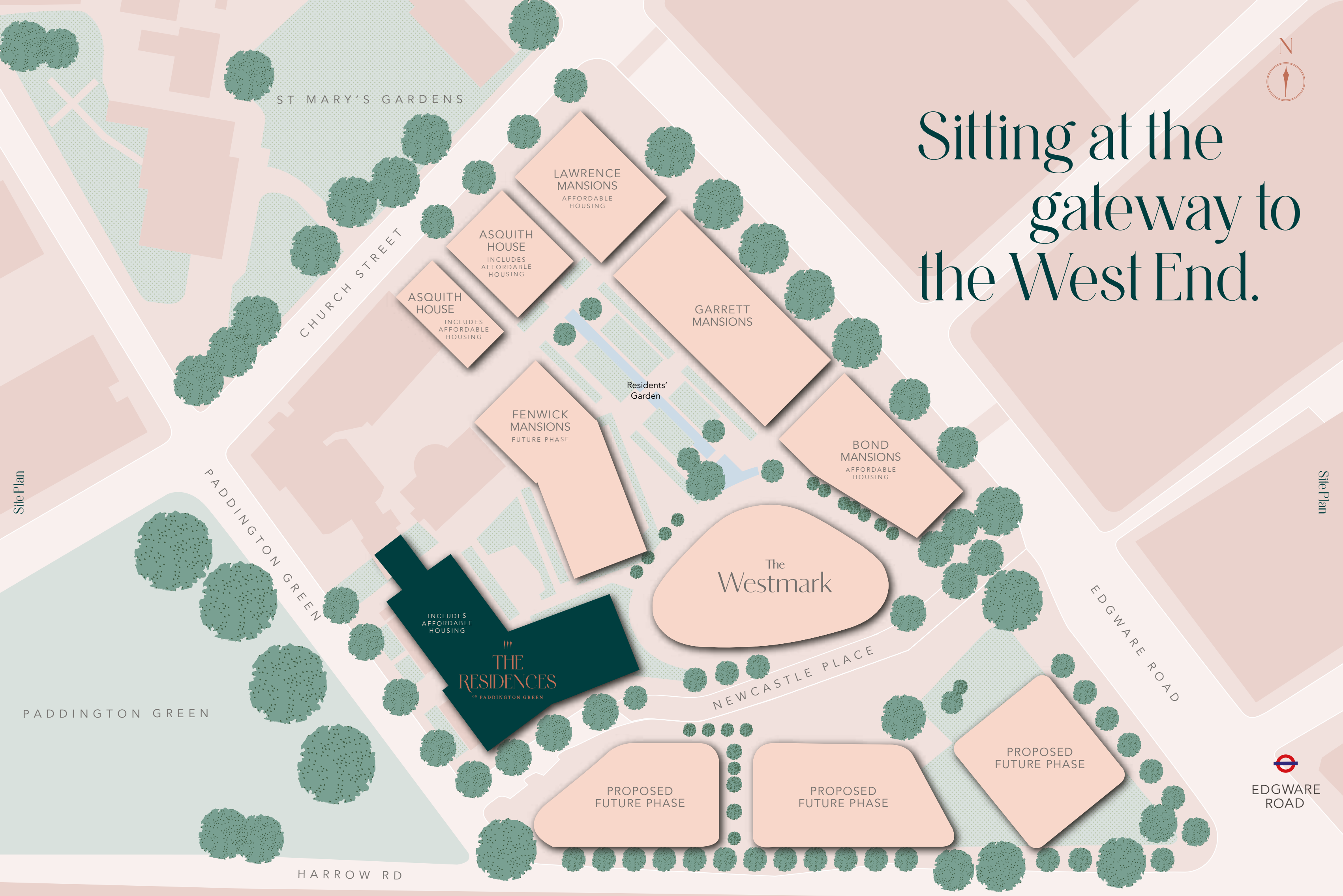
Short’s favourite green space are the manicured front gardens which reflect the Victorian ones that used to be there. “It’s a very simple and subtle design with a contemporary twist – you might not even notice but they have been designed very specifically.”

Discover the full interview...





Sitting at the gateway to the West End.



Site Plan

Site Plan

†
**Seamless
service.**

Residents have exclusive access to a 24-hour concierge service. From bookings to recommendations, you can expect a warm welcome and exceptional service.





Residents' Lounge.

Relax in the spacious Residents' Lounge, which features plush materials and statement design pieces.

Entertainment.

Sit back and enjoy your own private cinema experience, with screenings just for residents.



Photography of Cinema Room.



Photography of Dining Room.

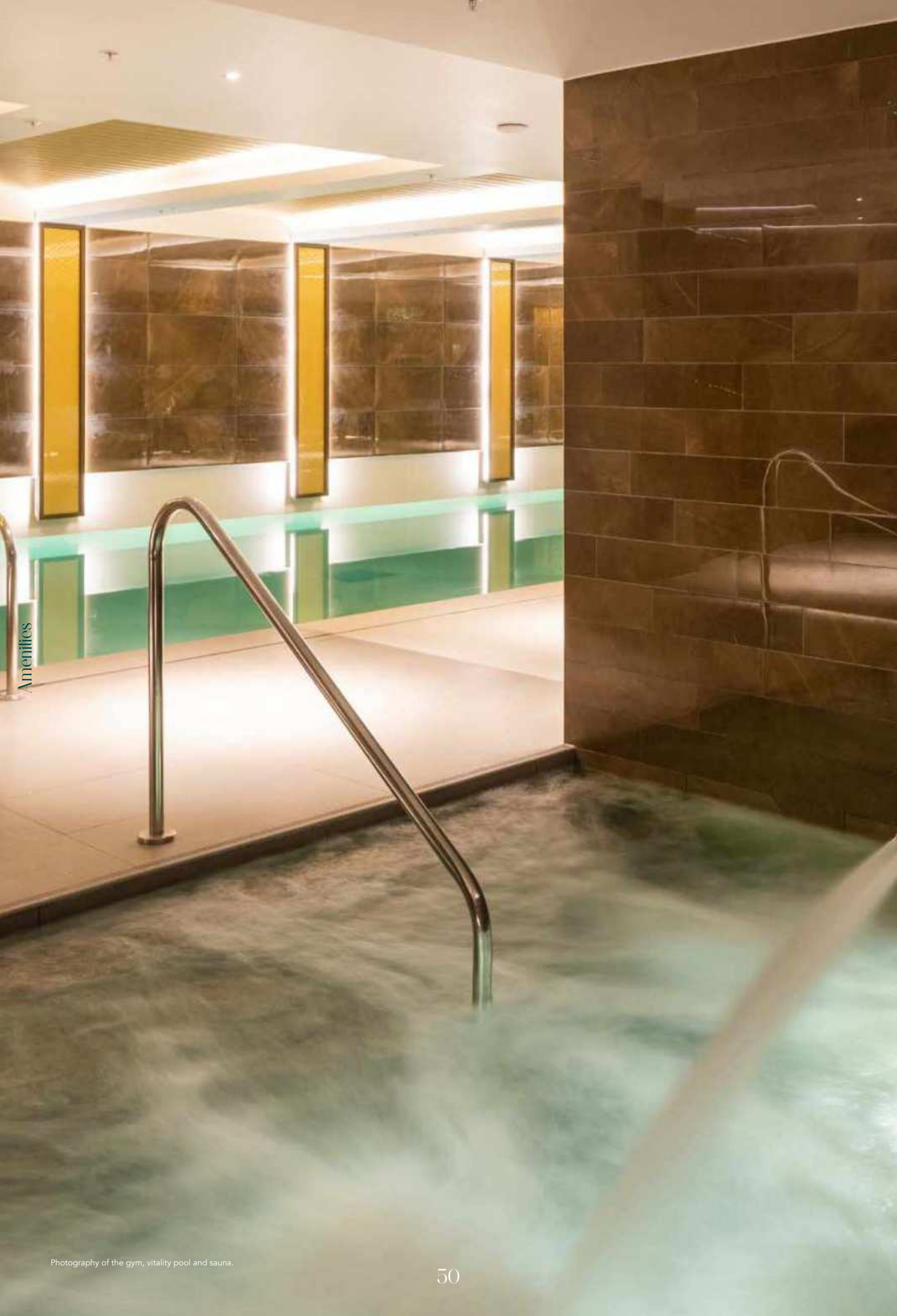
To dine for...

Next door to the cinema is a space to entertain. Finished with a luxurious touch, the private dining room overlooks landscaped gardens with a kitchen available for you to prepare your culinary delights.

A state-of-the-art swimming pool and spa.



Amenities



Amenities



Amenities

Wellness Suite.

Relax and recharge - hit the gym, sauna, steam room or treatment suite and swimming pool.



†
Your own
private haven.



A showcase for contemporary style.

The Residences on Paddington Green have been finished with a soft, cohesive palette and elegant accents that create the highest quality living spaces for you to feel comfortable and at home.

Undeniably refined.

Interview with Una Barac — Interior design, Furniture & Styling

“I think it’s really important to have that biophilic approach to design and to be mindful,” says Una Barac, the executive director of Atellior, the studio responsible for the furniture dressing and styling to complement The Residences on Paddington Green’s interior style.

“We favour a responsible, sustainable and mindful approach to design,” says Barac. “We try to work with local and British artisans where possible on our bespoke interiors.”

“Our starting point was to look at what Berkeley had created: an oasis in the heart of the West End. We wanted to extend that feeling of a retreat,” she explains. Working with the apartment interior design and luxurious product from Berkeley, Barac and her team chose a neutral furniture styling palette with subtle pops of colour to create a mindful and calming environment. “We worked with the natural colours of the timbers and the metals to reflect the landscape,” she says. “One of our accent colours is a deep shade of green, reminiscent of the forest – we always try to use nature to shade rather than artificial or loud colours.”

“The interiors have been thoughtfully designed to suggest “a sense of grandeur and elegance – we wanted to create a timeless style that will appeal to the discerning individual,” says Barac. “Looking ahead to the future, our hope is the resident can sit in their living room looking out onto Paddington Green and the landscaped lush gardens, and experience a seamless transition between the interiors, architecture and landscape.”



An abundance of natural light.

A soft palette inspired by the green
spaces surrounding the building.

Clean lines and sleek surfaces.

Individually designed layouts feature matte shaker-style cabinets, stone worktops, Siemens appliances and LED lighting.



A picture postcard view.

Generous windows look out across the private residents' landscaped courtyard and Paddington Green.

Dream big.

Soft and subtle finishes designed to ease you into rest and relaxation.



Indulgence.

Polished chrome, porcelain and bespoke accents elevate the bathroom to a spa-like space.





Simplicity.

From the walls to floors. Every detail has been considered and finished with precision.



Specification

Kitchen

Individually designed layouts

Composite stone work surfaces and matching full height splashback (options available, subject to cut off dates)

Stainless steel under mount bowl sink with stainless steel mixer tap and drainer grooves

Shaker style kitchen cabinet doors in matt lacquer finishes (options available, subject to cut off dates)

Low-level units to have brass effect handless detail, high-level units to have brass effect pull handles. Fluted clear glass doors to selected high-level units

LED downlights and concealed lighting, where appropriate

Concealed multi-gang appliance panel. Chrome socket outlets above work surfaces where appropriate

Siemens induction hob

Integrated recirculation extractor hood

Siemens multi-function oven

Siemens combination microwave oven to selected units

Integrated fridge/freezer and washer dryer (washer dryer typically located in hallway cupboard)

Integrated multi-function dishwasher

Space saving recycling bins

Extract ventilation

Bathroom

White bath with bath filler, waste overflow and polished chrome overhead shower

Polished chrome concealed thermostatic mixer / diverter with hand held shower over bath

Wall mounted polished chrome basin mixer taps with feature vanity basin unit with storage

Bespoke wall mounted mirrored vanity unit shaver socket and concealed LED lighting

White back to wall WC pan with soft close seat, concealed cistern and dual flush button

Polished chrome heated towel rail

Large format porcelain polished tile finishes to selected walls (options available, subject to cut off dates)

Large format porcelain matt finish floor tile (options available, subject to cut off dates)

Extract ventilation

Accessories include a toilet roll holder and robe hook

Electrical Fittings

LED / energy efficient down lighters throughout

Wiring for future pendant lighting by purchaser provided to living area

LED lighting to utility / services / coat cupboards (where appropriate)

Television (terrestrial and Sky Q) points to living room and bedroom one

Telephone and data points in living area

Dimmer light switches where applicable

Chrome switches and sockets at high level. White plastic switches and sockets at low level

Heating/Cooling

Heating and hot water from a communal system with metered water/electric supply to all apartments

Comfort cooling and heating in living room and bedroom

Whole house ventilation system incorporating heating recovery



Computer Generated Images are indicative only.

Interior Finishes

Timber veneer entrance door finish with chrome door handles

Timber veneer internal door finish with chrome door handles and timber veneer architraves

White painted skirting throughout

Wardrobe with sliding doors to bedroom one - internal fittings include rail, shelf with concealed lighting

Engineered timber floor finish to reception room, kitchen and hallway (options available, subject to cut off dates)

Carpet floor finishes in bedroom (options available, subject to cut off dates)

External Areas

Metal railings to selected apartments

Decking and low level lighting to external balconies

Porcelain flooring and low level lighting to all inset balconies

Hardwired doorbell to external entrance

Paving to lightwell terraces with external lighting where indicated

Lawn and planting to private gardens

Security

Video entry system viewed by individual apartment handset/screen

Power and telephone points provided in all apartments - wireless intruder alarm to be fitted at a later date by purchaser

All apartments supplied with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler systems (where required by regulation)

Multi-point locking and spy hole viewer fitted to all apartment entrance doors

Hardwired doorbell in all apartments

Peace of Mind

999 year lease

Car Parking

A general right to park within the managed CCTV monitored parking area is available by separate negotiation

Lifts

Passenger Lifts serve all residential floor levels

Tiled floors, mirrors and panelling to match communal corridor finishes

Direct access to underground parking level

Lift Lobbies/Communal Hallways

Carpet floor finish and wall coverings to selected lift lobby walls

Tiled floors and painted walls to car park levels

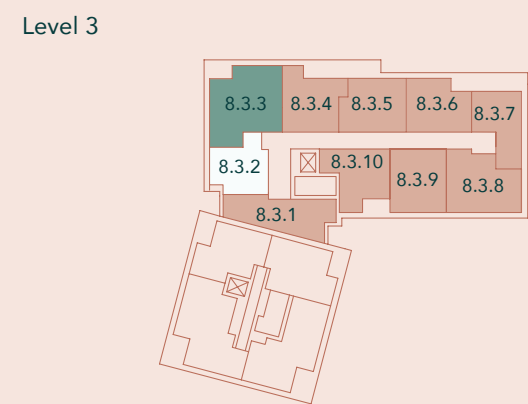
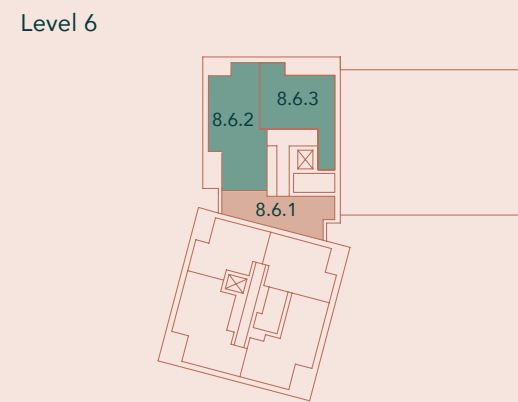
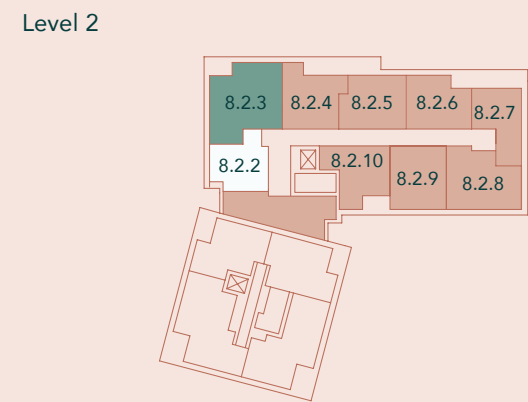
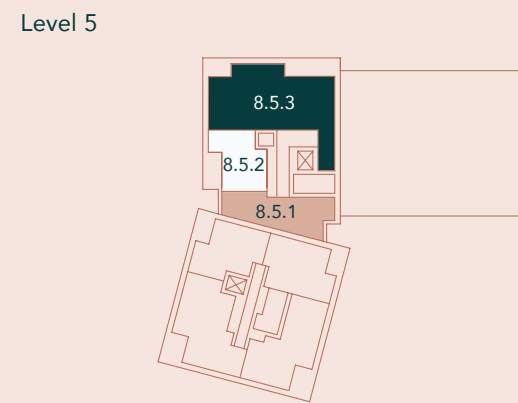
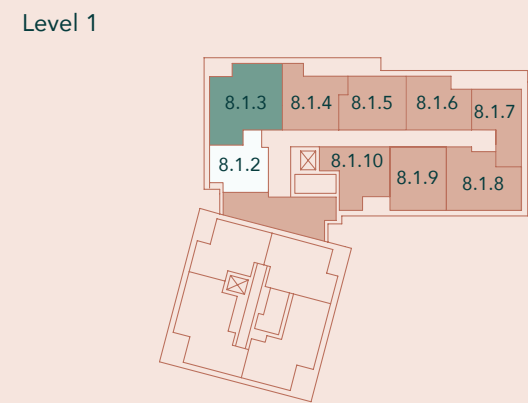
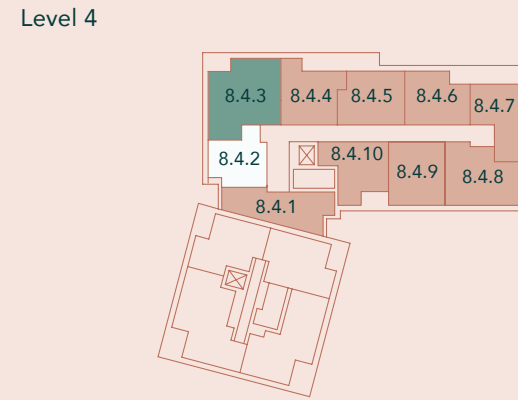
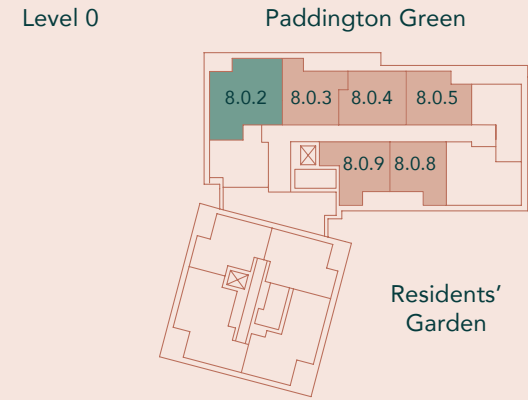
Management

A management company 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 ordered

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.



Apartment Locator



- KEY
- Manhattan
 - One Bedroom
 - Two Bedroom
 - Three Bedroom

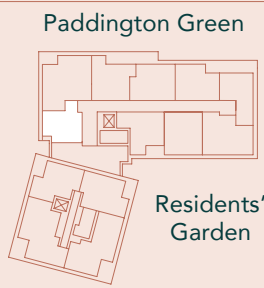
Apartment Schedule

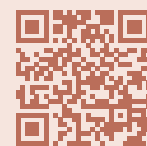
| Page | Apartment | Level | Bedrooms | Total Internal Area | |
|------|-----------|-------|-----------|---------------------|----------|
| | | | | Sq m | Sq ft |
| 74 | 8.1.2 | 1 | Manhattan | 44.00 | 473.61 |
| 74 | 8.2.2 | 2 | Manhattan | 44.00 | 473.61 |
| 74 | 8.3.2 | 3 | Manhattan | 44.00 | 473.61 |
| 74 | 8.4.2 | 4 | Manhattan | 44.00 | 473.61 |
| 75 | 8.5.2 | 5 | Manhattan | 43.90 | 472.53 |
| 76 | 8.0.3 | 0 | One | 50.00 | 538.19 |
| 77 | 8.1.4 | 1 | One | 50.00 | 538.19 |
| 77 | 8.2.4 | 2 | One | 50.00 | 538.19 |
| 77 | 8.3.4 | 3 | One | 50.00 | 538.19 |
| 77 | 8.4.4 | 4 | One | 50.00 | 538.19 |
| 78 | 8.0.4 | 0 | One | 53.20 | 572.64 |
| 79 | 8.1.5 | 1 | One | 53.20 | 572.64 |
| 79 | 8.2.5 | 2 | One | 53.20 | 572.64 |
| 79 | 8.3.5 | 3 | One | 53.20 | 572.64 |
| 79 | 8.4.5 | 4 | One | 53.20 | 572.64 |
| 80 | 8.0.5 | 0 | One | 50.80 | 546.80 |
| 81 | 8.1.6 | 1 | One | 50.80 | 546.80 |
| 81 | 8.2.6 | 2 | One | 50.80 | 546.80 |
| 81 | 8.3.6 | 3 | One | 50.80 | 546.80 |
| 81 | 8.4.6 | 4 | One | 50.80 | 546.80 |
| 82 | 8.1.7 | 1 | One | 50.00 | 538.10 |
| 82 | 8.2.7 | 2 | One | 50.00 | 538.10 |
| 82 | 8.3.7 | 3 | One | 50.00 | 538.10 |
| 82 | 8.4.7 | 4 | One | 50.00 | 538.10 |
| 83 | 8.1.8 | 1 | One | 54.00 | 581.25 |
| 83 | 8.2.8 | 2 | One | 54.00 | 581.25 |
| 83 | 8.3.8 | 3 | One | 54.00 | 581.25 |
| 84 | 8.4.8 | 4 | One | 53.50 | 575.87 |
| 85 | 8.0.8 | 0 | One | 50.10 | 539.27 |
| 86 | 8.0.9 | 0 | One | 50.20 | 540.34 |
| 87 | 8.1.10 | 1 | One | 56.70 | 610.31 |
| 87 | 8.2.10 | 2 | One | 56.70 | 610.31 |
| 87 | 8.3.10 | 3 | One | 56.70 | 610.31 |
| 87 | 8.4.10 | 4 | One | 56.70 | 610.31 |
| 88 | 8.3.1 | 3 | One | 59.70 | 642.61 |
| 88 | 8.4.1 | 4 | One | 59.70 | 642.61 |
| 88 | 8.5.1 | 5 | One | 59.70 | 642.61 |
| 88 | 8.6.1 | 6 | One | 59.70 | 642.61 |
| 89 | 8.1.9 | 1 | One | 53.90 | 580.17 |
| 89 | 8.2.9 | 2 | One | 53.90 | 580.17 |
| 89 | 8.3.9 | 3 | One | 53.90 | 580.17 |
| 89 | 8.4.9 | 4 | One | 53.90 | 580.17 |
| 90 | 8.0.2 | 0 | Two | 78.90 | 849.27 |
| 91 | 8.1.3 | 1 | Two | 78.90 | 849.27 |
| 91 | 8.2.3 | 2 | Two | 78.90 | 849.27 |
| 91 | 8.3.3 | 3 | Two | 78.90 | 849.27 |
| 91 | 8.4.3 | 4 | Two | 78.90 | 849.27 |
| 92 | 8.6.2 | 6 | Two | 95.10 | 1023.64 |
| 93 | 8.6.3 | 6 | Two | 85.50 | 920.31 |
| 94 | 8.5.3 | 4 | Three | 133.90 | 1441.282 |

Manhattan Apartment

Plot 8.1.2/8.2.2/8.3.2/8.4.2



| | | | | |
|----------------------|---------------------|------------------------|--|------------|
| Level | 1, 2, 3, 4 | |  <p>Paddington Green Residents' Garden</p> | Key |
| Living/Sleeping Area | 7.17 x 3.28 | 23'6" x 10'9" | | W Wardrobe |
| Kitchen/Dining | 3.27 x 2.18 | 10'8" x 7'1" | | C Cupboard |
| Total Internal Area | 44.00m ² | 473.61 ft ² | | U Utility |



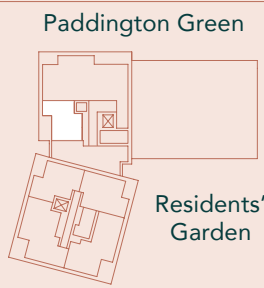
View from 4th floor

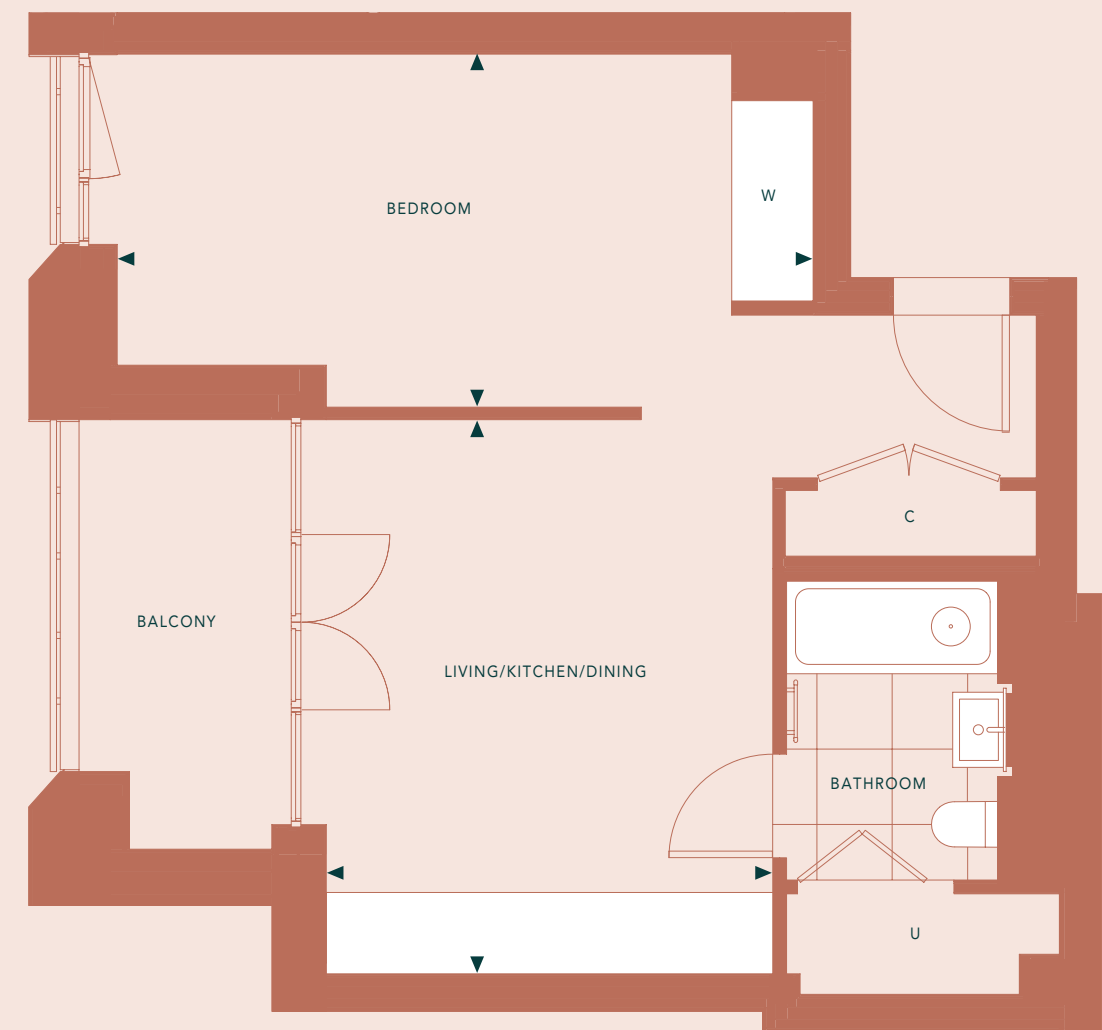
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Manhattan Apartment

Plot 8.5.2



| | | | | |
|-----------------------|---------------------|------------------------|---|------------|
| Level | 5 | |  <p>Paddington Green Residents' Garden</p> | Key |
| Living/Kitchen/Dining | 4.43 x 3.57 | 14'6" x 11'8" | | W Wardrobe |
| Bedroom | 5.56 x 2.82 | 18'2" x 9'3" | | C Cupboard |
| Total Internal Area | 43.90m ² | 472.53 ft ² | | U Utility |



View from 5th floor

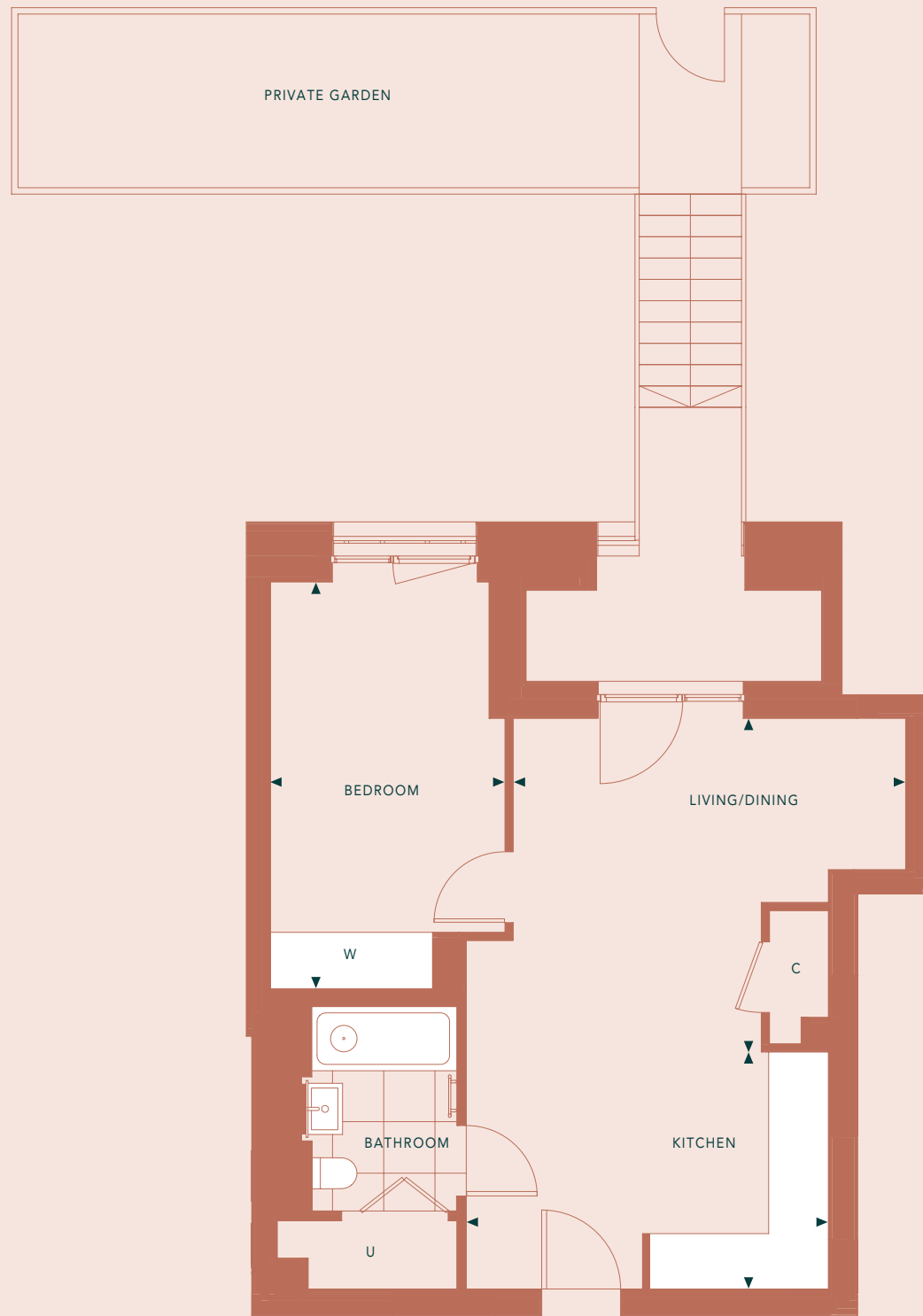
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One Bedroom Apartment

Plot 8.0.3



| Level | 0 | | Paddington Green | Key |
|---------------------|---------------------|------------------------|------------------|------------|
| Living/Dining | 4.61 x 2.16 | 15'1" x 7'1" | | W Wardrobe |
| Kitchen | 2.78 x 2.18 | 9'1" x 7'2" | | C Cupboard |
| Bedroom | 4.76 x 2.75 | 15'7" x 9'0" | | U Utility |
| Total Internal Area | 50.00m ² | 538.19 ft ² | | |



View from Ground floor

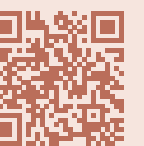
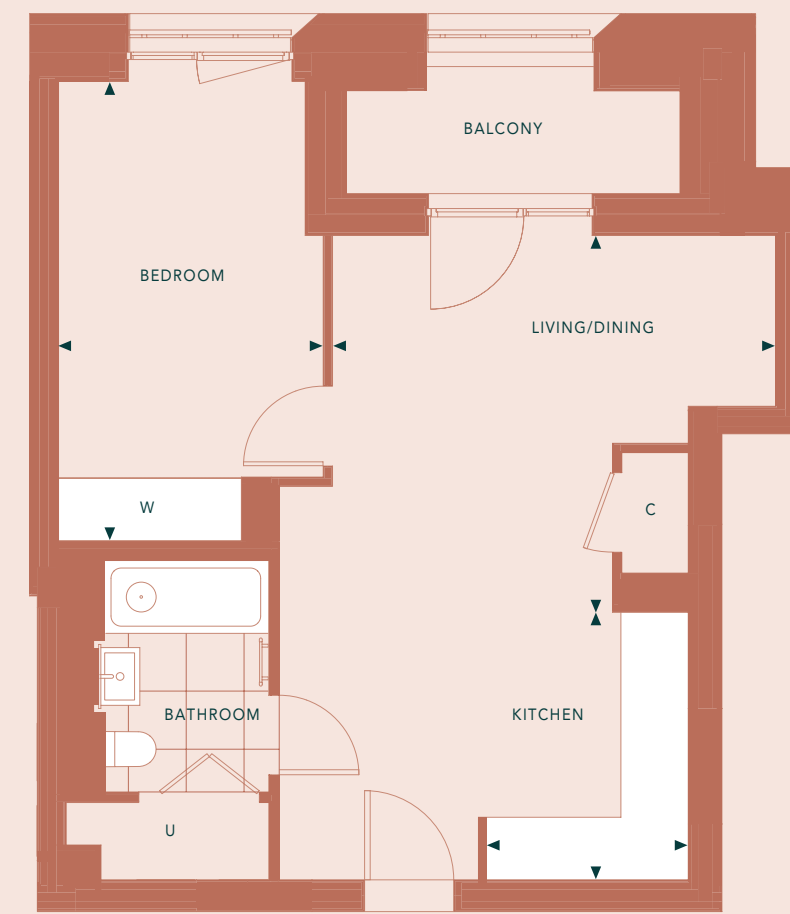
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One Bedroom Apartment

Plot 8.1.4/8.2.4/8.3.4/8.4.4



| Level | 1, 2, 3, 4 | | Paddington Green | Key |
|---------------------|---------------------|------------------------|------------------|------------|
| Living/Dining | 4.61 x 3.47 | 15'1" x 11'4" | | W Wardrobe |
| Kitchen | 2.78 x 2.18 | 9'12" x 7'1" | | C Cupboard |
| Bedroom | 4.76 x 2.75 | 15'7" x 9'0" | | U Utility |
| Total Internal Area | 50.00m ² | 538.19 ft ² | | |



View from 4th floor

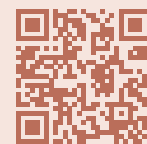
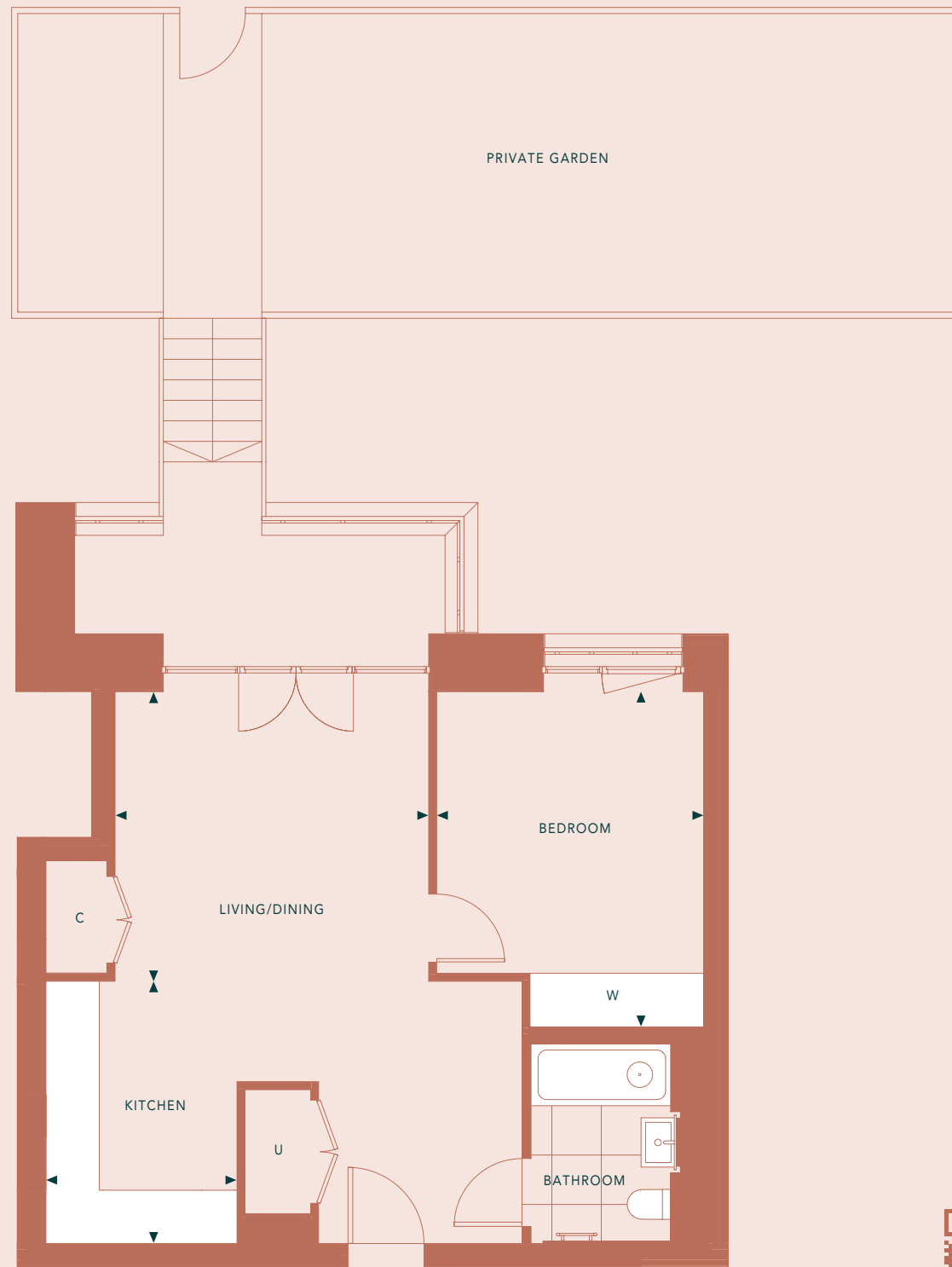
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One Bedroom Apartment

Plot 8.0.4



| | | | | |
|----------------------------|---------------------------|------------------------------|---|---|
| Level | 0 | | <p>Paddington Green Residents' Garden</p> | Key W Wardrobe C Cupboard U Utility |
| Living/Dining | 3.82 x 3.53 | 12'6" x 11'7" | | |
| Kitchen | 3.20 x 2.33 | 10'6" x 7'7" | | |
| Bedroom | 4.08 x 3.26 | 13'4" x 10'8" | | |
| Total Internal Area | 53.20m² | 572.64 ft² | | |



View from Ground floor

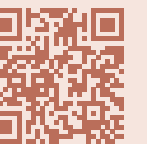
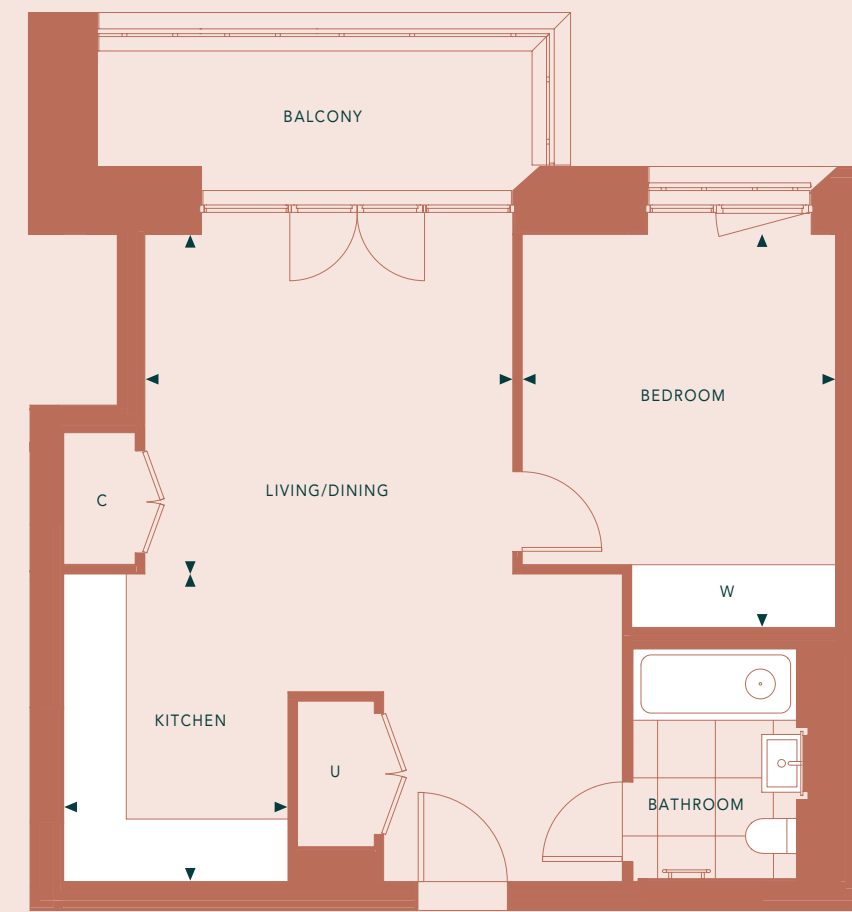
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One Bedroom Apartment

Plot 8.1.5/8.2.5/8.3.5/8.4.5



| | | | | |
|----------------------------|---------------------------|------------------------------|---|---|
| Level | 1, 2, 3, 4 | | <p>Paddington Green Residents' Garden</p> | Key W Wardrobe C Cupboard U Utility |
| Living/Dining | 3.82 x 3.53 | 12'6" x 11'7" | | |
| Kitchen | 3.20 x 2.33 | 10'6" x 7'7" | | |
| Bedroom | 4.09 x 3.26 | 13'5" x 10'8" | | |
| Total Internal Area | 53.20m² | 572.64 ft² | | |



View from 4th floor

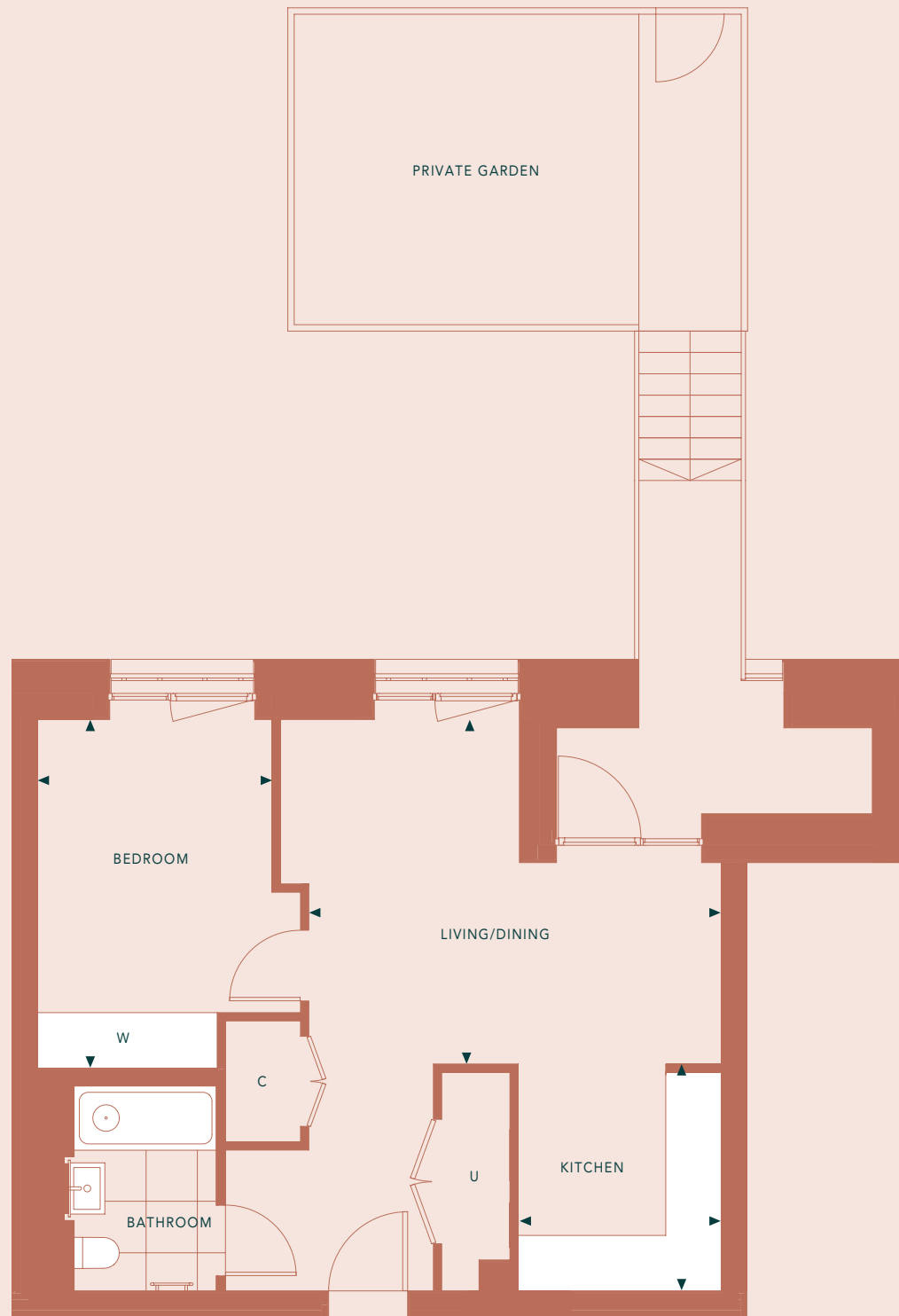
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One Bedroom Apartment

Plot 8.0.5



| | | | | |
|---------------------|---------------------|------------------------|--|---|
| Level | 0 | | | Key W Wardrobe C Cupboard U Utility |
| Living/Dining | 4.83 x 4.04 | 15'10" x 13'3" | | |
| Kitchen | 2.66 x 2.38 | 8'8" x 7'9" | | |
| Bedroom | 4.09 x 2.75 | 13'5" x 9'0" | | |
| Total Internal Area | 50.80m ² | 546.80 ft ² | | |



View from Ground floor

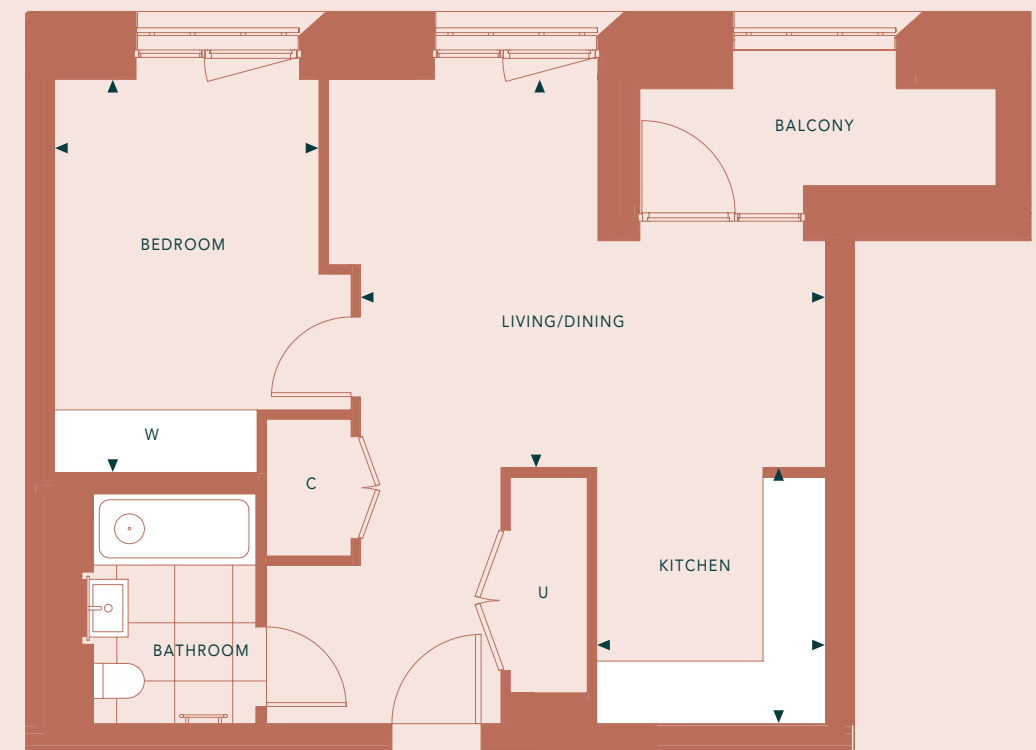
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One Bedroom Apartment

Plot 8.1.6/8.2.6/8.3.6/8.4.6



| | | | | |
|---------------------|---------------------|------------------------|--|---|
| Level | 1, 2, 3, 4 | | | Key W Wardrobe C Cupboard U Utility |
| Living/Dining | 4.83 x 4.04 | 15'10" x 13'3" | | |
| Kitchen | 2.66 x 2.38 | 8'8" x 7'9" | | |
| Bedroom | 4.09 x 2.75 | 13'5" x 9'0" | | |
| Total Internal Area | 50.80m ² | 546.80 ft ² | | |



View from 4th floor

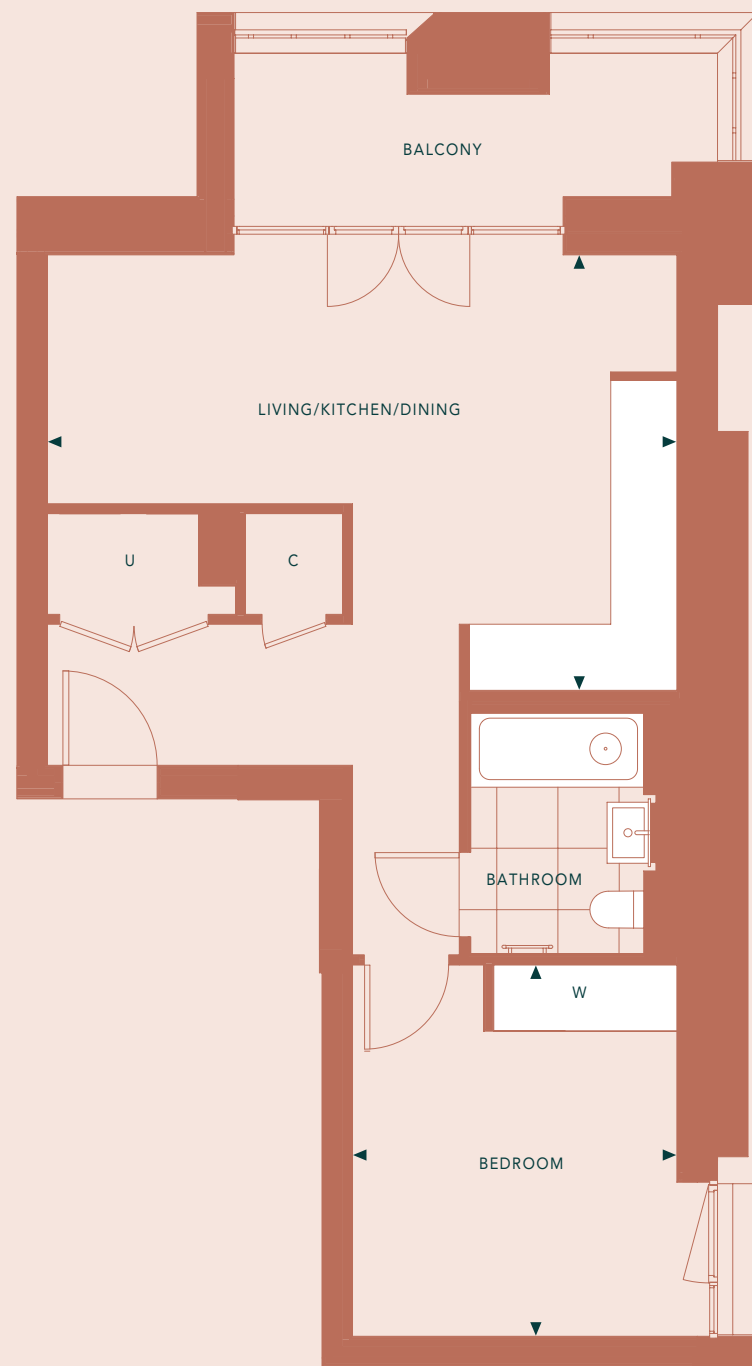
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One Bedroom Apartment

Plot 8.1.7/8.2.7/8.3.7/8.4.7



| | | | | |
|-----------------------|---------------------|------------------------|---|------------|
| Level | 1, 2, 3, 4 | | <p>Paddington Green Residents' Garden</p> | Key |
| Living/Kitchen/Dining | 6.19 x 4.28 | 20'3" x 14'0" | | W Wardrobe |
| Bedroom | 3.65 x 3.19 | 11'11" x 10'5" | | C Cupboard |
| Total Internal Area | 50.00m ² | 538.19 ft ² | | U Utility |



View from 4th floor

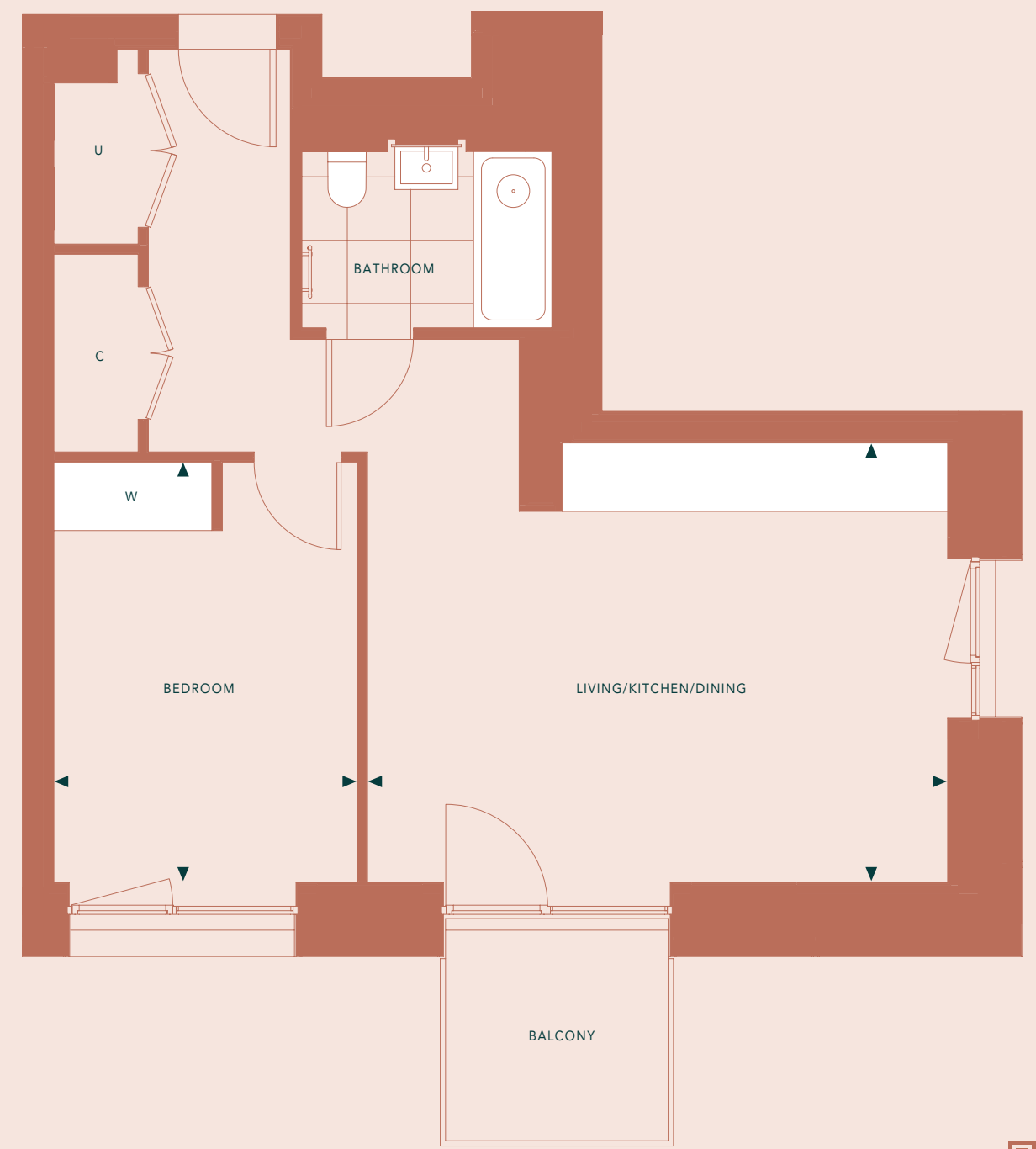
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One Bedroom Apartment

Plot 8.1.8/8.2.8/8.3.8



| | | | | |
|-----------------------|---------------------|------------------------|---|------------|
| Level | 1, 2, 3 | | <p>Paddington Green Residents' Garden</p> | Key |
| Living/Kitchen/Dining | 5.51 x 4.17 | 18'0" x 13'8" | | W Wardrobe |
| Bedroom | 3.99 x 2.88 | 13'1" x 9'5" | | C Cupboard |
| Total Internal Area | 54.00m ² | 581.25 ft ² | | U Utility |



View from 3rd floor

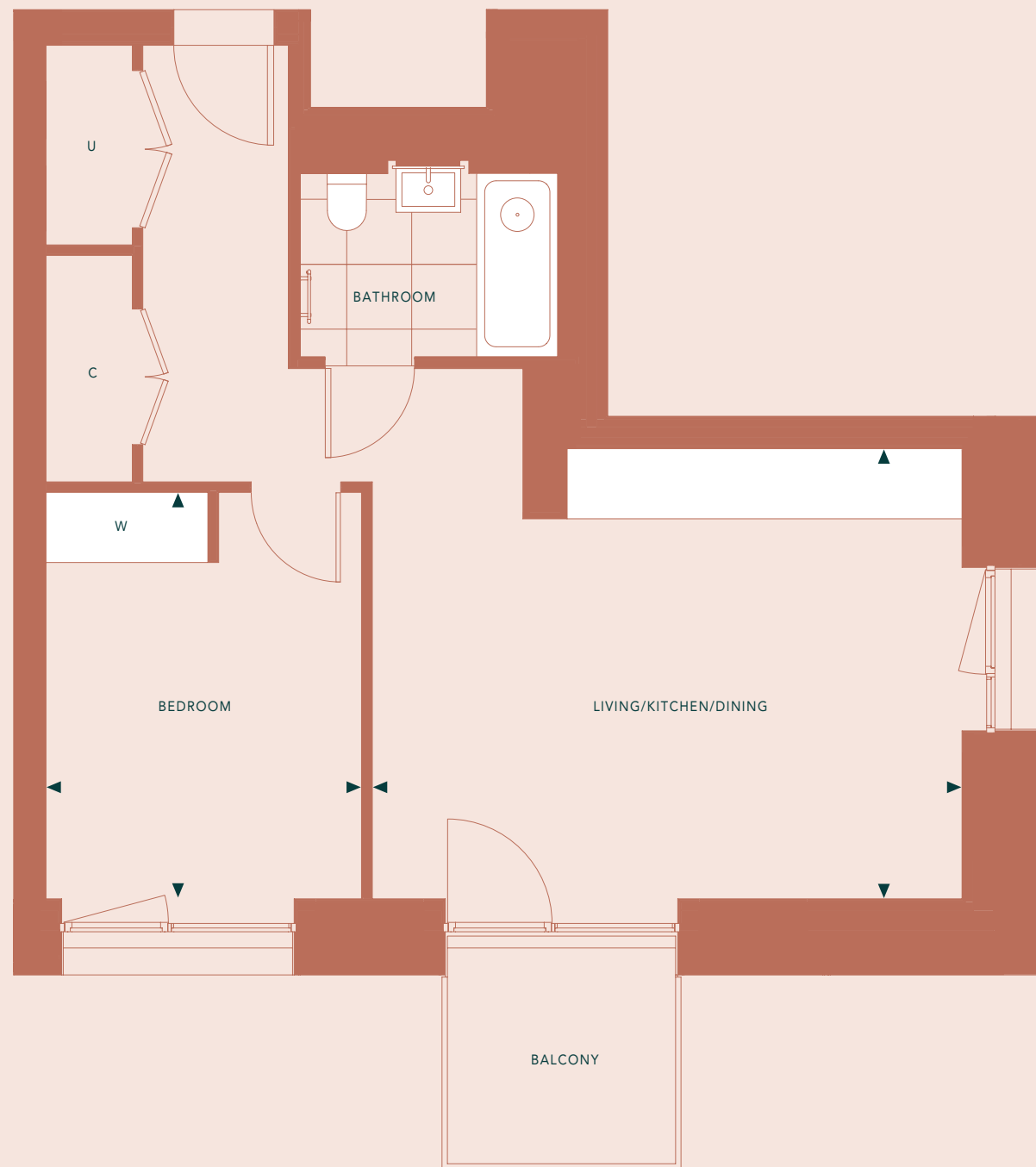
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One Bedroom Apartment

Plot 8.4.8



| | | | | |
|----------------------------|---------------------------|------------------------------|---|---|
| Level | 4 | | <p>Paddington Green Residents' Garden</p> | Key W Wardrobe C Cupboard U Utility |
| Living/Kitchen/Dining | 5.47 x 4.17 | 17'11" x 13'8" | | |
| Bedroom | 3.12 x 2.92 | 10'2" x 9'7" | | |
| Total Internal Area | 53.50m² | 575.87 ft² | | |



View from 4th floor

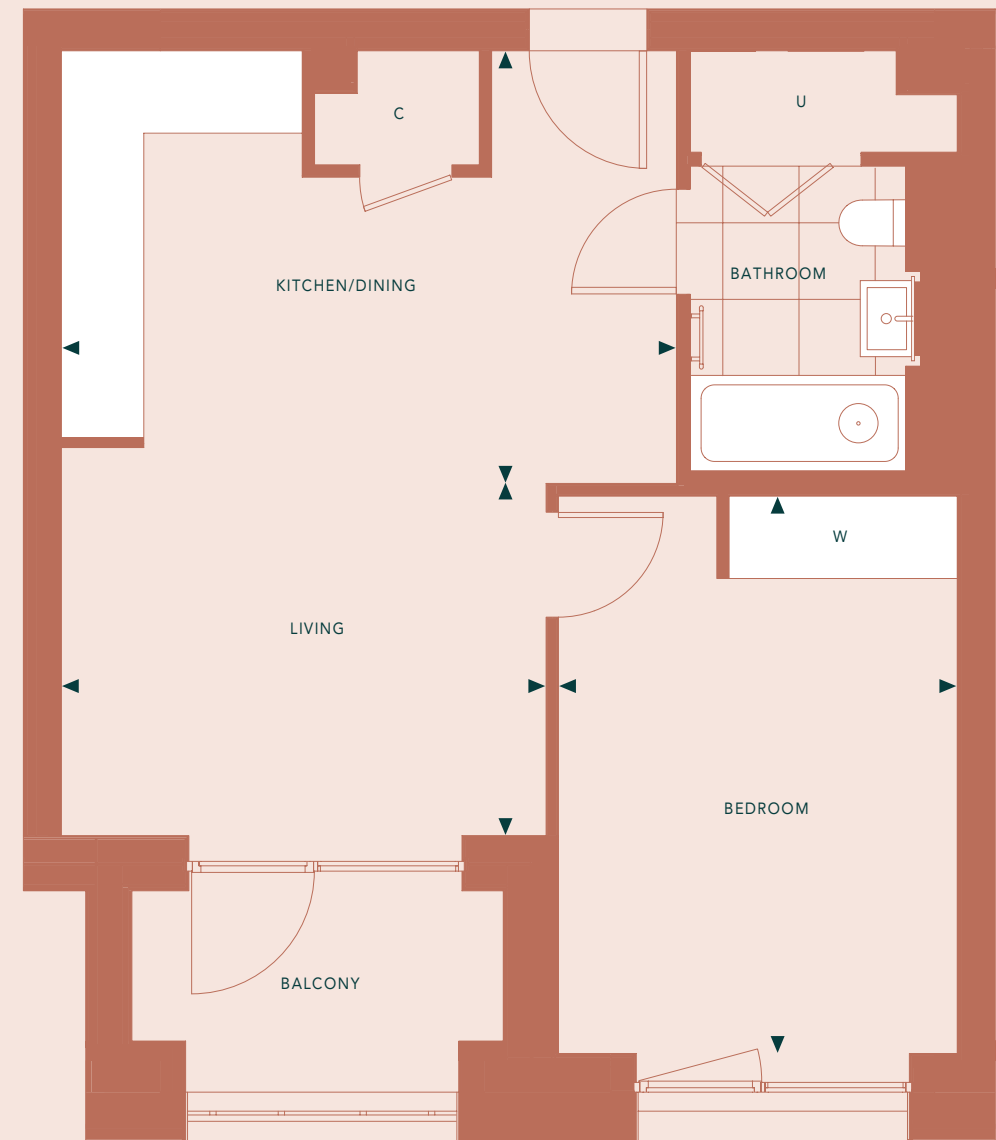
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One Bedroom Apartment

Plot 8.o.8



| | | | | |
|----------------------------|---------------------------|------------------------------|---|---|
| Level | 0 | | <p>Paddington Green Residents' Garden</p> | Key W Wardrobe C Cupboard U Utility |
| Living | 3.82 x 2.77 | 12'6" x 9'1" | | |
| Kitchen/Dining | 4.85 x 3.42 | 15'10" x 11'2" | | |
| Total Internal Area | 50.10m² | 539.27 ft² | | |



View from Ground floor

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One Bedroom Apartment

Plot 8.0.9



| | | | | |
|----------------------------|---------------------------|------------------------------|---|---|
| Level | 0 | | <p>Paddington Green Residents' Garden</p> | Key W Wardrobe C Cupboard U Utility |
| Living/Dining | 3.28 x 3.06 | 10'7" x 10'9" | | |
| Kitchen | 3.13 x 1.93 | 10'3" x 6'4" | | |
| Bedroom | 4.63 x 3.26 | 15'2" x 10'8" | | |
| Total Internal Area | 50.20m² | 540.34 ft² | | |



View from Ground floor

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One Bedroom Apartment

Plot 8.1.10/8.2.10/8.3.10/8.4.10



| | | | | |
|----------------------------|---------------------------|------------------------------|---|---|
| Level | 1, 2, 3, 4 | | <p>Paddington Green Residents' Garden</p> | Key W Wardrobe C Cupboard U Utility |
| Living/Dining | 4.24 x 3.16 | 13'10" x 10'4" | | |
| Kitchen | 3.13 x 1.93 | 10'3" x 6'4" | | |
| Bedroom | 4.33 x 3.42 | 14'2" x 11'2" | | |
| Total Internal Area | 56.70m² | 610.31 ft² | | |



View from 4th floor

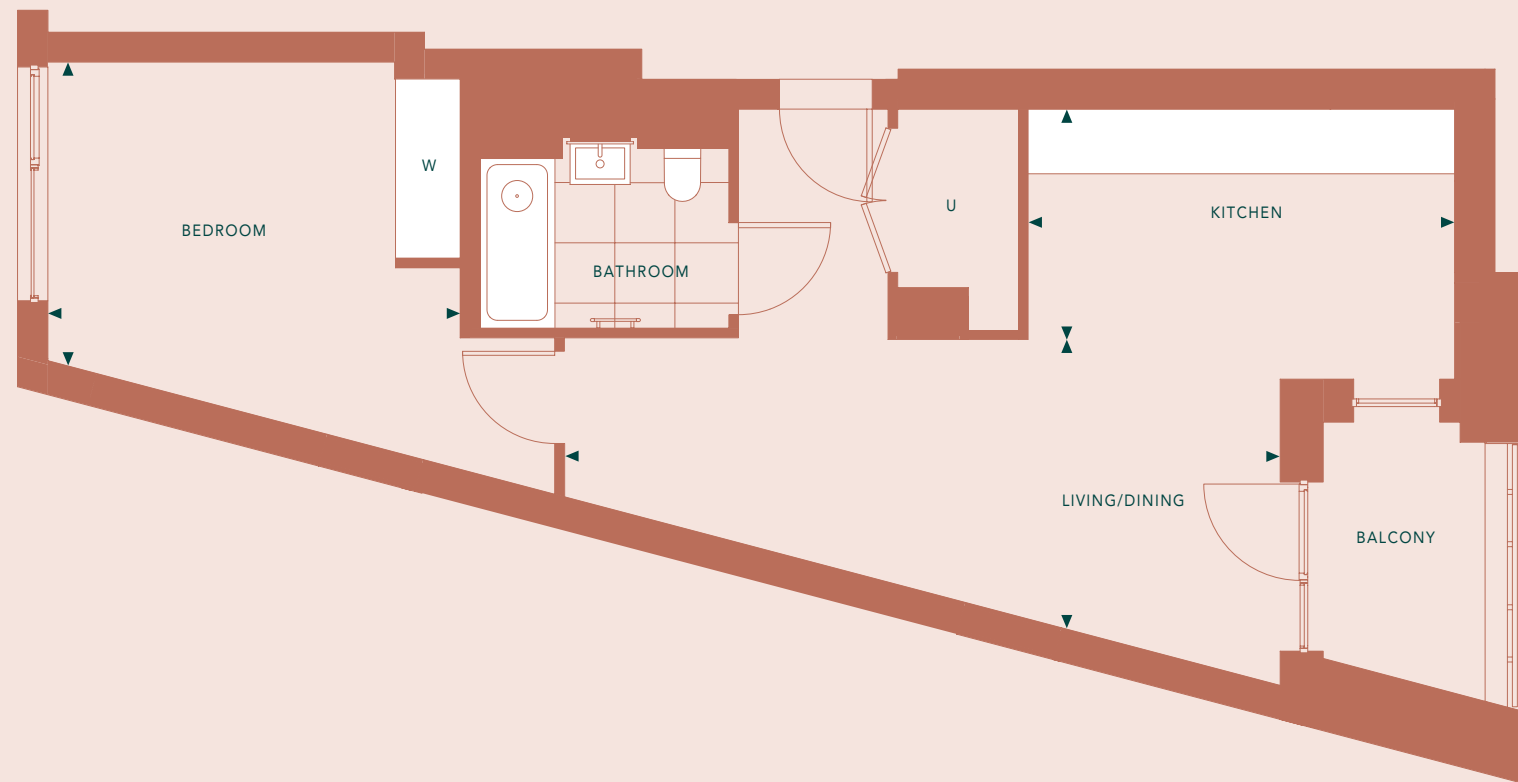
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One Bedroom Apartment

Plot 8.3.1/8.4.1/8.5.1/8.6.1



| | | | | |
|----------------------------|---------------------------|---------------------------|--|---|
| Level | 3, 4, 5, 6 | | | Key W Wardrobe C Cupboard U Utility |
| Living/Dining | 7.18 x 2.8 | 23'6" x 9'2" | | |
| Kitchen | 4.27 x 2.30 | 14'00" x 7'6" | | |
| Bedroom | 4.13 x 3.03 | 13'6" x 9'11" | | |
| Total Internal Area | 59.70m² | 642 ft² | | |



View from 6th floor

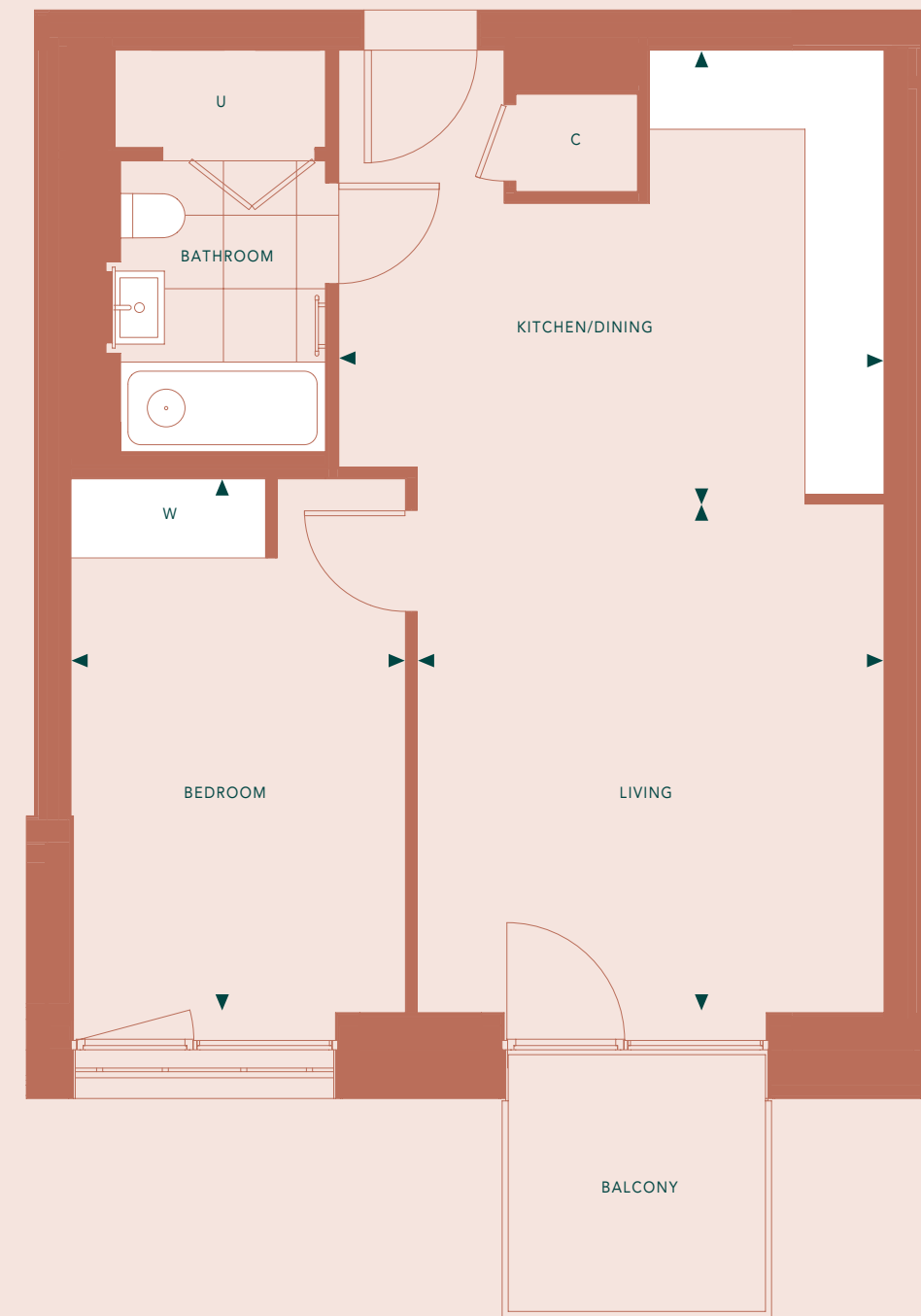
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One Bedroom Apartment

Plot 8.1.9/8.2.9/8.3.9/8.4.9



| | | | | |
|----------------------------|---------------------------|------------------------------|--|---|
| Level | 1, 2, 3, 4 | | | Key W Wardrobe C Cupboard U Utility |
| Living | 4.18 x 3.84 | 13'8" x 12'7" | | |
| Kitchen/Dining | 4.48 x 3.73 | 14'8" x 12'2" | | |
| Bedroom | 4.39 x 2.75 | 14'4" x 9'0" | | |
| Total Internal Area | 53.90m² | 580.17 ft² | | |



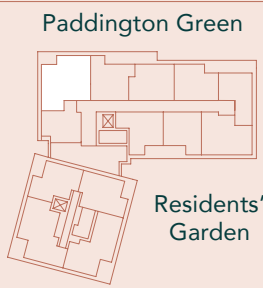
View from 4th floor

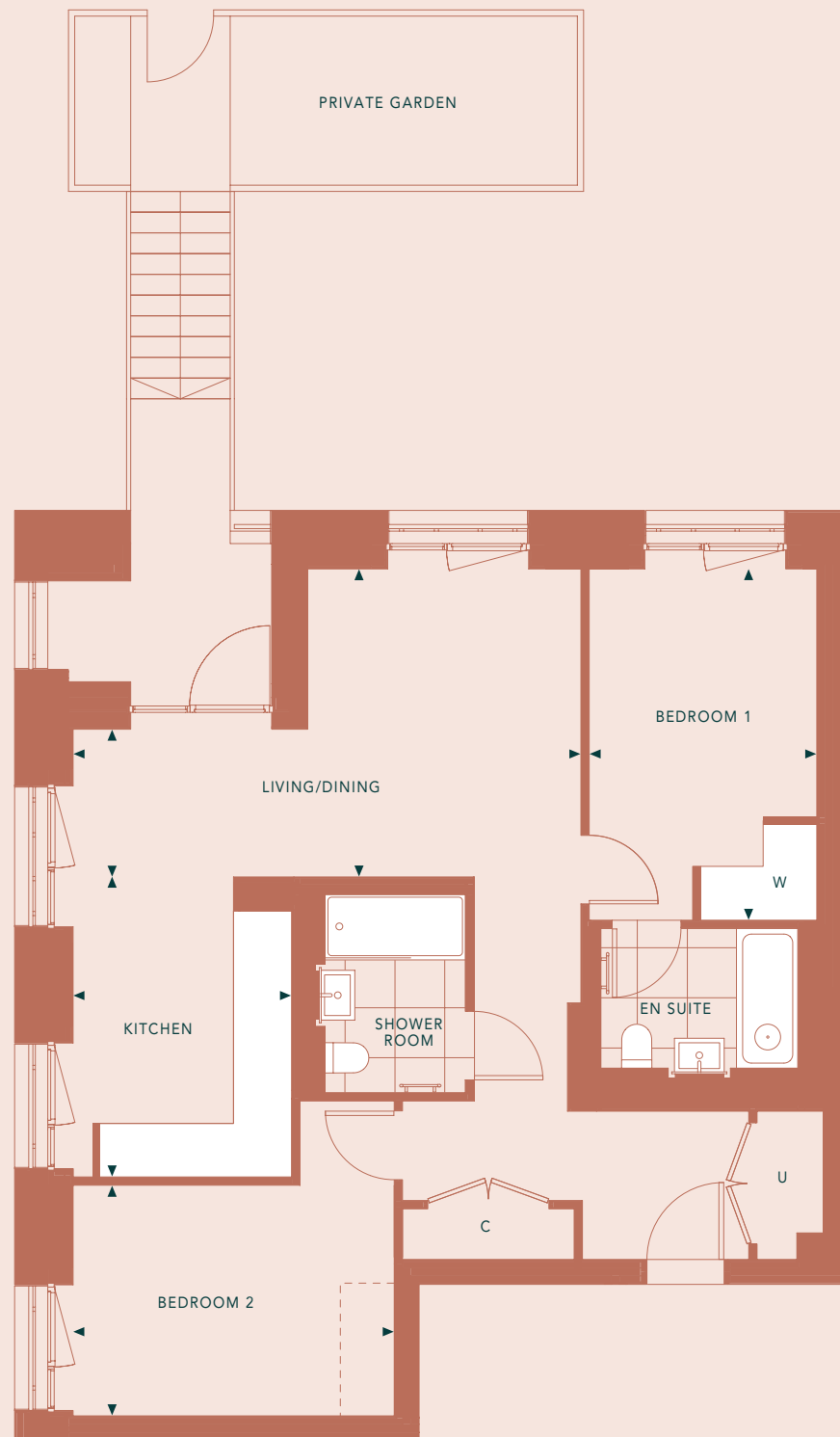
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Two Bedroom Apartment

Plot 8.0.2



| Level | 0 | |  Paddington Green Residents' Garden | Key |
|---------------------|---------------------|------------------------|---|-----|
| Living/Dining | 6.13 x 3.71 | 20'1" x 12'2" | | |
| Kitchen | 3.62 x 2.64 | 11'10" x 8'7" | | |
| Bedroom 1 | 4.24 x 2.75 | 13'10" x 9'0" | | |
| Bedroom 2 | 3.87 x 2.78 | 12'8" x 9'1" | | |
| Total Internal Area | 78.90m ² | 849.27 ft ² | | |



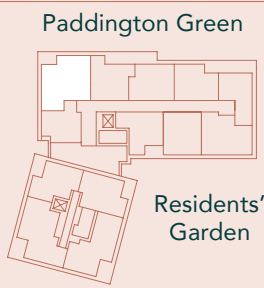
View from Ground floor

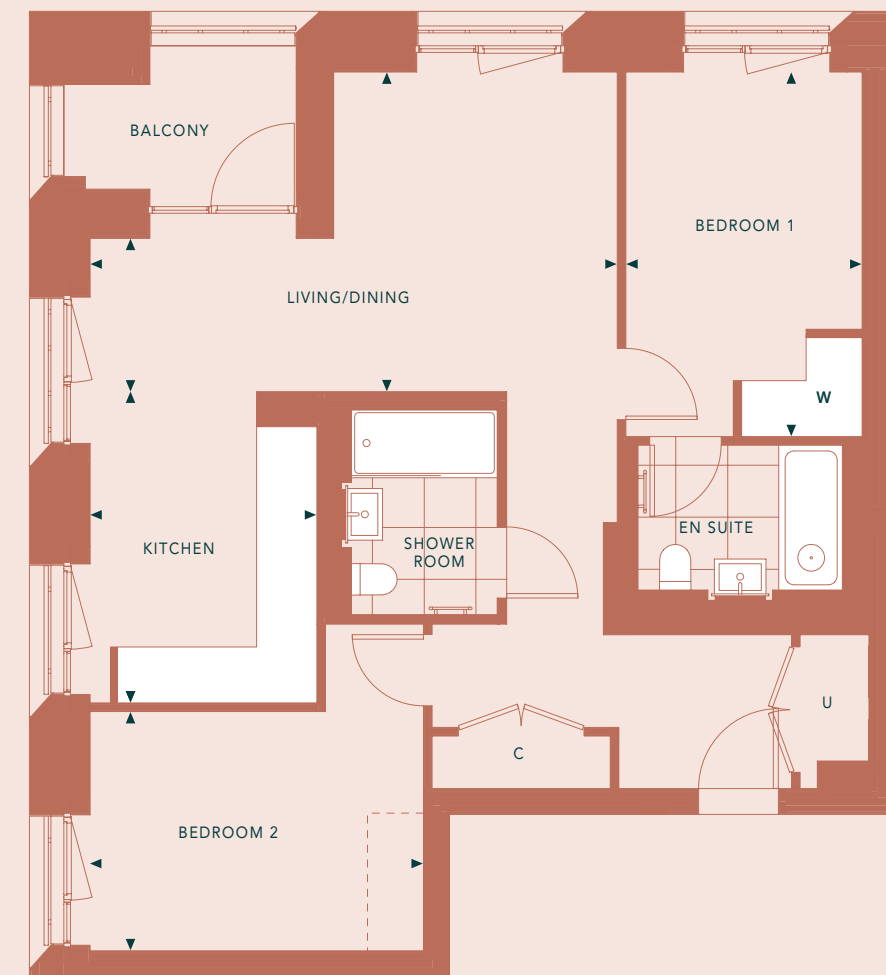
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Two Bedroom Apartment

Plot 8.1.3/8.2.3/8.3.3/8.4.3



| Level | 1, 2, 3, 4 | |  Paddington Green Residents' Garden | Key |
|---------------------|---------------------|------------------------|--|-----|
| Living/Dining | 6.13 x 3.71 | 20'1" x 12'2" | | |
| Kitchen | 3.62 x 2.64 | 11'10" x 8'7" | | |
| Bedroom 1 | 4.24 x 2.75 | 13'10" x 9'0" | | |
| Bedroom 2 | 3.87 x 2.78 | 12'8" x 9'1" | | |
| Total Internal Area | 78.90m ² | 849.27 ft ² | | |



View from 4th floor

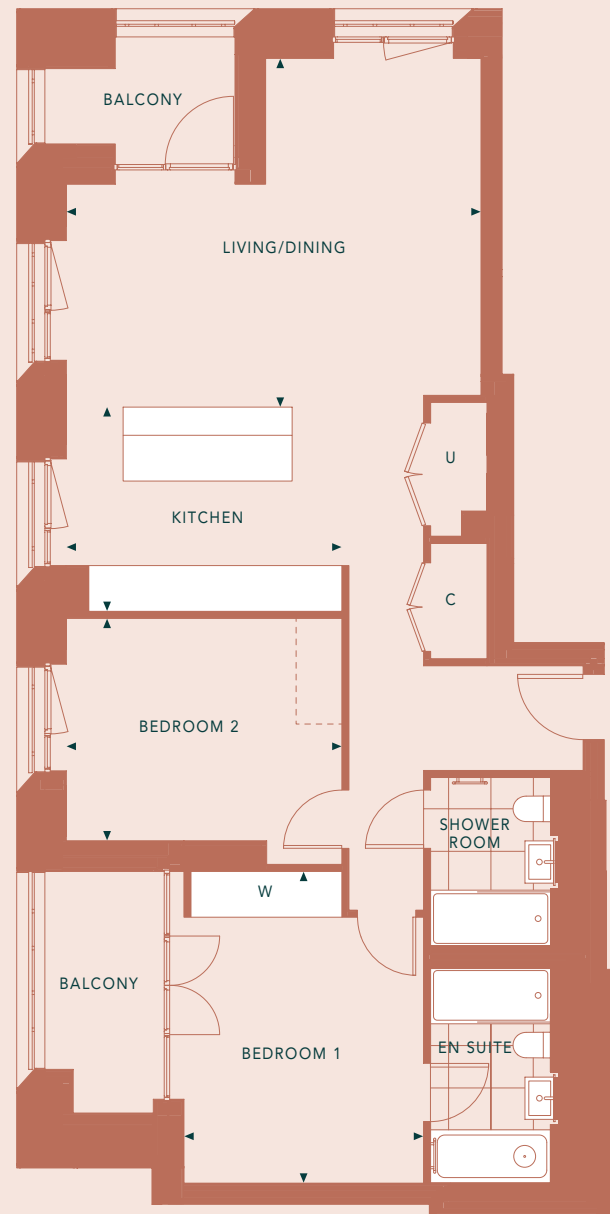
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Two Bedroom Apartment

Plot 8.6.2



| Level | 6 | | Paddington Green | Key |
|---------------------|---------------------|-------------------------|------------------|----------------------------|
| Living/Dining | 5.89 x 4.96 | 19'3" x 16'3" | | W Wardrobe |
| Kitchen | 3.91 x 2.90 | 12'9" x 9'6" | | C Cupboard |
| Bedroom 1 | 4.43 x 3.40 | 14'6" x 11'1" | | U Utility |
| Bedroom 2 | 3.91 x 3.43 | 12'10" x 12'9" | | ----- Wardrobe location |
| Total Internal Area | 95.10m ² | 1023.64 ft ² | | |



View from 6th floor

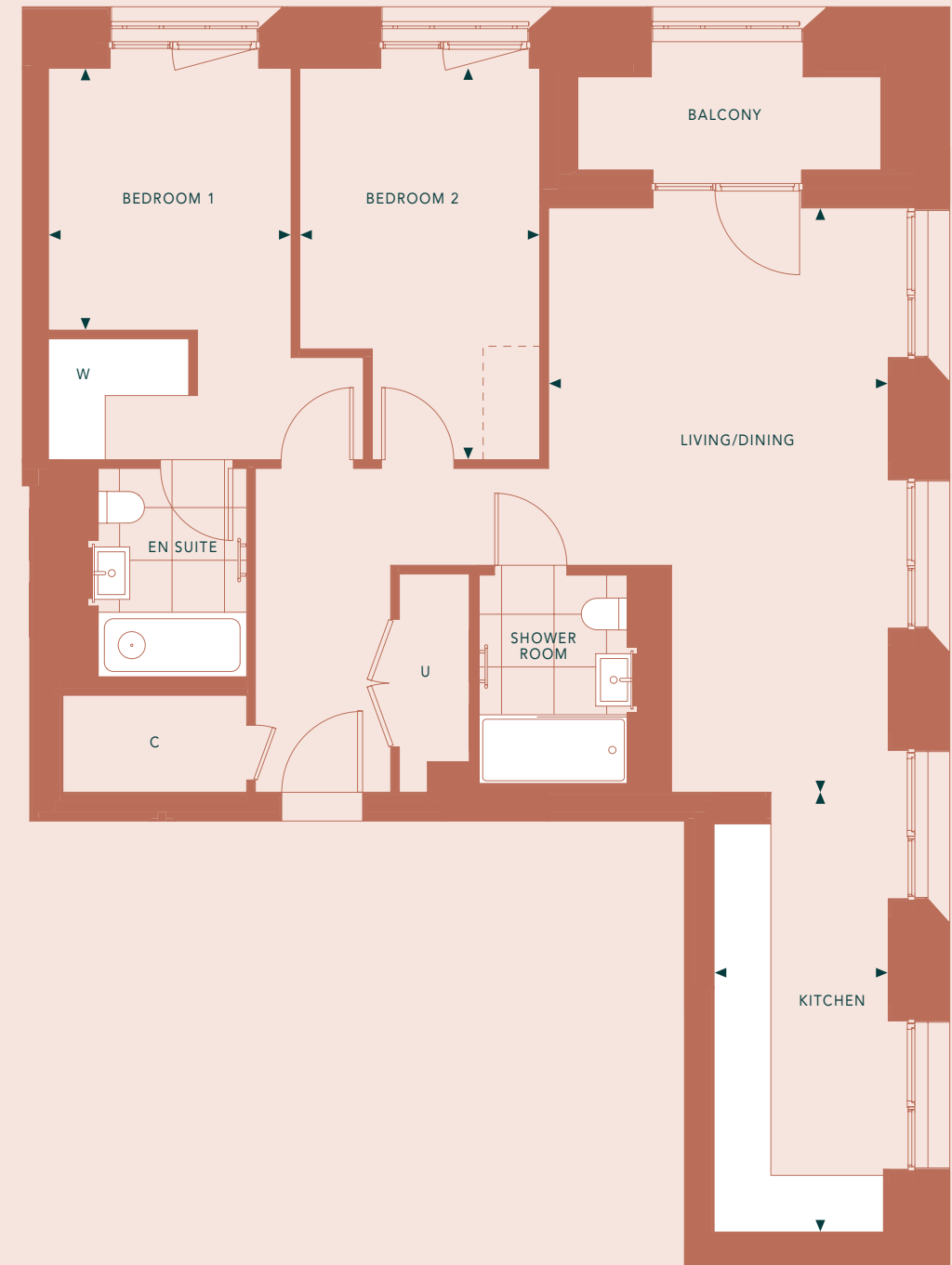
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Two Bedroom Apartment

Plot 8.6.3



| Level | 6 | | Paddington Green | Key |
|---------------------|---------------------|------------------------|------------------|----------------------------|
| Living/Dining | 6.69 x 3.89 | 21'11" x 12'9" | | W Wardrobe |
| Kitchen | 5.04 x 1.99 | 16'6" x 6'6" | | C Cupboard |
| Bedroom 1 | 3.00 x 2.78 | 9'10" x 9'1" | | U Utility |
| Bedroom 2 | 4.49 x 2.75 | 14'8" x 9'0" | | ----- Wardrobe location |
| Total Internal Area | 85.50m ² | 920.31 ft ² | | |



View from 6th floor

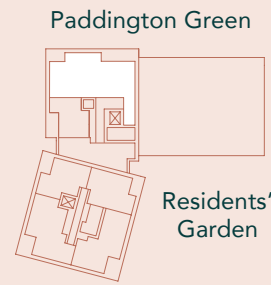
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Three Bedroom Apartment

Plot 8.5.3



| Level | 5 | |
|----------------------------|----------------------------|-------------------------------|
| Living/Dining | 7.11 x 5.24 | 23'4" x 17'2" |
| Kitchen | 3.30 x 3.05 | 10'9" x 10'0" |
| Bedroom 1 | 3.83 x 2.73 | 12'6" x 8'11" |
| Walk-in Wardrobe | 2.58 x 1.97 | 8'5" x 6'5" |
| Bedroom 2 | 4.10 x 2.87 | 13'5" x 9'5" |
| Bedroom 3 | 4.10 x 2.80 | 13'5" x 9'2" |
| Study | 5.59 x 1.99 | 18'4" x 6'6" |
| Total Internal Area | 133.90m² | 1441.28 ft² |



| Key |
|-----------------------|
| W Wardrobe |
| C Cupboard |
| U Utility |
| --- Wardrobe location |



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View from 5th floor



Living at West End Gate.

Our Commitment to you.

A vibrant community.

West End Gate comprises 644 mixed tenure homes, retail, offices, jobs and a new plaza and public space. The Residences on Paddington Green is the final chapter completing this vibrant community. At Berkeley Homes we view ourselves as place keepers. We want to create a community for everyone to enjoy, now and in the future. We have four pillars on which we have designed this new neighbourhood so that we can look after the people who live here, those who visit and the environment itself.



A neighbourhood for everyone

Berkeley creates places that are designed to enhance the neighbourhoods in which they sit. New retail spaces will enhance and enrich the new public realm for both the residents and surrounding community.



A beautiful environment

At the heart of West End Gate lies a beautifully landscaped garden. Pockets of seating areas from the shaded pergolas to the wooden benches create places for quiet relaxation and social gatherings alike.



Coming together

Through a series of events and initiatives we hope to build a strong and vibrant community; creating a place where residents can enjoy a sociable and active lifestyle enriching their wellbeing and fulfilment.



Looking after our future

Sustainability is fundamental to our ethos. We want to ensure the long-term health, wellbeing and prosperity of people and the planet. We are implementing a series of initiatives to create a more sustainable and environmentally considerate lifestyle.

Designed for life.



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

Customer service is our priority

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

Green living and sustainable development is top of our agenda

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

Quality is at the heart of everything we do

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

Unparalleled choice of homes in the most sought after locations

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

A commitment to creating sustainable communities

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

Our commitment to sustainable living

Homes at West End Gate benefit from:

- ◊ Energy-efficient design including a highly insulated building envelope (above Building Regulation requirements to save on heating costs).
- ◊ Energy-efficient appliances provided which will lower the running costs and carbon footprint of the home.
- ◊ Centralised energy centre with electricity generation can offset running costs of common areas.
- ◊ Homes designed for low water consumption to preserve water resources.
- ◊ 100% low energy lighting and sensor-activated lighting in communal areas.
- ◊ Covered cycle storage facilities provided. Santander cycles docks located nearby.
- ◊ Landscaped gated courtyard garden benefitting from newly-planted trees, as residents' private amenity space.
- ◊ A sustainable living roof will be installed on suitable roof spaces. This will contribute to increased levels of biodiversity on site.
- ◊ Electric car charging points provided.
- ◊ Community plan in place to bring residents and the local community together.

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 2030 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.

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. The Berkeley Foundation.

The Berkeley Foundation

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

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

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

For further details contact: sustainability@berkeleygroup.co.uk. Some features are only applicable to specific developments. Please ask sales negotiator for further information.



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 Joseph
Designed for life

St William
Designed for life



Transforming tomorrow.

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers. Our Vision 2030 is our ten year plan which sets out how we will achieve this.



Transforming tomorrow



Transforming places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



Transforming lifestyles

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



Transforming nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



Transforming futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

Where to find us.



Map is not to scale and shows approximate locations only.

West End Gate, Sales & Marketing Suite

285a Edgware Road, London, W2 1BY

Telephone: 020 3740 5761

westendgate.co.uk



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The Residences on Paddington Green is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. 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 upstands, 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. R137/42CA/0922

Berkeley
Designed for life