

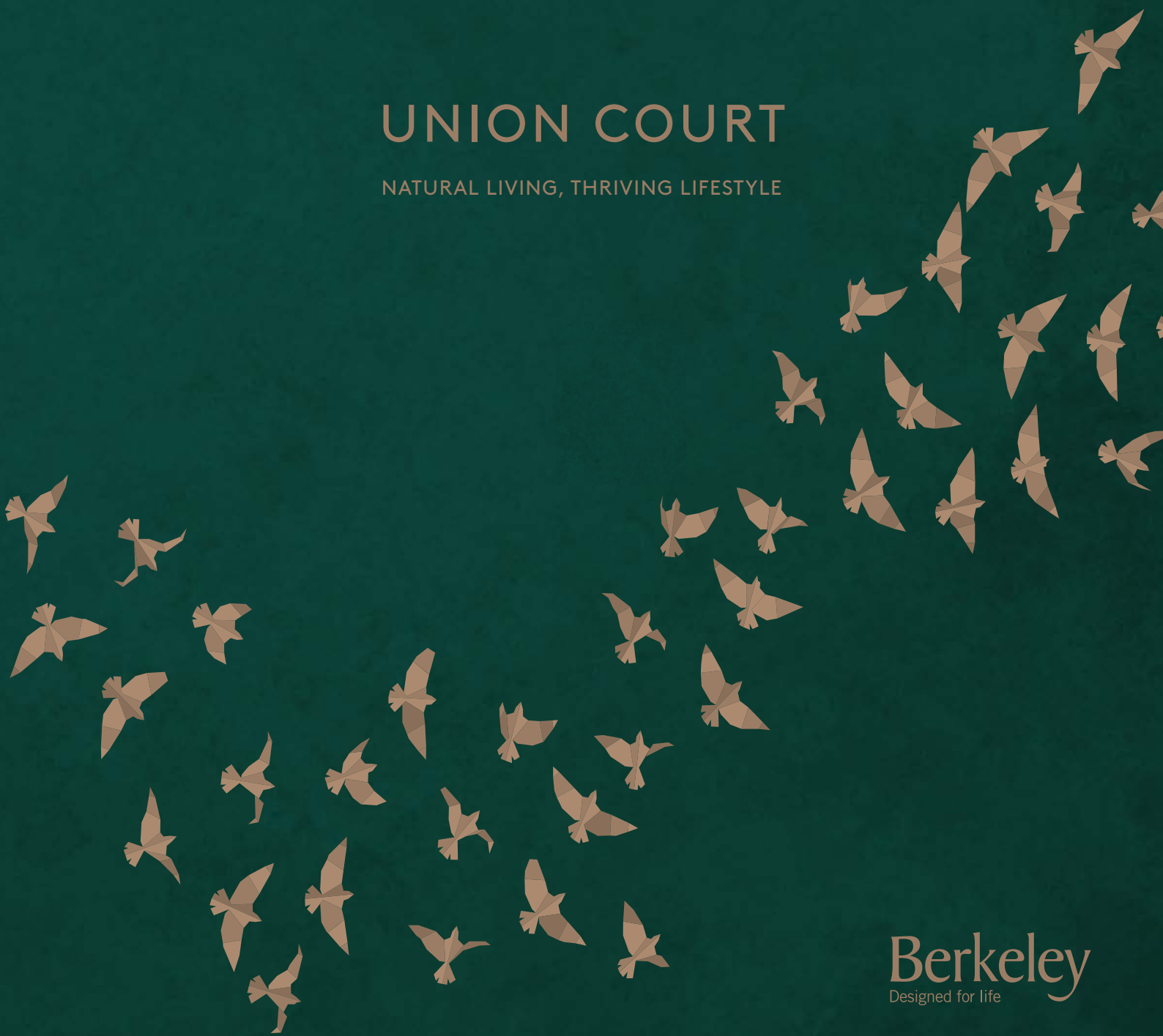


THE
EIGHT
GARDENS

Watford

UNION COURT

NATURAL LIVING, THRIVING LIFESTYLE



Berkeley
Designed for life



NATURAL
LIVING,
THRIVING
LIFESTYLE



Computer generated image is indicative only.



Welcome to
UNION COURT
at THE EIGHT GARDENS

A collection of stylish and contemporary city-style apartments within the landscaped surroundings of The Eight Gardens, Watford.

Union Court's range of Manhattans, studios, 1, 2 and 3 bed apartments have been expertly designed to create space for you to live in perfect balance—from a quiet place to work to the perfect setting for entertaining. It draws its name from its position, overlooking the artwork and landscaping inspired by Watford's Grand Union canal.

Located only a short 4 minute walk from Watford Junction rail station, The Eight Gardens is bringing an inspiring new standard in urban living to this dynamic town. A place where everything you need is just a walk away. A place where you can stop and meet your neighbours. A place interwoven with beautiful gardens, green open spaces, and peaceful corners.

An inspiring OUTSIDE SPACE

The outdoor space at The Eight Gardens has been beautifully designed to create areas where residents can relax, feel inspired and connect with the landscape. Art and sculpture form focal points within four of the garden areas: Dickinson Mews Gardens, Dickinson Mews Square, Penn Square and Fauna Walk. Each has its own distinctive identity, united by the theme of papercraft, which reflects Watford's industrial heritage.

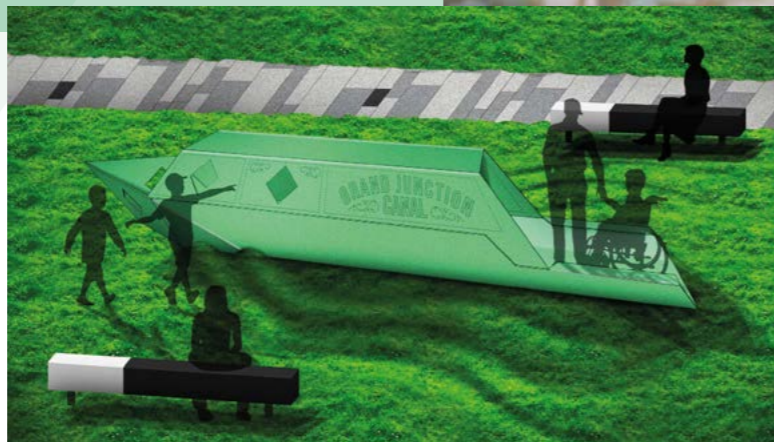
The remaining four gardens – Dickinson Mews, Podium Garden, The Roof Gardens and Dapple Grove Gardens – feature beautiful planting and landscaping that provide interest for the senses the whole year round.



The site plan is indicative only and subject to change [and subject to planning]. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

“The artwork that will be present across The Eight Gardens development pays homage to the paper mill industry that once formed a large part of the local infrastructure in Watford and surrounding neighbourhoods. The sculptures themselves are formed of origami shapes depicting stories of local historic milestones, from the boats of the Grand Union Canal and aeroplanes of the local aerodrome, to the woodlands and trees. These nature walks offer little moments of surprise and delight, while raising awareness of what you can do from your balcony to nurture your local wildlife.”

Acrylicize Art Studio



1 DICKINSON MEWS GARDENS WATERWAYS

Dickinson Mews Gardens reflects the important role Watford's Grand Union Canal played in the development of industry, transporting coal and connecting the growing economies of Birmingham, the Midlands and the North of England to London.

The origami canal boat sculpture is embedded into the ground, creating the sense that it is in the water, and making it more accessible for play and interaction. Benches are located around the garden in the style of canal lock balance beams to continue the theme in a visually engaging way.

2 DICKINSON MEWS SQUARE WINGS



Dickinson Mews Square celebrates the history of aviation in the area. Leavesden film studios was once the site of Leavesden Aerodrome, where fighter and bomber aircraft were manufactured during World War II.

The sculpture here uses the form of a paper plane to reflect this heritage, with lighting reminiscent of a flight path to add to the effect.

3 PENN SQUARE LIFE & GROWTH



At the heart of Penn Square is a sculptural, multifaceted tree. Inspired by a cedar tree in Watford's Cassiobury Park, this contemporary interpretation is made up of origami forms to create a canopy, with perforations and cut outs to reflect how light dapples through leaves.

This sculpture captures the idea of a new community growing at The Eight Gardens, and how it will be a place to lay down roots, offering strength, security and stability.

4 FAUNA WALK NATURAL HERITAGE



Fauna Walk celebrates Watford's wildlife with a series of sculptures located throughout this woodland inspired trail.

Different sculptural animal forms are encountered throughout Fauna Walk, bringing the wildlife of Watford's forests and parks to The Eight Gardens, and reminding residents of the nature around them. Bird sculptures will also feature in this area and around The Eight Gardens.



Relax and enjoy **THE VIEW**

Forming part of the first phase of apartments to be released at The Eight Gardens, Union Court is perfectly situated with views over the impressive podium gardens. Green open spaces, water features and attractive planting form a green corridor through the centre of the scheme, providing quiet spaces to sit, relax and contemplate.

If you want to escape the hustle and bustle of daily life, take yourself up to the private rooftop garden to potter in the urban allotment or simply sit and take in the view. For those who want to keep in shape or clear the mind, the residents-only gym and business lounge are just a short walk away.





SPACE TO FLOURISH

Attractively landscaped gardens, squares and walkways provide a green and welcoming setting for the apartment buildings. There will also be a range of amenities on your doorstep, including cafés, shops, leisure facilities and children's play areas.

Chic and contemporary INTERIORS

Homes are finished to an exacting standard, with high quality fixtures and fittings and stylish details creating an elegant sanctuary that is always a delight to return to.



Photography is indicative only.



Personalise YOUR HOME

Make your new home your own with our range of three different specifications. With a choice of colour palettes and finishes they offer you the opportunity to create a distinctive home that suits your style.



PEONY

A light and airy yet warm palette creates a welcoming and relaxed space with a natural and earthy feel.



SEDIUM

The colours suggest minimalism and indulgence, contrasting together to create an understated light and open home.



DAHLIA

A bold statement of deep and rich tones creates a comfortable yet elegant atmosphere.



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 policy of continuous improvement, the finished product may vary from the information provided.

Specification finish

PEONY

INTERIOR FINISHES

Softer selections effortlessly blend light and bold colours together.

KITCHEN

Combining sheer bright surfaces with duskier tones, this space becomes easy to manage.

BATHROOM/SHOWER ROOM

Designed in the Sedium specification to invite the light in, these rooms offer a little extra indulgence.



PERSONALISE
your home

Computer generated image of the kitchen is indicative only.

Specification finish
SEDIUM

INTERIOR FINISHES

Pure tones and brilliant finishes flood every room with light.

KITCHEN

Designed in a more minimalist style, the heart of the home is an understated and elegant space.

BATHROOM / SHOWER ROOM

Designed to invite the light in, these rooms offer a little extra indulgence.



PERSONALISE
your home

Computer generated image of the kitchen is indicative only.



Specification finish

DAHLIA

INTERIOR FINISHES

Deeper and fuller shades throughout create altogether comfortable spaces.

KITCHEN

With statement colours used unsparingly, the effect is a dramatic centrepiece for the home.

BATHROOM / SHOWER ROOM

Darker tiles create a sophisticated and glamorous look in these rooms.



PERSONALISE
your home

A premium SPECIFICATION

The apartments benefit from an exceptional finish and high quality specification throughout. Together with stylish details, they create a distinctive and sophisticated look that's ready for you to enjoy from the moment you move in.

A Car Club will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions.

INTERIOR FINISHES

- Engineered flooring to living, dining, kitchen, hall and reception areas
- Solid wood front entrance doors
- Internal doors in white painted finish
- Skirting in white painted finish
- Satin stainless steel ironmongery throughout
- Double glazed doors onto terraces and balconies
- Aluminium balcony decking

KITCHEN

- Matt finish with soft close cabinets and units
- Matt black feature open shelving
- Stone worktop and upstand
- Freestanding washer/dryer in utility cupboard
- Compartmentalised waste storage
- Bowl and a half under mounted sink, where applicable
- Matt black mixer tap
- Integrated single oven
- Integrated induction hob and extract hood
- Integrated fridge/freezer
- Integrated dishwasher to all units



BEDROOMS

- Fitted carpets to all bedrooms
- Fully fitted wardrobes to master bedrooms

BATHROOMS

- White steel bath with clear glass screen and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile

SHOWER EN SUITES

- Clear glass shower enclosure/screen with white shower tray and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile



Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



A premium SPECIFICATION



HEATING

- Electric underfloor heating, and electric hot water, individually metered to each apartment

LIGHTING/ELECTRICAL FITTINGS

- Energy efficient LED downlights with pendants to bedrooms
- Feature under cabinet lighting to wall units in kitchen
- White light switches throughout
- Shaver sockets to bathroom and shower rooms
- Master light switch to hallway

TELECOMMUNICATIONS

- TV/Freeview points fitted in all bedrooms and living areas
- Wired for Virgin to Master bedrooms and living areas
- Wired for Sky Q to living areas
- High speed broadband connectivity for all units

CAR PARKING

- Secure parking available by negotiation. Some include car charging points
- Secure cycle stores

SECURITY AND PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup to apartments and communal areas
- 24-hour CCTV coverage to whole estate with regular security patrols
- 10-year warranty
- Video entry phone system
- Fire sprinkler system installed to all homes

COMMUNAL AREAS

- Carpeting to all corridors
- Tiled and carpeted entrance lobbies
- Lifts serving all accessible floors
- 12-hour concierge
- Business lounge for residents
- Residents' private gym
- Screening room
- Architecturally designed hard and soft landscaping featuring courtyard with public art and rooftop garden areas

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



MEETING ROOM

A smart, stylish room which residents can book for meetings or as a more private space for working. It is fully equipped with internet access to enable in person or virtual meetings.

Computer generated images are indicative only.



THE
EIGHT
GARDENS
Watford

CONCIERGE

The concierge provides a warm welcome to residents and their guests. Offering services such as booking taxis and handling deliveries, the concierge helps life flow more smoothly.



BUSINESS LOUNGE

A calm, sophisticated space where residents can work, relax and network with each other. The business lounge gives residents more flexibility when they work remotely, providing an alternative workspace to their home.

Exceptional FACILITIES



DART HOUSE
RESIDENTS' FACILITIES

UNION COURT

The exceptional range of residents' facilities at The Eight Gardens are located across the Ground, First and Second floors of Dart House. These include the concierge, state-of-the-art gym, screening room, business lounge and meeting room.



FLOOR ONE

1-01 Two Bedroom Apartment

Total Area:	79.3 sq m	854 sq ft
Living/Dining Room	6.59m x 4.75m	21'7" x 15'7"
Kitchen	3.18m x 1.90m	10'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"

1-02 Two Bedroom Apartment

Total Area:	79.3 sq m	854 sq ft
Living/Dining Room	6.59m x 4.75m	21'7" x 15'7"
Kitchen	3.18m x 1.90m	10'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"

1-03 Two Bedroom Apartment

Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11'5" x 9'0"

1-04 Studio Apartment

Total Area:	37.8 sq m	407 sq ft
Living/Dining Area	3.80m x 2.68m	12'5" x 8'9"
Kitchen	3.80m x 1.00m	12'5" x 3'3"
Bedroom Area	2.72m x 2.67m	8'11" x 8'9"
Balcony	3.8 sq m	40 sq ft

1-05 One Bedroom Apartment

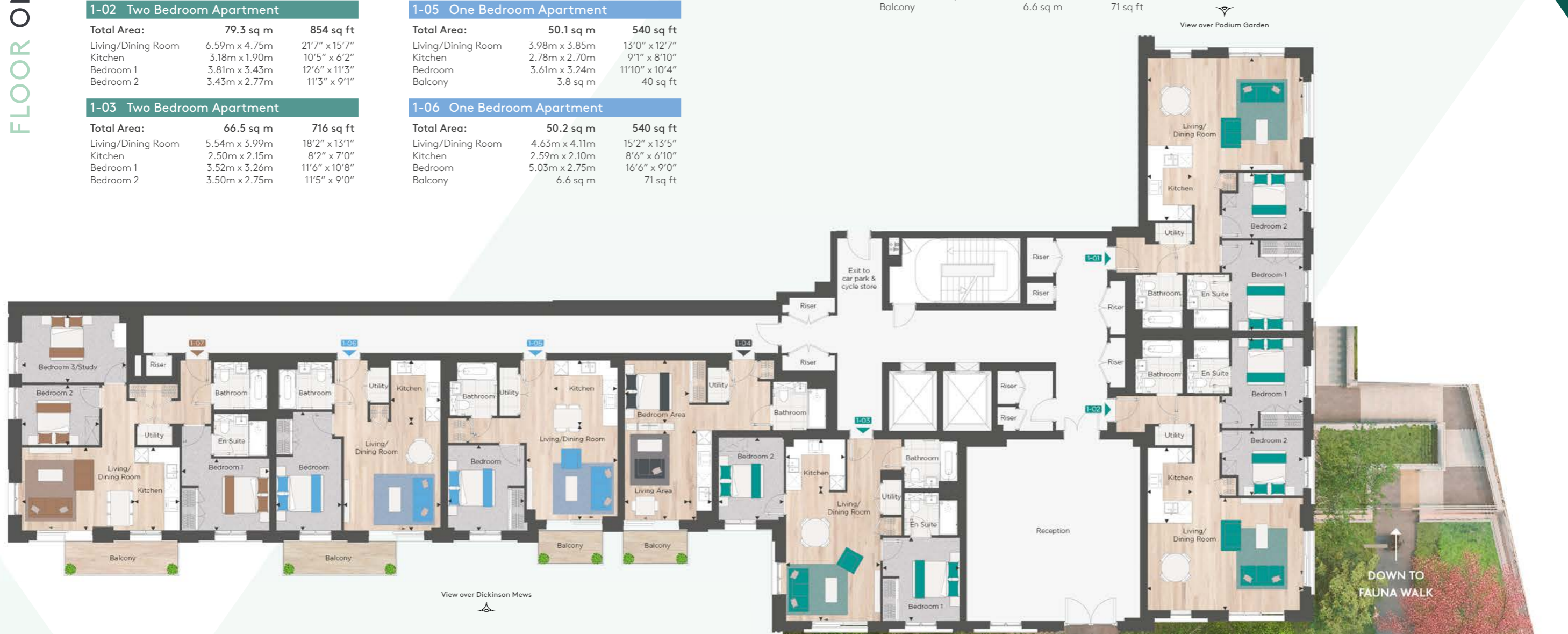
Total Area:	50.1 sq m	540 sq ft
Living/Dining Room	3.98m x 3.85m	13'0" x 12'7"
Kitchen	2.78m x 2.70m	9'1" x 8'10"
Bedroom	3.61m x 3.24m	11'10" x 10'4"
Balcony	3.8 sq m	40 sq ft

1-06 One Bedroom Apartment

Total Area:	50.2 sq m	540 sq ft
Living/Dining Room	4.63m x 4.11m	15'2" x 13'5"
Kitchen	2.59m x 2.10m	8'6" x 6'10"
Bedroom	5.03m x 2.75m	16'6" x 9'0"
Balcony	6.6 sq m	71 sq ft

1-07 Three Bedroom Apartment

Total Area:	82.8 sq m	891 sq ft
Living/Dining	4.78m x 3.52m	15'8" x 11'6"
Kitchen	3.52m x 1.90m	11'6" x 6'2"
Bedroom 1	3.71m x 3.05m	12'2" x 10'0"
Bedroom 2	3.29m x 2.55m	10'9" x 8'4"
Bedroom 3/Study	4.44m x 2.85m	14'7" x 9'4"
Balcony	6.6 sq m	71 sq ft



View over Dickinson Mews

View over Podium Garden

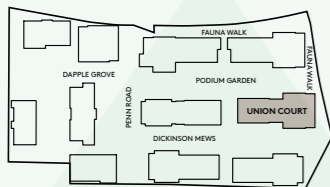
DOWN TO FAUNA WALK

MAIN ENTRANCE ON FIRST FLOOR

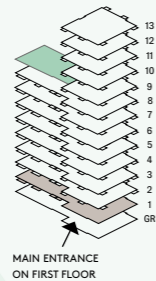
DOWN TO DICKINSON MEWS

THREE BEDROOM

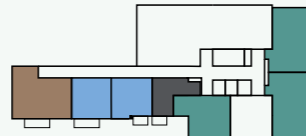
SITE LOCATION



ELEVATION



FLOORPLATE



KEY



Floorplans shown for The Eight Gardens are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



2-01 Two Bedroom Apartment

Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Terrace	11.6 sq m	125 sq ft

2-02 Two Bedroom Apartment

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

2-03 Two Bedroom Apartment

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

2-04 Two Bedroom Apartment

Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Balcony	3.8 sq m	40 sq ft

2-05 Two Bedroom Apartment

Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11'5" x 9'0"
Balcony	3.8 sq m	40 sq ft

2-06 Studio Apartment

Total Area:	37.8 sq m	407 sq ft
Living/Dining Area	3.80m x 2.68m	12'5" x 8'9"
Kitchen	3.80m x 1.00m	12'5" x 3'3"
Bedroom Area	2.72m x 2.67m	8'11" x 8'9"
Balcony	3.8 sq m	40 sq ft

2-07 One Bedroom Apartment

Total Area:	50.1 sq m	540 sq ft
Living/Dining Room	3.98m x 3.85m	13'0" x 12'7"
Kitchen	2.78m x 2.70m	9'1" x 8'10"
Bedroom	3.61m x 3.24m	11'10" x 10'4"
Balcony	3.8 sq m	40 sq ft

2-08 One Bedroom Apartment

Total Area:	50.2 sq m	540 sq ft
Living/Dining Room	4.63m x 4.11m	15'2" x 13'5"
Kitchen	2.59m x 2.10m	8'6" x 6'10"
Bedroom	5.03m x 2.75m	16'6" x 9'0"
Balcony	6.6 sq m	71 sq ft

2-09 Three Bedroom Apartment

Total Area:	79.4 sq m	855 sq ft
Living/Dining Room	4.78m x 3.52m	15'8" x 11'6"
Kitchen	3.52m x 1.90m	11'6" x 6'2"
Bedroom 1	3.71m x 3.05m	12'2" x 10'0"
Bedroom 2	3.29m x 2.55m	10'9" x 8'4"
Bedroom 3/Study	4.44m x 2.15m	14'7" x 7'0"
Balcony	6.6 sq m	71 sq ft

2-10 Manhattan Apartment

Total Area:	38.1 sq m	410 sq ft
Living/Dining Area	4.18m x 2.86m	13'8" x 9'4"
Kitchen	2.54m x 1.55m	8'4" x 5'1"
Bedroom Area	3.42m x 3.28m	11'2" x 10'9"
Terrace	5.7 sq m	62 sq ft

2-11 Manhattan Apartment

Total Area:	38.3 sq m	412 sq ft
Living/Dining Area	4.06m x 2.20m	13'4" x 7'2"
Kitchen	3.30m x 1.01m	10'10" x 3'3"
Bedroom Area	3.00m x 2.55m	9'10" x 8'4"
Terrace	13.4 sq m	145 sq ft

2-12 One Bedroom Apartment

Total Area:	50.2 sq m	540 sq ft
Living/Dining Room	4.62m x 4.11m	15'2" x 13'5"
Kitchen	2.60m x 2.50m	8'6" x 8'2"
Bedroom	4.76m x 2.75m	15'7" x 9'0"
Terrace	13.4 sq m	145 sq ft

2-13 Two Bedroom Apartment

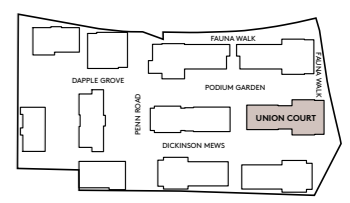
Total Area:	75.6 sq m	814 sq ft
Living/Dining Room	4.57m x 4.20m	15'0" x 13'9"
Kitchen	3.14m x 2.20m	10'3" x 7'2"
Bedroom 1	5.23m x 3.24m	17'2" x 10'7"
Bedroom 2	3.43m x 3.35m	11'3" x 10'11"
Terrace	19.4 sq m	209 sq ft

2-14 One Bedroom Apartment

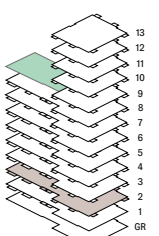
Total Area:	56.6 sq m	609 sq ft
Living/Dining Room	5.24m x 4.50m	17'2" x 14'9"
Kitchen	2.64m x 2.45m	8'8" x 8'0"
Bedroom	4.81m x 2.75m	15'9" x 9'0"
Terrace	13.4 sq m	145 sq ft



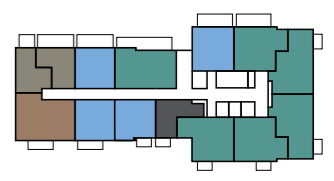
SITE LOCATION



ELEVATION



FLOORPLATE



KEY

- MANHATTAN
- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

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3-01 - 6-01 Two Bedroom Apartment

Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Balcony	3.8 sq m	40 sq ft

3-02 - 6-02 Two Bedroom Apartment

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

3-03 - 6-03 Two Bedroom Apartment

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

3-04 - 6-04 Two Bedroom Apartment

Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Balcony	3.8 sq m	40 sq ft

3-05 - 6-05 Two Bedroom Apartment

Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11'5" x 9'0"
Balcony	3.8 sq m	40 sq ft

3-06 - 6-06 Studio Apartment

Total Area:	37.8 sq m	407 sq ft
Living/Dining Area	3.80m x 2.68m	12'5" x 8'9"
Kitchen	3.80m x 1.00m	12'5" x 3'3"
Bedroom Area	2.72m x 2.67m	8'11" x 8'9"
Balcony	3.8 sq m	40 sq ft

3-07 - 6-07 Studio Apartment

Total Area:	37.6 sq m	404 sq ft
Living/Dining Area	3.35m x 2.69m	10'11" x 8'10"
Kitchen	3.25m x 1.10m	10'8" x 3'7"
Bedroom Area	2.42m x 2.55m	7'11" x 8'4"
Balcony	3.8 sq m	40 sq ft

3-08 - 6-08 Two Bedroom Apartment

Total Area:	61.7 sq m	664 sq ft
Living/Dining Room	4.32m x 3.74m	14'2" x 12'3"
Kitchen	2.90m x 2.10m	9'6" x 6'10"
Bedroom 1	3.61m x 3.05m	11'10" x 10'0"
Bedroom 2	3.40m x 2.81m	11'1" x 9'2"
Balcony	6.6 sq m	71 sq ft

3-09 - 6-09 Three Bedroom Apartment

Total Area:	79.4 sq m	855 sq ft
Living/Dining Room	4.78m x 3.52m	15'8" x 11'6"
Kitchen	3.52m x 1.90m	11'6" x 6'2"
Bedroom 1	3.71m x 3.05m	12'2" x 10'0"
Bedroom 2	3.29m x 2.55m	10'9" x 8'4"
Bedroom 3/Study	4.44m x 2.15m	14'7" x 7'0"
Balcony	6.6 sq m	71 sq ft

3-10 - 6-10 Manhattan Apartment

Total Area:	38.1 sq m	410 sq ft
Living/Dining Area	4.18m x 2.86m	13'8" x 9'4"
Kitchen	2.54m x 1.55m	8'4" x 5'1"
Bedroom Area	3.42m x 3.28m	11'2" x 10'9"

3-11 - 6-11 Manhattan Apartment

Total Area:	38.3 sq m	412 sq ft
Living/Dining Area	4.06m x 2.20m	13'4" x 7'2"
Kitchen	3.30m x 1.01m	10'10" x 3'3"
Bedroom Area	3.00m x 2.55m	9'10" x 8'4"
Balcony	3.8 sq m	40 sq ft

3-12 - 6-12 One Bedroom Apartment

Total Area:	50.2 sq m	540 sq ft
Living/Dining Room	4.62m x 4.11m	15'2" x 13'5"
Kitchen	2.60m x 2.50m	8'6" x 8'2"
Bedroom	4.76m x 2.75m	15'7" x 9'0"
Balcony	3.8 sq m	40 sq ft

3-13 - 6-13 One Bedroom Apartment

Total Area:	50.0 sq m	538 sq ft
Living/Dining Room	3.98m x 3.85m	13'0" x 12'7"
Kitchen	2.78m x 2.70m	9'1" x 8'10"
Bedroom	3.61m x 3.24m	11'10" x 10'7"
Balcony	3.8 sq m	40 sq ft

3-14 - 6-14 Studio Apartment

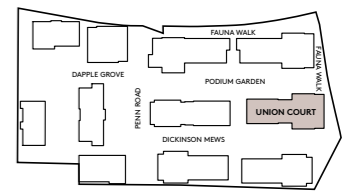
Total Area:	37.8 sq m	407 sq ft
Living/Dining Area	3.80m x 2.68m	12'5" x 8'9"
Kitchen	3.80m x 1.00m	12'5" x 3'3"
Bedroom Area	2.72m x 2.67m	8'11" x 8'9"
Balcony	3.8 sq m	40 sq ft

3-15 - 6-15 Two Bedroom Apartment

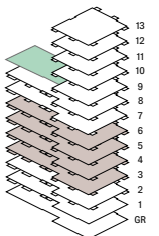
Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11'5" x 9'0"
Balcony	3.8 sq m	40 sq ft



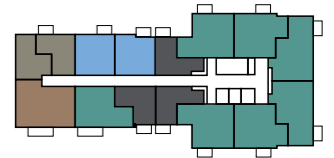
SITE LOCATION



ELEVATION



FLOORPLATE



KEY

- MANHATTAN
- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

Floorplans shown for The Eight Gardens are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

7-01 Two Bedroom Apartment

Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Balcony	3.8 sq m	40 sq ft

7-02 Two Bedroom Apartment

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

7-03 Two Bedroom Apartment

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

7-04 Two Bedroom Apartment

Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Balcony	3.8 sq m	40 sq ft

7-05 Two Bedroom Apartment

Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11'5" x 9'0"
Balcony	3.8 sq m	40 sq ft

7-06 Studio Apartment

Total Area:	37.8 sq m	407 sq ft
Living/Dining Area	3.80m x 2.68m	12'5" x 8'9"
Kitchen	3.80m x 1.00m	12'5" x 3'3"
Bedroom Area	2.72m x 2.67m	8'11" x 8'9"
Balcony	3.8 sq m	40 sq ft

7-07 Studio Apartment

Total Area:	37.6 sq m	404 sq ft
Living/Dining Area	3.35m x 2.69m	10'11" x 8'10"
Kitchen	3.25m x 1.10m	10'8" x 3'7"
Bedroom Area	2.42m x 2.55m	7'11" x 8'4"
Balcony	3.8 sq m	40 sq ft

7-08 Two Bedroom Apartment*

Total Area:	61.7 sq m	664 sq ft
Living/Dining Room	4.32m x 3.74m	14'2" x 12'3"
Kitchen	2.90m x 2.10m	9'6" x 6'10"
Bedroom 1	3.61m x 3.05m	11'10" x 10'0"
Bedroom 2	3.40m x 2.81m	11'1" x 9'2"
Balcony	3.8 sq m	40 sq ft

7-09 Three Bedroom Apartment

Total Area:	79.4 sq m	855 sq ft
Living/Dining Room	4.78m x 3.52m	15'8" x 11'6"
Kitchen	3.52m x 1.90m	11'6" x 6'2"
Bedroom 1	3.71m x 3.05m	12'2" x 10'0"
Bedroom 2	3.29m x 2.55m	10'9" x 8'4"
Bedroom 3/Study	4.44m x 2.15m	14'7" x 7'0"
Balcony	6.6 sq m	71 sq ft

7-10 Manhattan Apartment

Total Area:	38.1 sq m	410 sq ft
Living/Dining Area	4.18m x 2.86m	13'8" x 9'4"
Kitchen	2.54m x 1.55m	8'4" x 5'1"
Bedroom Area	3.42m x 3.28m	11'2" x 10'9"

7-11 Manhattan Apartment

Total Area:	38.3 sq m	412 sq ft
Living/Dining Area	4.06m x 2.20m	13'4" x 7'2"
Kitchen	3.30m x 1.01m	10'10" x 3'3"
Bedroom Area	3.00m x 2.55m	9'10" x 8'4"
Balcony	3.8 sq m	40 sq ft

7-12 One Bedroom Apartment

Total Area:	50.2 sq m	540 sq ft
Living/Dining Room	4.62m x 4.11m	15'2" x 13'5"
Kitchen	2.60m x 2.50m	8'6" x 8'2"
Bedroom	4.76m x 2.75m	15'7" x 9'0"
Balcony	3.8 sq m	40 sq ft

7-13 One Bedroom Apartment

Total Area:	50.0 sq m	538 sq ft
Living/Dining Room	3.98m x 3.85m	13'0" x 12'7"
Kitchen	2.78m x 2.70m	9'1" x 8'10"
Bedroom	3.61m x 3.24m	11'10" x 10'7"
Balcony	3.8 sq m	40 sq ft

7-14 Studio Apartment

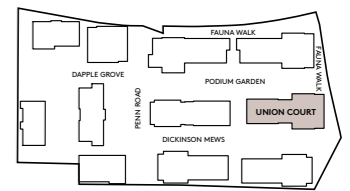
Total Area:	37.8 sq m	407 sq ft
Living/Dining Area	3.80m x 2.68m	12'5" x 8'9"
Kitchen	3.80m x 1.00m	12'5" x 3'3"
Bedroom Area	2.72m x 2.67m	8'11" x 8'9"
Balcony	3.8 sq m	40 sq ft

7-15 Two Bedroom Apartment

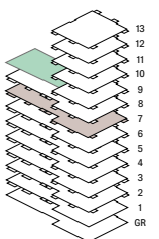
Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11'5" x 9'0"
Balcony	3.8 sq m	40 sq ft



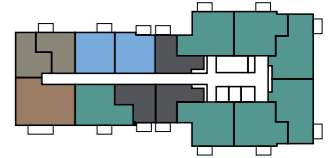
SITE LOCATION



ELEVATION



FLOORPLATE



KEY

- MANHATTAN
- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

Floorplans shown for The Eight Gardens are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

* Apartment layouts are as per floors 3-6 but floors 7 and 8 have different balconies.



8-01 Two Bedroom Apartment*

Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Balcony	3.8 sq m	40 sq ft

8-02 Two Bedroom Apartment*

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

8-03 Two Bedroom Apartment*

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

8-04 Two Bedroom Apartment*

Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Balcony	3.8 sq m	40 sq ft

8-05 Two Bedroom Apartment

Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11'5" x 9'0"
Balcony	3.8 sq m	40 sq ft

8-06 Studio Apartment

Total Area:	37.8 sq m	407 sq ft
Living/Dining Area	3.80m x 2.68m	12'5" x 8'9"
Kitchen	3.80m x 1.00m	12'5" x 3'3"
Bedroom Area	2.72m x 2.67m	8'11" x 8'9"
Balcony	3.8 sq m	40 sq ft

8-07 Studio Apartment

Total Area:	37.6 sq m	404 sq ft
Living/Dining Area	3.35m x 2.69m	10'11" x 8'10"
Kitchen	3.25m x 1.10m	10'8" x 3'7"
Bedroom Area	2.42m x 2.55m	7'11" x 8'4"
Balcony	3.8 sq m	40 sq ft

8-08 Two Bedroom Apartment**

Total Area:	61.7 sq m	664 sq ft
Living/Dining Room	4.32m x 3.74m	14'2" x 12'3"
Kitchen	2.90m x 2.10m	9'6" x 6'10"
Bedroom 1	3.61m x 3.05m	11'10" x 10'0"
Bedroom 2	3.40m x 2.81m	11'1" x 9'2"
Balcony	3.8 sq m	40 sq ft

8-09 Three Bedroom Apartment

Total Area:	79.4 sq m	855 sq ft
Living/Dining Room	4.78m x 3.52m	15'8" x 11'6"
Kitchen	3.52m x 1.90m	11'6" x 6'2"
Bedroom 1	3.71m x 3.05m	12'2" x 10'0"
Bedroom 2	3.29m x 2.55m	10'9" x 8'4"
Bedroom 3/Study	4.44m x 2.15m	14'7" x 7'0"
Balcony	6.6 sq m	71 sq ft

8-10 Manhattan Apartment

Total Area:	38.1 sq m	410 sq ft
Living/Dining Area	4.18m x 2.86m	13'8" x 9'4"
Kitchen	2.54m x 1.55m	8'4" x 5'1"
Bedroom Area	3.42m x 3.28m	11'2" x 10'9"

8-11 Manhattan Apartment***

Total Area:	38.3 sq m	412 sq ft
Living/Dining Area	4.06m x 2.20m	13'4" x 7'2"
Kitchen	3.30m x 1.01m	10'10" x 3'3"
Bedroom Area	3.00m x 2.55m	9'10" x 8'4"
Balcony	3.6 sq m	39 sq ft

8-12 One Bedroom Apartment***

Total Area:	50.2 sq m	540 sq ft
Living/Dining Room	4.62m x 4.11m	15'2" x 13'5"
Kitchen	2.60m x 2.50m	8'6" x 8'2"
Bedroom	4.76m x 2.75m	15'7" x 9'0"
Balcony	3.6 sq m	39 sq ft

8-13 One Bedroom Apartment

Total Area:	50.0 sq m	538 sq ft
Living/Dining Room	3.98m x 3.85m	13'0" x 12'7"
Kitchen	2.78m x 2.70m	9'1" x 8'10"
Bedroom	3.61m x 3.24m	11'10" x 10'7"
Balcony	3.8 sq m	40 sq ft

8-14 Studio Apartment***

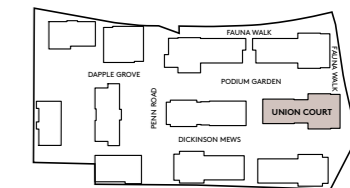
Total Area:	37.8 sq m	407 sq ft
Living/Dining Area	3.80m x 2.68m	12'5" x 8'9"
Kitchen	3.80m x 1.00m	12'5" x 3'3"
Bedroom Area	2.72m x 2.67m	8'11" x 8'9"
Balcony	3.6 sq m	39 sq ft

8-15 Two Bedroom Apartment

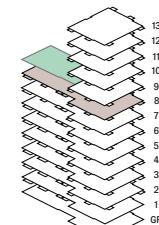
Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11'5" x 9'0"
Balcony	3.8 sq m	40 sq ft



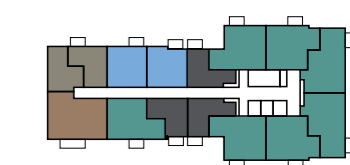
SITE LOCATION



ELEVATION



FLOORPLATE



KEY

- MANHATTAN
- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

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* Apartments 8.01, 8.02, 8.03 and 8.04 benefit from an increased ceiling height of 2950mm. Windows to these apartments are also increased to 2785mm.

** Apartment layouts are as per floors 3-6 but floors 7 and 8 have different balconies.

*** Apartment layouts are as per floors 3-7 but floor 8 has different balcony doors.



9-01 - 13-01 Two Bedroom Apartment

Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Balcony	3.8 sq m	40 sq ft

9-02 - 13-02 Two Bedroom Apartment

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

9-03 - 13-03 Two Bedroom Apartment

Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3.43m x 2.77m	11'3" x 9'1"
Balcony	3.8 sq m	40 sq ft

9-04 - 13-04 Two Bedroom Apartment

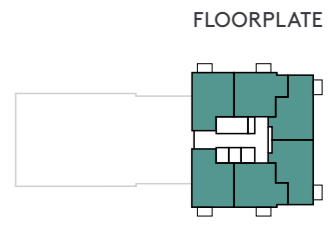
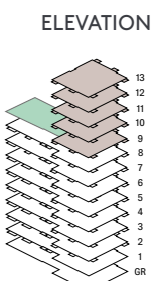
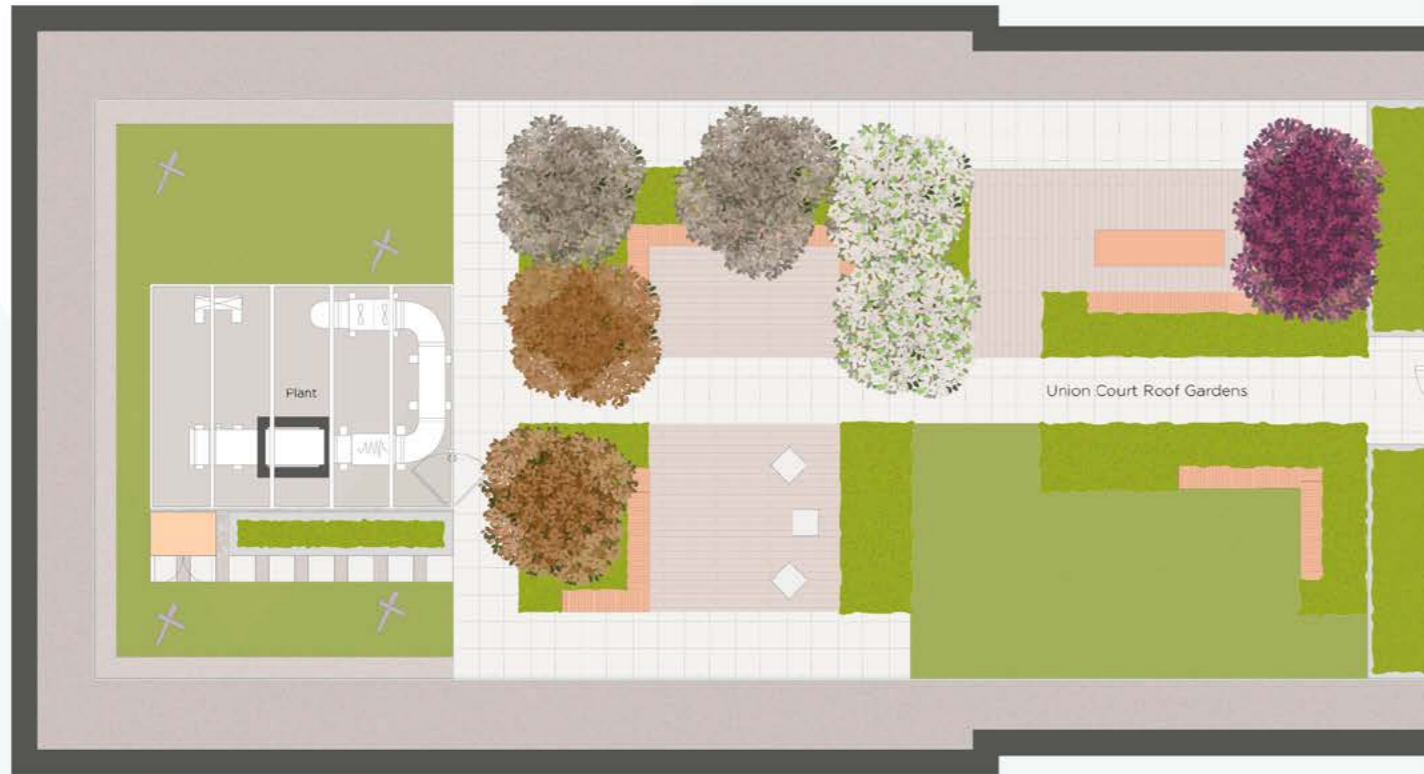
Total Area:	64.9 sq m	699 sq ft
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"
Kitchen	3.44m x 2.15m	11'3" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"
Balcony	3.8 sq m	40 sq ft

9-05 - 13-05 Two Bedroom Apartment

Total Area:	67.7 sq m	728 sq ft
Living/Dining Room	4.35m x 3.98m	14'3" x 13'0"
Kitchen	2.65m x 2.64m	8'8" x 8'8"
Bedroom 1	3.41m x 3.32m	11'2" x 10'11"
Bedroom 2	3.15m x 2.78m	10'4" x 9'1"
Balcony	3.8 sq m	40 sq ft

9-06 - 13-06 Two Bedroom Apartment

Total Area:	67.7 sq m	728 sq ft
Living/Dining Room	4.35m x 3.98m	14'3" x 13'0"
Kitchen	2.65m x 2.64m	8'8" x 8'8"
Bedroom 1	3.41m x 3.32m	11'2" x 10'11"
Bedroom 2	3.15m x 2.78m	10'4" x 9'1"
Balcony	3.8 sq m	40 sq ft



- KEY**
- MANHATTAN
 - STUDIO
 - ONE BEDROOM
 - TWO BEDROOM
 - THREE BEDROOM

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EXCEPTIONAL STANDARDS *and service*

When you buy a new home from BERKELEY you can be safe in the knowledge that it is built to a very HIGH STANDARD of design and quality; has low environmental impact and that you will enjoy an EXCEPTIONAL customer experience.

Here is what you can expect:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on site to demonstrate all the functions and facilities of your new home
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year Premier warranty

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



CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.



CREATING COMMUNITIES

through collaboration

At Berkeley, we create real communities. Not just homes, but fantastic places to live, with all the amenities and green open spaces that bring people together.

To achieve this, we talk to people, listen to everyone, and ensure we're providing the facilities they really need and care about most. If we keep the focus on people, then housing offers so much more than just shelter. It becomes a powerful force for good.

We take an exemplary approach to consulting the community throughout the planning process, which will result in an outstanding, high quality development that will set an exciting new standard for Watford. To achieve this, we have engaged with the existing community – talking, listening and ensuring their valuable feedback is incorporated into our final designs. This ensures that we deliver not just high quality homes but facilities that respond to the needs and aspirations of the wider community.

By collaborating with local stakeholders, architects, landscapers and other experts, we will create a truly holistic response to The Eight Gardens site, building on its strengths and bringing improvements to this central Watford location.



Our community vision for The Eight Gardens

“Our vision for the site is to create a strong, integrated community where residents know one another and welcome visitors to enjoy the amenities and vibrant public realm.”

The Eight Gardens will elevate the area around it and create a new destination for the wider community of Watford.”

- Berkeley



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 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.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW





Sustainability

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. Our Vision 2030 includes ambitious and industry-leading goals to help protect and enhance the long-term health, wellbeing and prosperity of people and the planet. The Eight Gardens will feature a number of initiatives to minimise the environmental impact of its delivery, produce energy efficient homes, boost biodiversity and create a thriving and sustainable community.

NATURE AND BIODIVERSITY

Gardens, trees, flowers, hedges and water – these are the fundamentals of a natural environment that can be enjoyed by everyone. Our aim at The Eight Gardens is to deliver a biodiversity net gain of 287%. We will achieve this by creating natural habitats on the living roofs and green spaces at ground level, encouraging wildlife to flourish with rich and varied planting schemes, bee hives, bird and bat boxes, log piles and pebble beds.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated space saving recycling bins to make it easier for residents to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads, which use less water without compromising convenience and comfort. This helps the homes achieve a water use of less than 105 litres per person per day. Blue roofs are also used to sustainably manage surface water and irrigate the roof gardens.

LOW CARBON HOMES

Efficient use of electricity and gas helps lower fuel bills and reduce carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with a master light switch by the front door. Low energy LED lighting is used throughout, and appliances have high energy efficiency ratings. Smart meters are also fitted to display energy consumption and help reduce usage.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

SUSTAINABLE TRANSPORT

The Eight Gardens is ideally located for public transport connections, with Watford Junction a short walk away, and regular bus services from just outside the development. The Beryl bike cycle scheme will be available at the development, and we will provide 1,400 cycle spaces and 21 EV charging points. Along with safe pedestrian routes along green streets, The Eight Gardens has been designed to encourage the use of sustainable methods of transport, to help improve local air quality, reduce carbon emissions, and contribute to the health and wellbeing of residents.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

CONSTRUCTION PROCESS

As part of Our Vision 2030, the Berkeley Group is aiming to reduce emissions from direct operations by 50% between 2019 and 2030, achieve a year-on-year reduction in water use during construction, and divert 95% of waste from landfill (98% from 2025). We use modern methods of construction to help reduce the environmental impact of building our homes, and all materials are responsibly sourced, including timber which is all FSC or PEFC certified.

the BERKELEY difference

At Berkeley, quality is a priority, 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.

Attention to detail, uncompromised quality and inspired creativity are the hallmarks of a Berkeley home and are at the core of our values and strategy. Unlike most major house builders, we do not have a standard product but use qualified architects to design each scheme, whether it consists of four or 4,000 homes. This tailored approach ensures that we deliver homes and communities that meet our customers' needs.

For Berkeley, development is all about people. We go beyond the conventional role of a developer and put the strength and wellbeing of the wider community at the heart of every plan.

We listen to local people and find out what they care about most. Then we work in partnership to shape unique, locally inspired masterplans with a mix of beautiful public spaces, natural landscapes and welcoming amenities that bring people together to enjoy community life.

INVESTOR IN CUSTOMERS GOLD AWARD
ACHIEVED ACROSS ALL BUSINESSES



A focus on sustainability

Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places. We are committed to being a responsible business that thinks about the long-term. We seek to not only reduce negative impacts but to maximise the benefits our activities can bring to create a positive impact. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the developments and places we create.

Our business operations have been carbon positive since 2018, through taking action to reduce energy use and offsetting more emissions than we produce. We are producing zero carbon transition plans for all new developments and designing more climate resilient homes and places.

To help homeowners live more sustainably we incorporate a range of features into developments, from water efficient and energy efficient fittings and fixtures, to recycling facilities, cycle storage and electric car charging points. We also include information in all our Living Guides that enables occupants to understand and operate their home efficiently and make the best use of local facilities.

Rated A- for climate action by CDP,
the highest score in our sector

100% renewable electricity procured for
UK activities since May 2017

14% reduction in emissions since 2016

Net zero carbon homes in operation by 2030

185 hectare habitat creation or enhancement
committed to

First homebuilder to produce zero carbon
transition plans




Computer generated images are indicative only.

CONTACT *us*



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 **Directions from Watford Junction Station** (pedestrian access only)
4 minute walk 0.3 miles/0.5 km

Exit the station and walk north-west along Station Road. Turn right onto St Albans Road and continue walking north along it. The Eight Gardens will be on your right.

 **Driving from M25**
12 minutes 5 miles/8 km

Exit the M25 at Junction 19, using the two left lanes to turn onto the A41/North Western Avenue. At the roundabout, take the second exit onto the A41/North Western Avenue. Continue to The Dome roundabout and take the fourth exit onto the A412/St Albans Road. Drive down St Albans Road and The Eight Gardens will be on your left.

 **Driving from M1**
10 minutes 2.5 miles/4 km

Exit the M1 at Junction 5, taking the A41 to Watford. At the roundabout, take the third exit onto the A408/Stephenson Way. At the next roundabout, take the second exit, then the third exit onto Radlett Road at the following roundabout. Take the first exit at the next roundabout onto Balmoral Road, then turn left onto the A412/St Albans Road. The Eight Gardens will be on your left.

Maps are not to scale and show approximate locations only. Times and distances are approximate. Source: Google Maps. 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 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 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. The Eight Gardens 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.

E746/02CA/11/23





Berkeley
Designed for life