

WEST END
GATE
—
LONDON W2

The
Westmark

Berkeley
Designed for life



Live an elevated life

The Westmark is a bold new landmark sitting at the gateway to the West End. Its gently curved form soars 29 storeys high with panoramic views capturing some of the most spectacular landmarks in London.

Surrounded by the tranquil waterways of Little Venice, The Westmark is conveniently situated to enjoy the best of Marylebone's shops, bars and restaurants.

This collection of beautifully appointed one, two and three bedroom apartments are complemented by a superb range of facilities creating a truly elevated lifestyle.



The height of London living



HYDE
PARK

MARYLEBONE
STATION

EDGWARE
ROAD
STATION

PADDINGTON
STATION

NOTTING HILL

LITTLE VENICE

WEST END
GATE

LONDON
BUSINESS
SCHOOL

REGENT'S
PARK

Perfectly positioned
for the best of London

WESTMINSTER

OXFORD
STREET

GREEN
PARK

MARBLE
ARCH

HYDE
PARK

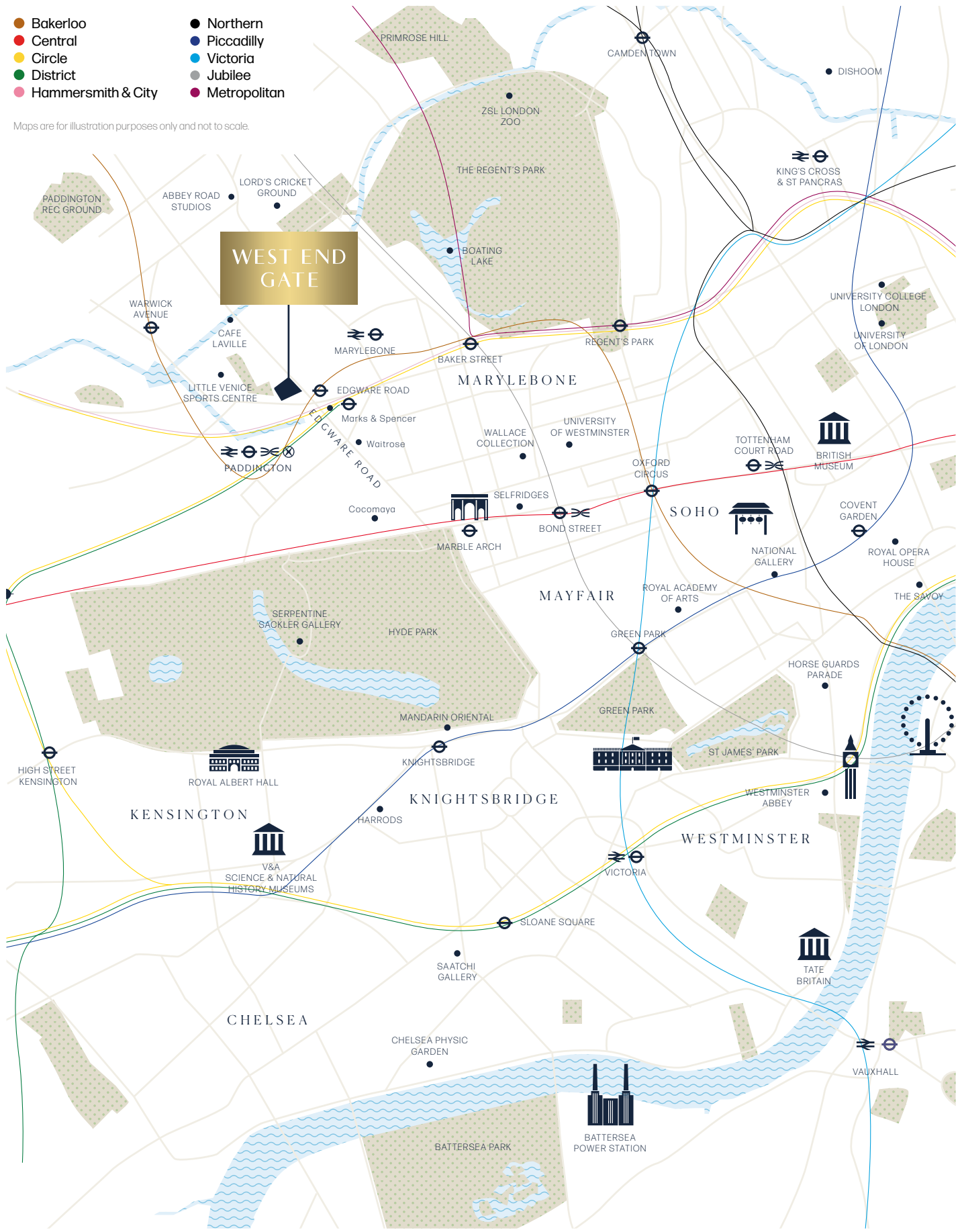
PARK LANE

KNIGHTSBRIDGE

PADDINGTON
BASIN

EDGWARE
ROAD
STATION

WEST END
GATE



- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Northern
- Piccadilly
- Victoria
- Jubilee
- Metropolitan

Maps are for illustration purposes only and not to scale.

- ### Stations
- from The Westmark
- Edgware Road
1 min
 - Paddington
8 mins
 - Marylebone
10 mins

- ### Key
- Walking
 - Underground
 - Heathrow Express
 - Crossrail
 - Taxi

- ### Transport

from Edgware Road

 - Paddington
2 mins
 - Regent's Park
5 mins
 - Farringdon
8 mins
 - King's Cross St Pancras
9 mins
 - Heathrow Airport*
15 mins
 - Waterloo
16 mins
 - Canary Wharf**
17 mins
 - Liverpool Street
20 mins
- ### Culture

from The Westmark

 - Lisson Gallery
4 mins
 - Regent's Park
10 mins
 - Victoria & Albert Museum
14 mins
 - Buckingham Palace
15 mins
 - Saatchi Gallery
17 mins
 - National Gallery
17 mins
 - Royal Academy of Arts
17 mins
 - Wallace Collection
22 mins
 - Royal Opera House
23 mins
- ### Education

from Edgware Road

 - University of Westminster
7 mins
 - Royal Academy of Music
9 mins
 - University College London
10 mins
 - London Business School
13 mins
 - King's College London
23 mins
 - London School of Economics
24 mins
- ### Shopping

from Edgware Road

 - Marylebone High Street
10 mins
 - Bond Street
11 mins
 - Selfridges
14 mins
 - Tottenham Court Road
15 mins
 - Covent Garden
15 mins
 - Harrods
22 mins

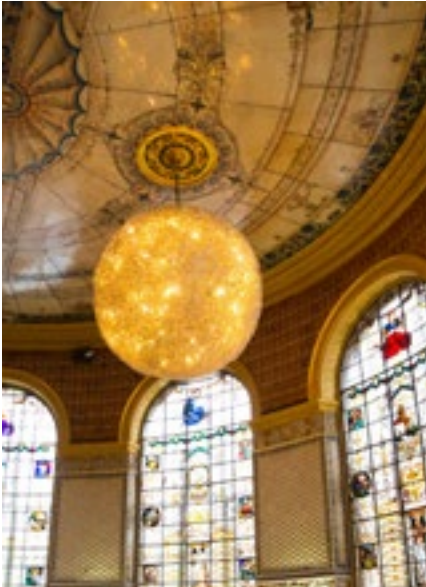
Travel times taken from Google.co.uk/maps
*From Paddington station via Heathrow Express
**From Paddington station via Crossrail proposed opening 2022



Gateway to the West End

Enjoy fast underground links to Mayfair and some of the world's most luxurious brands, endlessly stylish flagship stores and Michelin starred restaurants.

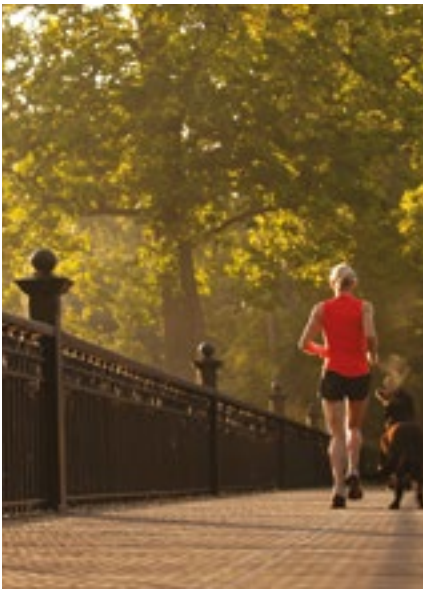
The creative scene that surrounds The Westmark provides ample opportunities to explore London's historic temples of art, music and design from the world-leading Victoria & Albert Museum, to the iconic Royal Albert Hall.



Mayfair is an 11 minute drive from The Westmark.

Welcome to the neighbourhood

The Westmark is positioned between the tranquil waterways of Little Venice and the stylish mansions of Marylebone. An area renowned for its timeless charm and refined lifestyle, this destination has long been established as one of London's most desirable neighbourhoods.



Marylebone is an 11 minute drive from The Westmark.



The Westmark
Photography of Marylebone High Street, The
Regent's Park, Paddington Basin and Café Laville



The Westmark from Little Venice
Photography of Browning's Pool, Merchant Square and Paddington Basin.

Waterfront lifestyle

Just to the south of The Westmark, lies the vibrant waterside quarters of Merchant Square and Sheldon Square with their mix of restaurants, bars, offices and homes. The beautiful canals of Little Venice with its cafés and shops is a tranquil destination for contemplation and enjoyment.



Merchant Square is a 6 minute walk from The Westmark

World-class education

The Westmark is perfectly positioned to enjoy the finest educational institutions in the capital, including top private schools and some of the UK's leading universities, which have a reputation for academic achievement. From the world-class London Business School, to the innovative Central Saint Martins and the Royal Academy of Music, there's no shortage of forward-thinking places to study.



The University of Westminster is an 8 minute drive from The Westmark



Renowned educational institutions
Photography of the Royal Academy of Music, London
School of Economics and UAL, Central St. Martins

Beautifully
crafted,
innovative
architecture







The Westmark
Photography of The Westmark



A grand arrival

Overlooking the Residents' Garden, the entrance to The Westmark is via a sweeping drive that follows the curves of the tower and is beautifully paved with feature stones.



Landscaped
for living

The height of natural living

Escape the bustle of city life by retreating into West End Gate's beautifully landscaped private garden. Framed by strands of greenery, a linear water feature flows through the square, tapering into a small cascade.



The Residents' Garden
Computer Generated Images are indicative only

Living at Westmark

WESTMARK TOWER
CONCIERGE



Residents' facilities
Private dining room and cinema



Entertainment & fine dining

Available to book at the Concierge, the private dining room offers ample space to entertain guests. It features views across the landscaped garden, as well as a kitchen where you or your caterers can create a culinary masterpiece. Next door, the private cinema room has everything you need for an evening's entertainment.





Residents' Lounge

The reading room provides pockets of privacy, enhancing the transition from street to sanctuary. Just next door is the residents' business lounge and meeting rooms which are available to book via the Concierge.

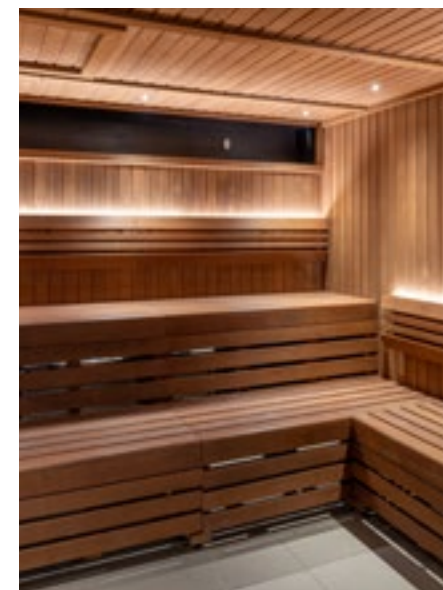
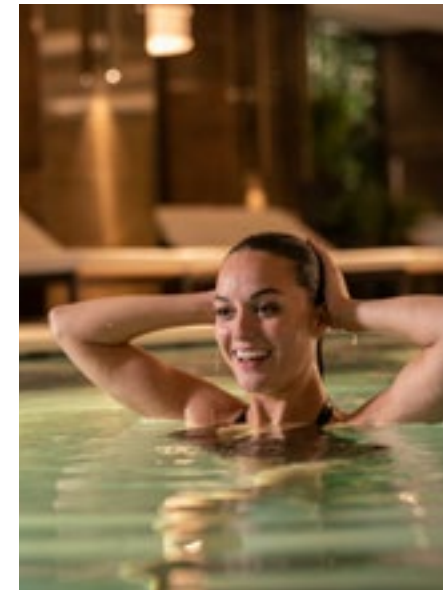


Residents' Lounge
Photography of the Residents' Lounge

Wellness & Relaxation



The Wellness Suite
Photography of the gym, swimming pool, vitality
pool and sauna



Health, mindfulness & life balance

The state-of-the-art wellness suite, located on the ground floor and basement, features an expansive swimming pool, steam room, sauna, treatment suite, an elegantly designed gym and cycle studio.





The Westmark
Photography of a kitchen at The Westmark

Specification

Kitchen

Custom fitted cabinets
Composite stone work surfaces
Porcelain splash back with stone effect
Under-mounted single or double bowl sink and worktop with carved drainer grooves
Single lever mixer tap with swivel spout
Engineered timber flooring to match living space
Pull-out pan and cutlery drawers to selected apartments in 2 and 3 bed apartments
Oven with pyrolytic cleaning, hob and a single combination microwave oven
Fully integrated appliances including a hob and a single oven with pyrolytic cleaning
Dishwasher, fridge freezer (undercounter in studios) and washer dryer (washer dryer typically located in hallway cupboard)
Chilled wine / drinks cabinet to selected apartments

Interior Finishes

Lacquered entrance door
Solid internal painted doors including hallway cupboards and to laundry cupboards off bathrooms/shower room
Fitted wardrobes to bedroom 1, internal fittings include a combination of rails, shelves, drawers and integrated lighting – door finish lacquered or equal/ Mirror

Full height entrance and living-room doors with standard height bedroom and bathroom doors
Engineered timber floor in reception room, hallway and kitchen
Carpet to bedroom floors

Balconies/Terraces

Metal railings or glass balconies to selected apartments
Low level lighting to balconies
Porcelain flooring and low level lighting to all inset balconies

Bathrooms

White enamelled steel bath in en-suite; large walk-in shower in family bathroom
Frameless glass shower screens to both showers and baths with overhead showers
Overhead and hand-held shower in all bathrooms (some over bath)
Large format tiles to selected walls and all floors with feature walls to bath and shower zones
White ceramic wall mounted WC with soft closing seat and dual flush
White ceramic wall mounted basin set into vanity unit
Chrome deck mounted basin mixer spout and controls
Thermostatically controlled mixer and 2 way control for en-suite shower and 3 way control for bath

Heated bars in all bathrooms
Bespoke wall mounted mirrored vanity unit with shaver socket and integrated feature lighting
Sensor activated low level lighting
Electric underfloor heating to bedroom 1, en-suite or family bathroom where applicable

Electrical Fittings

Low energy LED lighting. Dimmer switches to living rooms and bedrooms
Under cabinet lighting to kitchen
5 amp lighting sockets for connecting table and floor lamps in reception room and bedrooms
Wiring only for motorised blinds / blind boxes to the living room
Master switch to turn all lighting off in apartment

Heating/Cooling

Thermostatically controlled comfort cooling in living rooms and bedrooms via fan coil units
Whole house ventilation system incorporating heat recovery

AV Telephone and Data

Media plate to all principal reception rooms and bedrooms for Satellite TV, digital TV, DAB and FM radio, Telephone and data services for media connectivity
--

Wiring only for speaker system in living/dining/ kitchen, bedroom 1 and bedroom 2 (locations identified) for installation of speakers by customer
Wiring only for future pendant lighting by purchaser to kitchen and principal reception room where indicated, pattressing to ceiling locations

Fire/Security

Video entry system viewed by individual apartment handset/screen
Power and telephone point provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
All apartments provided with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler system (where required by regulation)
Multi-point locking and spy hole to apartment entrance doors
Hardwired doorbell to all apartments
24-hour concierge service and monitored CCTV

Peace of Mind

Spy hole to front door
CCTV throughout scheme
999 year lease
All apartments benefit from a 10-year build warranty

Lifts

Tiled floors, mirrors and panelling to match communal corridor finishes
Passenger lift/lifts serve each core and all levels (except mezzanine levels to selected individual apartments). Direct access to underground parking level

Car Parking

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

Interior Designed Entrance Lobby

Glass doors to main entrance
Bespoke Concierge/Reception Desk
Feature floor and wall finishes
Feature lighting
Communal letterbox facility to each entrance lobby
Parcel store at Central concierge

Lift Lobbies/ Communal Hallways

Carpet floor finishes
Walls generally painted to podium and levels above
Tiled floors and painted walls to car park levels

Residents Leisure Suite

Bespoke Swimming Pool
Sauna and Steam room facilities
Gym facilities for personal training
Cinema screening room

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

APARTMENT LOCATOR

Apartment	Type	Level	Aspect	Total area (Sq m)	Total area (Sq ft)	Page
ONE BEDROOM						
1.5.13	JJ	5	North East	55.51	598	44
1.6.12	PP	6	North East	50.94	548	47
1.6.13	JJ	6	North East	55.51	598	44
1.7.12	PP	7	North East	50.94	548	47
1.7.13	JJ	7	North East	55.51	598	44
1.8.13	JJ	8	North East	55.51	598	44
TWO BEDROOMS						
1.9.11	OO	9	North	73.98	796	52
1.11.5*	TT	11	North West	85.36	919	56
1.11.6*	SS	11	North West	80.16	863	55
1.11.8	OO	11	North	73.98	796	52
1.11.9	SS	11	North East	80.16	863	55
1.11.10	TT	11	North East	85.63	922	56
1.12.5*	TT	12	North West	85.36	919	56
1.13.5*	TT	13	North West	85.36	919	56
1.13.6*	SS	13	North West	80.16	863	55
1.17.7*	OO	17	North	75.15	809	52
1.18.6*	SS	18	North West	80.16	863	55
1.18.7*	OO	18	North	75.15	809	52
1.18.8	OO	18	North	73.98	796	52
1.19.5*	TT	19	North West	85.36	919	56
1.19.6*	SS	19	North West	80.16	863	55
1.19.7*	OO	19	North	75.15	809	52
1.20.7*	OO	20	North	75.15	809	52
1.21.7*	OO	21	North	75.15	809	52
1.22.7*	OO	22	North	75.15	809	52
1.23.7*	OO	23	North	75.15	809	52
1.26.3	MMM	26	South	91.06	980	59
THREE BEDROOMS						
1.17.4*	LL	17	South West	108.51	1,168	64
1.19.4*	LL	19	South West	108.51	1,168	64
1.21.1	LL	21	South East	108.51	1,168	64
1.21.5*	QQ	21	North West	112.30	1,209	68

Apartment	Type	Level	Aspect	Total area (Sq m)	Total area (Sq ft)	Page
1.21.10	QQ	21	North East	112.15	1,207	68
1.22.5*	QQ	22	North West	112.30	1,209	68
1.22.10	QQ	22	North East	112.15	1,207	68
1.23.5*	QQ	23	North West	112.30	1,209	68
1.23.10	QQ	23	North East	112.15	1,207	68
1.24.5*	QQ	24	North West	112.30	1,209	68
1.24.8	QQ	24	North East	112.15	1,207	68
1.25.8	QQ	25	North East	112.15	1,207	68
1.26.4	LLL	26	South West	102.91	1,107.67	67
1.26.5	QQQ	26	North West	104.06	1,120	71
1.26.8*	QQQ	26	North East	104.06	1,120	71
1.27.4	LLL	27	South West	102.91	1,107.67	67
1.27.5	QQQ	27	North West	104.06	1,120	71
1.27.6	RRR	27	North West	126.94	1,366	72
1.27.7*	RRR	27	North East	126.94	1,366	72
1.27.8*	QQQ	27	North East	104.06	1,120	71

* Mirrored apartment





One Bedroom Apartments

Living spaces

The well-appointed kitchen and living spaces feature light, bright finishes with pale marble effect splashbacks, open shelving and pale timber floors. The high quality materials continue in the bedroom and bathroom creating a sophisticated, cohesive palette.



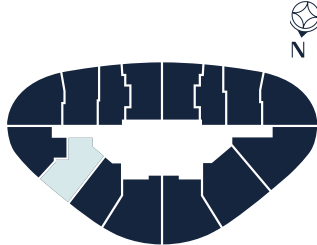
The Westmark
Photography of Apartment 1613 and
a typical bedroom

Touch here
to view the
apartment

TYPE JJ



APARTMENT	1.513, 1.613, 1.713, 1.813	
LEVEL	5, 6, 7, 8	
LIVING ROOM	611 x 462 m	20'1" x 15'2"
KITCHEN	2.53 x 2.45 m	8'4" x 8'0"
BEDROOM	5.26 x 2.88 m	17'3" x 9'6"
TOTAL INTERNAL AREA	55.51 m ²	598 FT ²



Key
W Wardrobe



MP • Double switch USB outlet • 5 AMP Socket • Three way light switch	MP1 • Double switch USB outlet • 5 AMP Socket • Double data point • Three way light switch	MP2 • Double switch • Double data points • One TV SAT point	MP3 • Two double switch USB outlet • 5 AMP Socket • Two double data points • One TV SAT point	5 • 5 AMP Socket	SU • USB socket
ENT • Double switch • Triple switch • Video entry • Thermostat	MP4 • Double switch outlet • 5 AMP Socket • Double data point	MP5 • Double switch • Double data points • One TV SAT point	MP6 • Double switch USB outlet • 5 AMP Socket • Double data point	T • Thermostat	S3 • Three way light switch
				TR • Towel rail	SD2 • Three way dimmable light switch
				S2 • Two way light switch	

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Photography of Apartment 1.613



Photography of Apartment 1.6.12

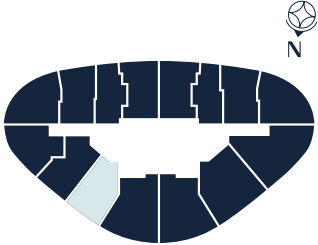


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apartment

TYPE PP



APARTMENT	1.6.12, 1.7.12	
LEVEL	6, 7	
LIVING ROOM	3.33 x 7.54 m	10'11" x 24'9"
KITCHEN	2.98 x 1.91 m	9'9" x 6'3"
BEDROOM	2.96 x 3.97 m	9'9" x 13'0"
TOTAL INTERNAL AREA	50.94 m ²	548 FT ²



Key	
W	Wardrobe



MP	• Double switch USB outlet • 5 AMP Socket • Three way light switch	MP1	• Double switch USB outlet • 5 AMP Socket • Double data point • Three way light switch	MP2	• Double switch • Double data points • One TV SAT point	MP3	• Two double switch USB outlet • 5 AMP Socket • Two double data points • One TV SAT point	5	• 5 AMP Socket	SU	• USB socket
ENT	• Double switch • Triple switch • Video entry • Thermostat	MP4	• Double switch outlet • 5 AMP Socket • Double data point	MP5	• Double switch • Double data points • 5 AMP Socket	MP6	• Double switch USB outlet • 5 AMP Socket • Double data point	T	• Thermostat	S3	• Three way light switch
								TR	• Towel rail	SD2	• Three way dimmable light switch
								S2	• Two way light switch		

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A woman with long dark hair is sitting on a beige sofa, looking out a large window at a city skyline. The room is modern and bright, with large windows and light-colored walls. The sofa has several green and beige pillows. A small side table with a gold frame is next to the sofa. The floor is a light wood or laminate. The overall atmosphere is calm and sophisticated.

Two Bedroom Apartments



Heart of the home

The soft layers of colour and seamless smooth surfaces create spaces that are inviting, elegant and ideal for effortless entertaining.

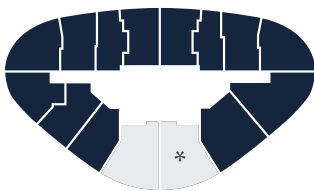




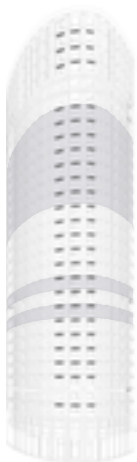
TYPE 00



APARTMENT	1.9.11 , 1.11.8 , 1.17.7*, 1.18.7*, 1.18.8, 1.19.7*, 1.20.7*, 1.21.7*, 1.22.7*, 1.23.7*	
LEVEL	9, 11, 17, 18, 19, 20, 21, 22, 23	
LIVING ROOM	5.11 x 3.46 m	16'9" x 11'4"
KITCHEN	2.83 x 1.97 m	9'4" x 6'6"
BEDROOM 1	5.16 x 2.90 m	16'11" x 9'6"
BEDROOM 2	3.51 x 3.37 m	11'6" x 11'1"
TOTAL INTERNAL AREA	73.98 m²	796 FT²
TOTAL INTERNAL AREA*	75.15 m²	809 FT²



Key
W Wardrobe
* Mirrored version of floorplan shown



MP • Double switch USB outlet • 5 AMP Socket • Three way light switch	MP1 • Double switch USB outlet • 5 AMP Socket • Double data point • Three way light switch	MP2 • Double switch • Double data points • One TV SAT point	MP3 • Two double switch USB outlet • 5 AMP Socket • Two double data points • One TV SAT point	5 • 5 AMP Socket	SU • USB socket
ENT • Double switch • Triple switch • Video entry • Thermostat	MP4 • Double switch outlet • 5 AMP Socket • Double data point	MP5 • Double switch USB outlet • 5 AMP Socket	MP6 • Double switch USB outlet • 5 AMP Socket • Double data point	T • Thermostat	S3 • Three way light switch
				TR • Towel rail	SD2 • Three way dimmable light switch
				S2 • Two way light switch	

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Photography of Apartment 1.6.11



Digitally dressed photography of Apartment 1.18.6

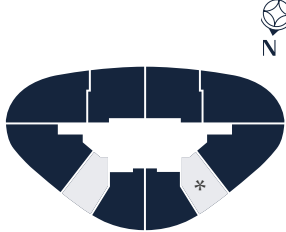


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apartment

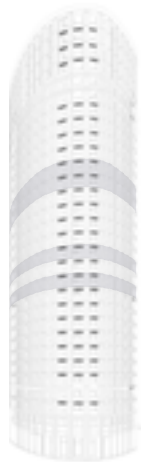
TYPE SS



APARTMENT	1.11.6*, 1.11.9, 1.13.6*, 1.18.6*, 1.19.6*	
LEVEL	11, 13, 18, 19	
LIVING ROOM	4.49 x 6.36 m	14'9" x 20'11"
KITCHEN	2.31 x 2.40 m	7'7" x 7'10"
BEDROOM 1	2.81 x 4.96 m	9'3" x 16'3"
BEDROOM 2	3.50 x 3.10 m	11'6" x 10'2"
TOTAL INTERNAL AREA	80.16 m ²	863 FT ²



Key	
W	Wardrobe
*	Mirrored version of floorplan shown



<div>MP</div> <ul style="list-style-type: none">• Double switch USB outlet• 5 AMP Socket• Three way light switch	<div>MP1</div> <ul style="list-style-type: none">• Double switch USB outlet• 5 AMP Socket• Double data point• Three way light switch	<div>MP2</div> <ul style="list-style-type: none">• Double switch• Double data points• One TV SAT point	<div>MP3</div> <ul style="list-style-type: none">• Two double switch USB outlet• 5 AMP Socket• Two double data points• One TV SAT point	<div>5</div> <ul style="list-style-type: none">• 5 AMP Socket	<div>SU</div> <ul style="list-style-type: none">• USB socket
<div>ENT</div> <ul style="list-style-type: none">• Double switch• Triple switch• Video entry• Thermostat	<div>MP4</div> <ul style="list-style-type: none">• Double switch outlet• 5 AMP Socket• Double data point	<div>MP5</div> <ul style="list-style-type: none">• Double switch USB outlet• 5 AMP Socket	<div>MP6</div> <ul style="list-style-type: none">• Double switch USB outlet• 5 AMP Socket• Double data point	<div>T</div> <ul style="list-style-type: none">• Thermostat	<div>S3</div> <ul style="list-style-type: none">• Three way light switch
				<div>TR</div> <ul style="list-style-type: none">• Towel rail	<div>SD2</div> <ul style="list-style-type: none">• Three way dimmable light switch
				<div>S2</div> <ul style="list-style-type: none">• Two way light switch	

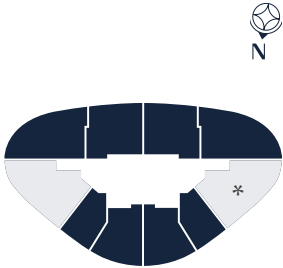
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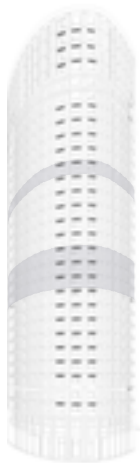
TYPE TT



APARTMENT	111.5*, 111.10, 112.5*, 113.5*, 119.5*	
LEVEL	11, 12, 13, 19	
LIVING ROOM	950 x 506 m	31'2" x 16'7"
KITCHEN	315 x 263 m	10'4" x 8'8"
BEDROOM 1	450 x 286 m	14'9" x 9'5"
BEDROOM 2	404 x 363 m	13'3" x 11'11"
TOTAL INTERNAL AREA	85.63 m ²	922 FT ²
TOTAL INTERNAL AREA*	85.36 m ²	919 FT ²



Key	
W	Wardrobe
* Mirrored version of floorplan shown	



- MP

 - Double switch USB outlet
 - 5 AMP Socket
 - Three way light switch
- MP1

 - Double switch USB outlet
 - 5 AMP Socket
 - Double data point
 - Three way light switch
- MP2

 - Double switch
 - Double data points
 - One TV SAT point
- MP3

 - Two double switch USB outlet
 - 5 AMP Socket
 - Two double data points
 - One TV SAT point
- ENT

 - Double switch
 - Triple switch
 - Video entry
 - Thermostat
- MP4

 - Double switch outlet
 - 5 AMP Socket
 - Double data point
- MP5

 - Double switch USB outlet
 - 5 AMP Socket
- MP6

 - Double switch USB outlet
 - 5 AMP Socket
 - Double data point
- 5

 - 5 AMP Socket
- T

 - Thermostat
- TR

 - Towel rail
- S2

 - Two way light switch
- SU

 - USB socket
- S3

 - Three way light switch
- SD2

 - Three way dimmable light switch

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Photography of Apartment 113.5



Photography of a typical bedroom

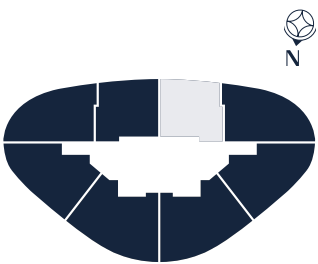


Touch here
to view the
apartment

TYPE MMM



APARTMENT	126.3	
LEVEL	26	
LIVING ROOM	742 x 4.81 m	24'4" x 15'9"
KITCHEN	2.87 x 3.89 m	9'5" x 12'9"
BEDROOM 1	4.74 x 3.60 m	15'7" x 11'10"
BEDROOM 2	3.69 x 2.90 m	12'1" x 9'6"
TOTAL INTERNAL AREA	91.06 m ²	980 FT ²



Key	
W	Wardrobe



<div>MP</div> <ul style="list-style-type: none">• Double switch USB outlet• 5 AMP Socket• Three way light switch	<div>MP1</div> <ul style="list-style-type: none">• Double switch USB outlet• 5 AMP Socket• Double data point• Three way light switch	<div>MP2</div> <ul style="list-style-type: none">• Double switch• Double data points• One TV SAT point	<div>MP3</div> <ul style="list-style-type: none">• Two double switch USB outlet• 5 AMP Socket• Two double data points• One TV SAT point	<div>5</div> <ul style="list-style-type: none">• 5 AMP Socket	<div>SU</div> <ul style="list-style-type: none">• USB socket
<div>ENT</div> <ul style="list-style-type: none">• Double switch• Triple switch• Video entry• Thermostat	<div>MP4</div> <ul style="list-style-type: none">• Double switch outlet• 5 AMP Socket• Double data point	<div>MP5</div> <ul style="list-style-type: none">• Double switch USB outlet• 5 AMP Socket	<div>MP6</div> <ul style="list-style-type: none">• Double switch USB outlet• 5 AMP Socket• Double data point	<div>T</div> <ul style="list-style-type: none">• Thermostat	<div>S3</div> <ul style="list-style-type: none">• Three way light switch
				<div>TR</div> <ul style="list-style-type: none">• Towel rail	<div>SD2</div> <ul style="list-style-type: none">• Three way dimmable light switch
				<div>S2</div> <ul style="list-style-type: none">• Two way light switch	

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. North arrow refers to site plan.

Three Bedroom Apartments





Elevated views

Craftsmanship, carefully curated finishes and materials of the highest quality create an elevated lifestyle with a beautifully modern ambience.



The Westmark

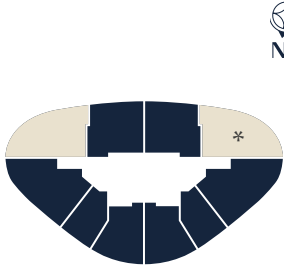
Photography of Apartment 12110 and the view west

Touch here
to view the
apartment

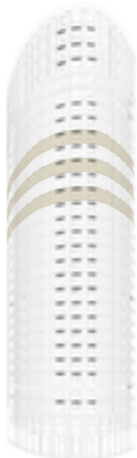
TYPE LL



APARTMENT	117.4*, 119.4*, 121.1	
LEVEL	17, 19, 21	
LIVING ROOM	4.09 x 6.16 m	13'5" x 20'3"
KITCHEN	2.93 x 4.04 m	9'7" x 13'3"
BEDROOM 1	5.15 x 3.13 m	16'11" x 10'3"
BEDROOM 2	4.47 x 3.11 m	14'8" x 10'2"
BEDROOM 3	3.91 x 3.06 m	12'10" x 10'1"
TOTAL INTERNAL AREA	108.51 m ²	1,168 FT ²



Key
W Wardrobe
* Mirrored version of floorplan shown



MP • Double switch USB outlet • 5 AMP Socket • Three way light switch	MP1 • Double switch USB outlet • 5 AMP Socket • Double data point • Three way light switch	MP2 • Double switch • Double data points • One TV SAT point	MP3 • Two double switch USB outlet • 5 AMP Socket • Two double data points • One TV SAT point	5 • 5 AMP Socket	SU • USB socket
ENT • Double switch • Triple switch • Video entry • Thermostat	MP4 • Double switch outlet • 5 AMP Socket • Double data point	MP5 • Double switch • Double data points • One TV SAT point	MP6 • Double switch USB outlet • 5 AMP Socket • Double data point	T • Thermostat	S3 • Three way light switch
				TR • Towel rail	SD2 • Three way dimmable light switch
				S2 • Two way light switch	

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Photography of Apartment 1.21.1 looking south east



Photography of a typical kitchen



Touch here
to view the
apartment

TYPE LLL



APARTMENT	1,26.4, 1,27.4	
LEVEL	26, 27	
LIVING ROOM	6.25 x 8.59m	20'6" x 28'2"
KITCHEN	2.88 x 4.00 m	9'5" x 13'2"
BEDROOM 1	4.81 x 3.04 m	15'10" x 10'0"
BEDROOM 2	4.07 x 3.35 m	13'4" x 11'0"
BEDROOM 3	3.54 x 3.21 m	11'8" x 10'7"
TOTAL INTERNAL AREA	102.91 m ²	1,107.67 FT ²

Key

W Wardrobe

- Double switch USB outlet
• 5 AMP Socket
• Three way light switch

• Double switch
• Triple switch
• Video entry
• Thermostat
- Double switch USB outlet
• 5 AMP Socket
• Double data point
• Three way light switch

• Double switch outlet
• 5 AMP Socket
• Double data point
- Double switch
• Double data points
• One TV SAT point

• Double switch
• USB outlet
• 5 AMP Socket
- Two double switch USB outlet
• 5 AMP Socket
• Two double data points
• One TV SAT point

• Double switch USB outlet
• 5 AMP Socket
• Double data point
- 5 AMP Socket

• Thermostat

• Towel rail

• Two way light switch
- USB socket

• Three way light switch

• Three way dimmable light switch

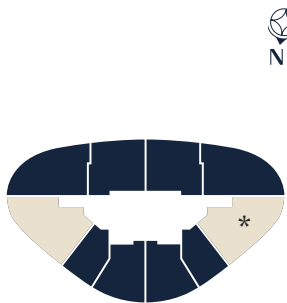
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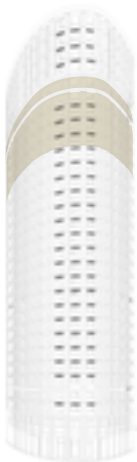
TYPE QQ



APARTMENT	1215*, 12110, 1225*, 12210, 1235*, 12310, 1245*, 1248, 1258	
LEVEL	21, 22, 23, 24, 25	
LIVING ROOM	5.89 x 3.96 m	19'4" x 13'0"
KITCHEN	2.02 x 3.15 m	6'8" x 10'4"
BEDROOM 1	2.83 x 5.35 m	9'4" x 17'7"
BEDROOM 2	3.24 x 4.08 m	10'8" x 13'5"
BEDROOM 3	3.02 x 3.94 m	9'11" x 12'11"
TOTAL INTERNAL AREA	112.15 m ²	1,207 FT ²
TOTAL INTERNAL AREA*	112.30 m ²	1,209 FT ²



Key
W Wardrobe
* Mirrored version of floorplan shown



MP • Double switch USB outlet • 5 AMP Socket • Three way light switch	MP1 • Double switch USB outlet • 5 AMP Socket • Double data point • Three way light switch	MP2 • Double switch • Double data points • One TV SAT point	MP3 • Two double switch USB outlet • 5 AMP Socket • Two double data points • One TV SAT point	5 • 5 AMP Socket	SU • USB socket
ENT • Double switch • Triple switch • Video entry • Thermostat	MP4 • Double switch outlet • 5 AMP Socket • Double data point	MP5 • Double switch USB outlet • 5 AMP Socket	MP6 • Double switch USB outlet • 5 AMP Socket • Double data point	T • Thermostat	S3 • Three way light switch
				TR • Towel rail	SD2 • Three way dimmable light switch
				S2 • Two way light switch	

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Photography of Apartment 1.21.10



Photography of a typical bedroom



Touch here
to view the
apartment

TYPE QQQ



APARTMENT	1,26.5, 1,26.8*, 1,27.5, 1,27.8*	
LEVEL	26, 27	
LIVING ROOM	2.62 x 8.62 m	8'7" x 28'3"
KITCHEN	1.94 x 3.30 m	6'5" x 10'10"
BEDROOM 1	4.99 x 3.10 m	16'5" x 10'2"
BEDROOM 2	3.41 x 3.70 m	11'3" x 12'2"
BEDROOM 3	3.27 x 3.46 m	11'0" x 11'4"
TOTAL INTERNAL AREA	104.06 m²	1,120 FT²

Key

W Wardrobe

* Mirrored version of floorplan shown

- Double switch USB outlet
• 5 AMP Socket
• Three way light switch

• Double switch
• Triple switch
• Video entry
• Thermostat
- Double switch USB outlet
• 5 AMP Socket
• Double data point
• Three way light switch

• Double switch outlet
• 5 AMP Socket
• Double data point
- Double switch
• Double data points
• One TV SAT point

• Double switch
• USB outlet
• 5 AMP Socket
- Two double switch USB outlet
• 5 AMP Socket
• Two double data points
• One TV SAT point

• Double switch USB outlet
• 5 AMP Socket
• Double data point
- 5 AMP Socket

• Thermostat

• Towel rail

• Two way light switch
- USB socket

• Three way light switch

• Three way dimmable light switch

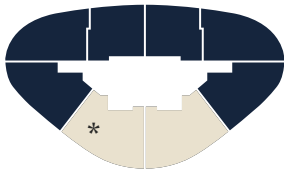
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Touch here
to view the
apartment

TYPE RRR



APARTMENT	1,27.6, 1,27.7*	
LEVEL	27	
LIVING ROOM	666 x 562 m	21'10" x 18'5"
KITCHEN	195 x 440 m	6'5" x 14'5"
BEDROOM 1	450 x 332 m	14'9" x 10'11"
BEDROOM 2	520 x 289 m	17'1" x 9'6"
BEDROOM 3	440 x 343 m	14'5" x 11'3"
TOTAL INTERNAL AREA	126.94 m ²	1,366 FT ²



Key	
W	Wardrobe
*	Mirrored version of floorplan shown



- MP

 - Double switch USB outlet
 - 5 AMP Socket
 - Three way light switch
- ENT

 - Double switch
 - Triple switch
 - Video entry
 - Thermostat
- MP1

 - Double switch USB outlet
 - 5 AMP Socket
 - Double data point
 - Three way light switch
- MP4

 - Double switch outlet
 - 5 AMP Socket
 - Double data point
- MP2

 - Double switch
 - Double data points
 - One TV SAT point
 - Three way light switch
- MP5

 - Double switch USB outlet
 - 5 AMP Socket
- MP3

 - Two double switch USB outlet
 - 5 AMP Socket
 - Two double data points
 - One TV SAT point
- MP6

 - Double switch USB outlet
 - 5 AMP Socket
 - Double data point
- 5

 - 5 AMP Socket
- T

 - Thermostat
- TR

 - Towel rail
- S2

 - Two way light switch
- SU

 - USB socket
- S3

 - Three way light switch
- SD2

 - Three way dimmable light switch

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Photography of a typical bathroom



Designed for life

DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that’s a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

For Berkeley, sustainability isn’t simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That’s why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, though intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don’t just build for today; we build for the future too.

This is how we are ensuring sustainability at West End Gate

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley’s ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at West End Gate.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around West End Gate, we have created natural habitats that encourage wildlife to flourish. We are working with Ramboll, Barton Wilmore and Farrer Huxley to engage residents in the natural landscapes that we have created.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide 5 integrated recycling bins within kitchen units to make it easier 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. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces 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 mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are between A - A++ rated.

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.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout West End Gate we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air as well as filters for nitrogen oxides (NOx) to improve indoor air quality.

SUSTAINABLE TRANSPORT

We provide secure cycle parking and car charging points and a Santander cycle dock is also located near the development to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Lee Baron and residents to ensure the development remains in pristine condition.

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.



Computer Generated Images are indicative only and subject to change



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

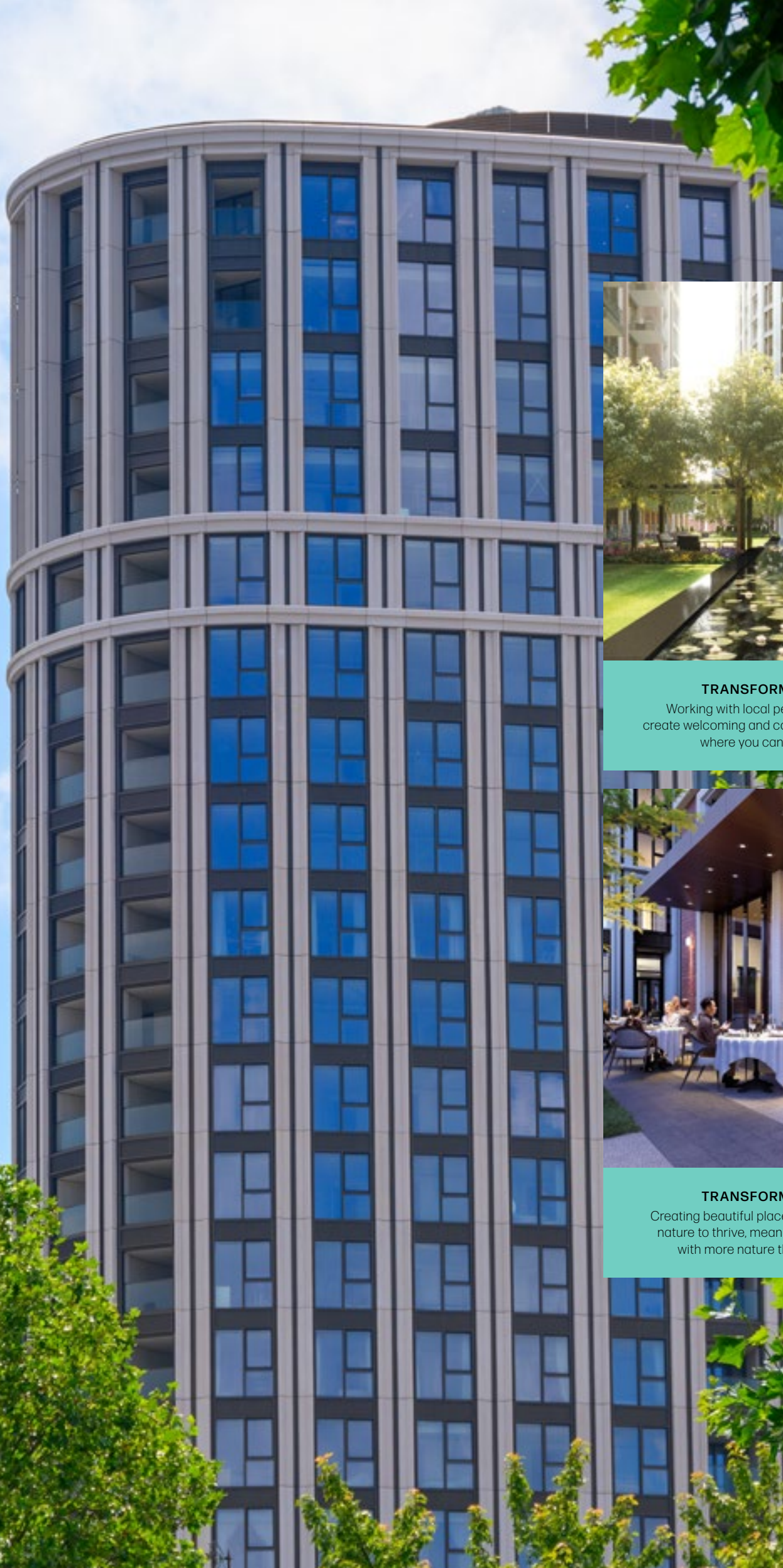
Some features are only applicable to specific developments. Please ask sales negotiator for further information.

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

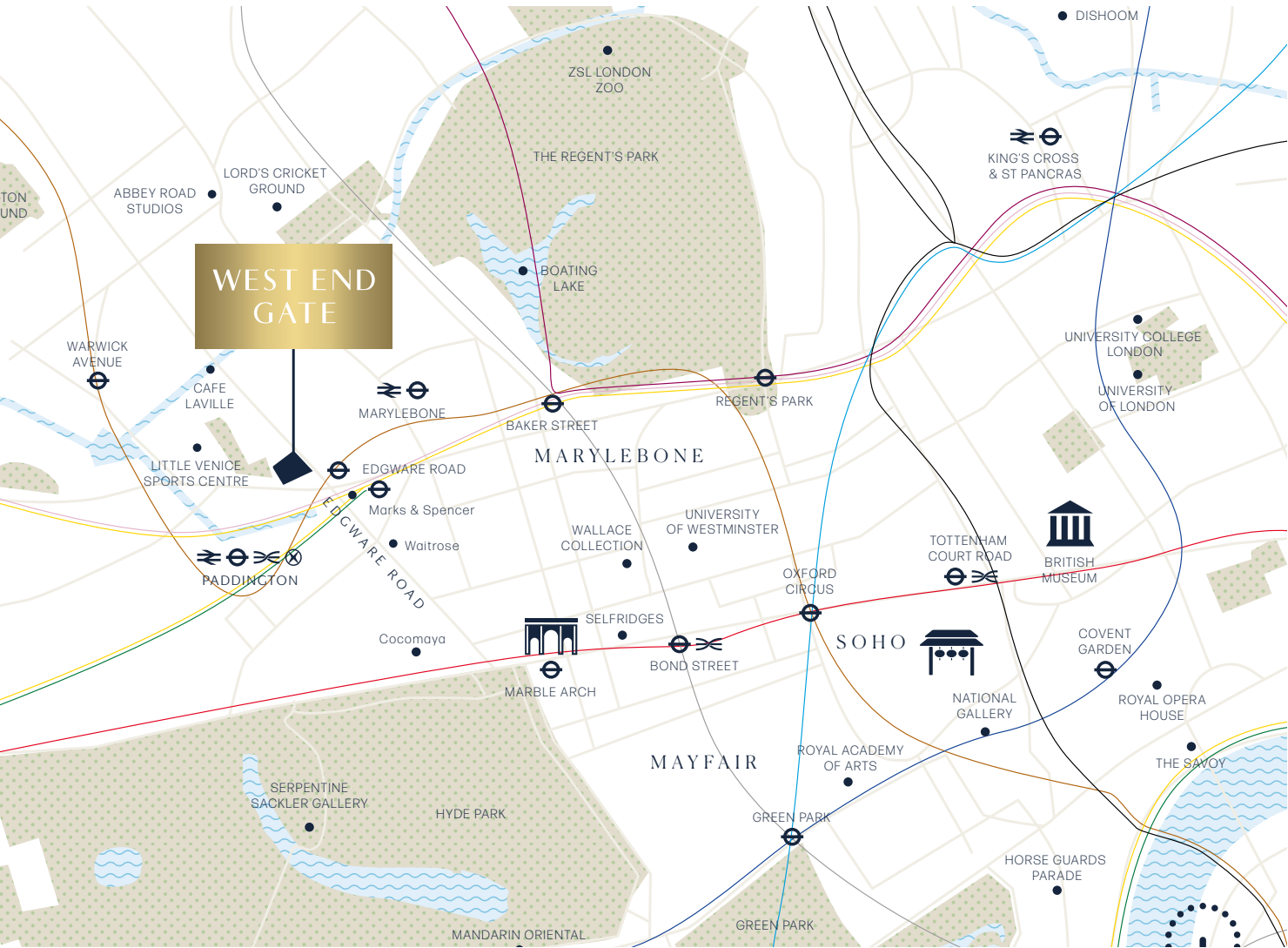
Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

The Westmark
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how we are
**TRANSFORMING
TOMORROW**

OUR VISION
2030
TRANSFORMING TOMORROW



Maps is not to scale and show approximate locations only.

**WEST END GATE
SALES & MARKETING SUITE**

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London
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WESTENDGATE.CO.UK



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Photography of the view looking west from Apartment 113.5



WESTENDGATE.CO.UK