

A serene sunset scene over a body of water. In the foreground, a white swan swims towards the left. The water reflects the warm colors of the sunset sky, which transitions from orange near the horizon to a soft purple and blue at the top. A line of trees and foliage forms a dark silhouette against the bright sky in the background. The overall mood is peaceful and tranquil.

# ELMSWATER

RICKMANSWORTH

Created by St William  
Part of the Berkeley Group



EACH DAY BEGINS  
WITH MORNING **SUNSHINE GLITTERING**  
NEARBY ON THE WATER.

INSPIRING MOMENTS OF **REFLECTION,** AND A SENSE OF **EASE.**

THESE RIVERS RUN THROUGH TIME CARRYING THE **MEMORIES** OF AGES PAST.

**LIVES** ENHANCED BY **SHIMMERING RIPPLES,**  
AND GENTLE CURRENTS.

THIS IS A PLACE OF **NATURAL HARMONY,**  
OF **TIMELESS PLEASURES,**

A **JOYFUL RIVER FESTIVAL,**  
A BREEZE TO FILL A SAIL.

THIS IS LIVING, **INSPIRED BY WATER**



FEW CAN DENY THE CALMING,  
RESTORATIVE NATURE OF  
A WALK IN THE WOODS OR  
NEAR THE WATER'S EDGE.

Welcome to Elmswater, a peaceful development of just 48 two and three bedroom private apartments set in Rickmansworth. Each apartment has a terrace or balcony together with private parking, and many are dual aspect.

Like water itself, the development fills the natural contours of the landscape it lies within. A blend of flourishing greenery and water, it reflects traditional materials with contemporary design. It's a stone's throw from the high street, yet feels like a secluded haven, with London Marylebone only a 27 minute ride by train.

Elmswater is immersed in St William's unique design approach: first life, then spaces, then buildings. This means we fit the buildings to the landscape, not the other way round, to create welcoming, sociable, beautiful places to live. Places like Elmswater.

Created by St William, a proud member of the Berkeley Group.



# THIS IS ELMSWATER

Breathe in and unwind on a  
bench in Elmswater's exquisitely  
landscaped gardens







Aerial computer generated image is indicative only

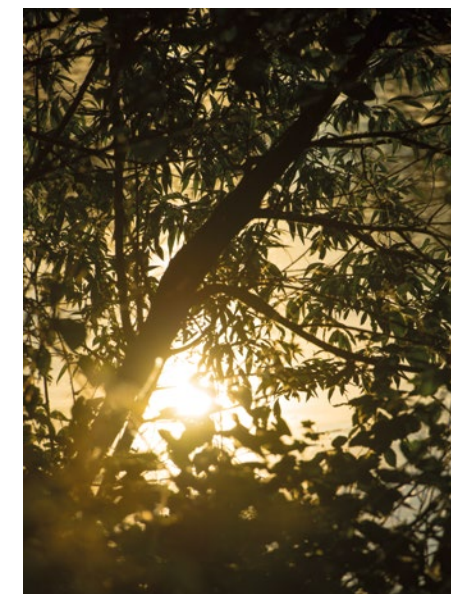
Be it river, brook, canal, or lake, the sight and sound of water lifts the spirits. Add in natural views and surrounding wooded areas. Elmswater offers an ideal setting for a new home.

The calming waters of Elms Lake flow into the River Chess and onwards to the wider Three Rivers District, home to numerous lakes, rivers and miles of meandering waterways, footpaths, cycle paths and bridleways.

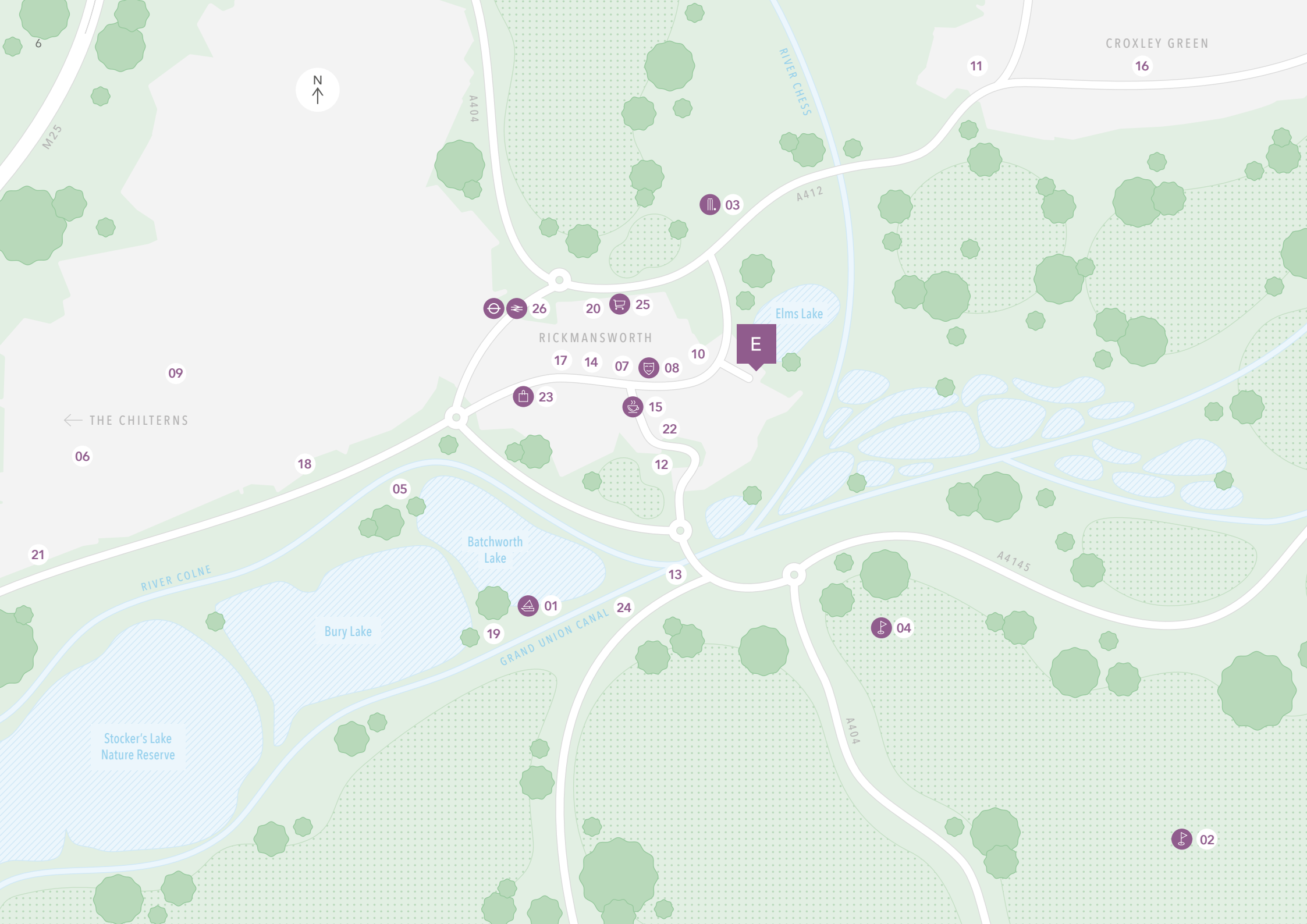


**PREV PAGE**  
Elmswater lies adjacent to the tranquil Elms Lake, a private fishing lake

**THIS PAGE**  
Sail, fish or cycle in the serene environment of Rickmansworth Aquadrome, only 6 minutes away by car







At Elmswater you are at the centre of so much. Here, you are close to numerous leisure activities and culture on your doorstep. Commuting to Central London for work takes just 27 minutes.

**AQUADROME**

The Aquadrome covers 101 acres (41 hectares) and is home to a wide variety of wildlife and plants. It also features wooded walks, Batchworth Lake, Bury Lake, Stocker's Lake Nature Reserve, play and picnic areas, a café and lush green open spaces. For the more energetic, you'll find plenty of sporting activities, including public runs, bike rides and watersports just a 16 minute walk from Elmswater.

**THE ELMS ANGLING SOCIETY**

This unique fishery is perfectly situated on the calm waters of Elms Lake. This private lake is home to numerous species of freshwater fish, from the common carp to pike, bream and eel. With night fishing permitted and a strong sense of community, the society welcomes all local residents who wish to join. Learn more at [theelms.anglingsociety.co.uk](http://theelms.anglingsociety.co.uk)

**MOOR PARK**

A Grade 1 listed Palladian building, set within 300 acres of landscaped Hertfordshire parkland and just a nine minute drive from Elmswater. Built in the late 17th century for the 3rd Earl of Bedford, today Moor Park provides the perfect setting for weddings, meetings and events. There are also two championship golf courses, one of which plays host to national and international events and was the home of the Bob Hope British Classic tournament.

**WATERSMEET THEATRE**

From National Theatre screenings to Shakespeare plays, from musicals to comedies and film night. Take a 3 minute stroll to Watersmeet which serves as a theatre, cinema and music hall, all rolled into one. What's more, this unusual auditorium features a hydraulic floor, changeable seating and orchestra pit.

**OUTDOOR  
ATTRACTIONS**

- 01 Aquadrome
- 02 Moor Park Golf Course
- 03 Rickmansworth Cricket Club
- 04 Rickmansworth Golf Course
- 05 Rickmansworth Water Ski Club

**CIVIC AND  
LEISURE CENTRES**

- 06 Mill End Community Centre
- 07 Rickmansworth Library
- 08 Watersmeet Theatre
- 09 William Penn Leisure Centre

**PUBS**

- 10 The Coach & Horses
- 11 The Artichoke
- 12 The Feathers
- 13 The White Bear

**CAFÉS**

- 14 Caffè Nero
- 15 Cinnamon Square
- 16 Coffee House and Deli
- 17 Costa Coffee
- 18 Dolce Caffè
- 19 The Café in the Park

**RESTAURANTS**

- 20 Tamarind Thai Café
- 21 The Waterside Bar & Restaurant
- 22 Zaza Italian Restaurant

**SHOPPING**

- 23 M&S Simply Food
- 24 Tesco Superstore
- 25 Waitrose

**TRANSPORT**

- 26 Rickmansworth Underground & Train Station
- E Elmswater



# A B R E A T H O F F R E S H A I R

On or off the beaten track, the area surrounding Rickmansworth offers a lot for the avid walker and thrill seeker alike. Hiking, boating, biking, golfing, spend your time as you will – on foot, on water, on pedal or on the green.



## PREV PAGE

The waters of Bury Lake within the Aquadrome are perfect for sailing

## THIS PAGE

*(bottom left)* Golfing at championship quality courses such as Moor Park is just one way to spend your time in Rickmansworth

*(bottom)* The Aquadrome is the heart of Rickmansworth and superb for a family picnic and dog walk along the waterfront

*(right)* Just a few minutes from Elmswater, the Grand Canal trail is ideal for cycling

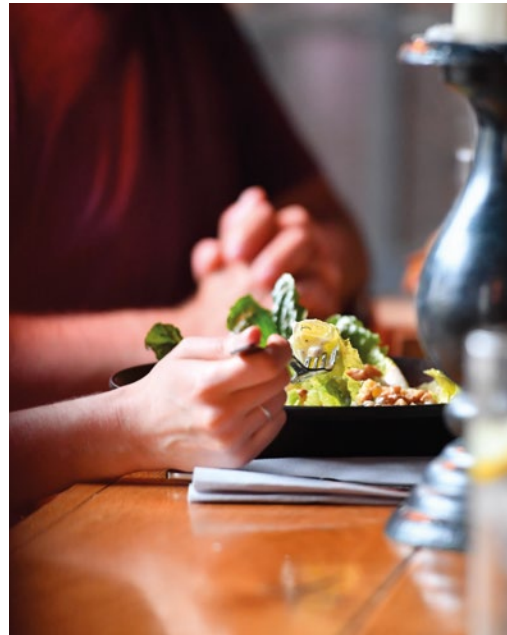






A coffee in the morning sun or evening drinks with family and friends. A freshly prepared salad or traditional Sunday roast at The Coach & Horses. Invigorating Asian cuisine at Taramind Thai Café and sumptuous Mediterranean flavours at Zaza Italian. Every taste and occasion is catered for by the various dining options throughout Rickmansworth.

# THE CALM



**THIS PAGE**  
*(top)* The Feathers is just one example of the historic architecture that is a fixture of Rickmansworth's high street

*(left)* With comforting food and warming ales, The Feathers is an idyllic Sunday afternoon retreat



**THIS PAGE**  
*(far left)* Retreat to the warmth of a crackling fire in one of the local pubs

*(left)* French and Italian fusion Dolce Caffè seamlessly transitions from café to restaurant as night falls

*(bottom right)* Independent Café in the Park offers incredibly fresh, all-day casual dining

*(right)* It's easy to nip out for a weekly shop with numerous supermarkets around, including M&S Foodhall, Waitrose and Tesco Superstore

The hustle and bustle of Rickmansworth's well-stocked high street is just 300 metres away. Doing the weekly shop, or stocking up on the finer things in life is a straightforward affair.

# AND THE FLOW





**WHERE LIVING FLOWS EASY**  
Wherever your destination – whether to the local shops, further afield, or far beyond to one of earth’s four corners, Elmswater is within easy reach of major rail hubs, road routes, and airports. How you travel is up to you.



THIS PAGE  
*(left)* Rickmansworth Station for the Underground's Metropolitan Line and National Rail services

**10**  
MINS WALK

Only a 10 minute walk to the tube and train station

**27**  
MINS TRAIN

Only 27 minutes by train to Marylebone

**43**  
MINS TUBE

Only 43 minutes by tube to King's Cross St. Pancras

**08**  
MINS DRIVE

Only an 8 minute drive to the M25

**28**  
MINS DRIVE

Only 28 minutes by car to London Heathrow Airport

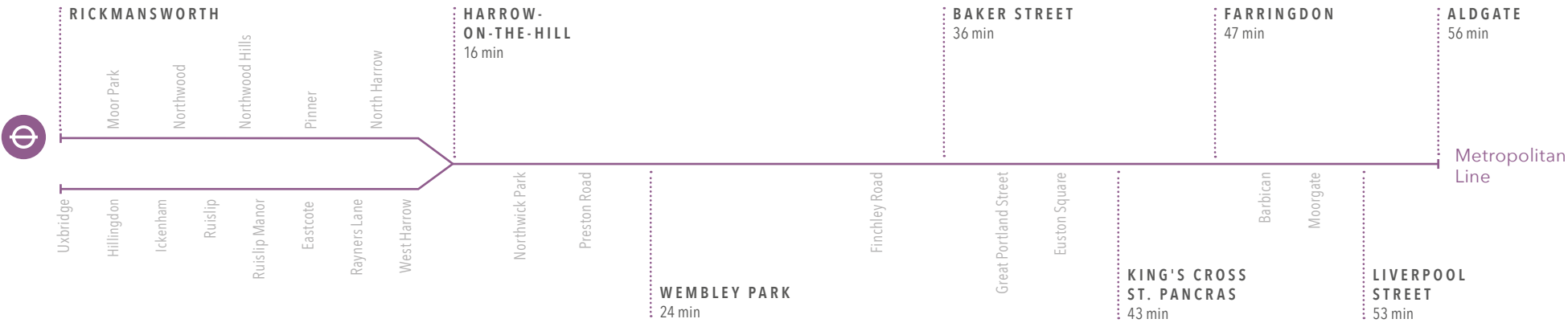
**28**  
MINS DRIVE

Only 28 minutes by car to London Luton Airport

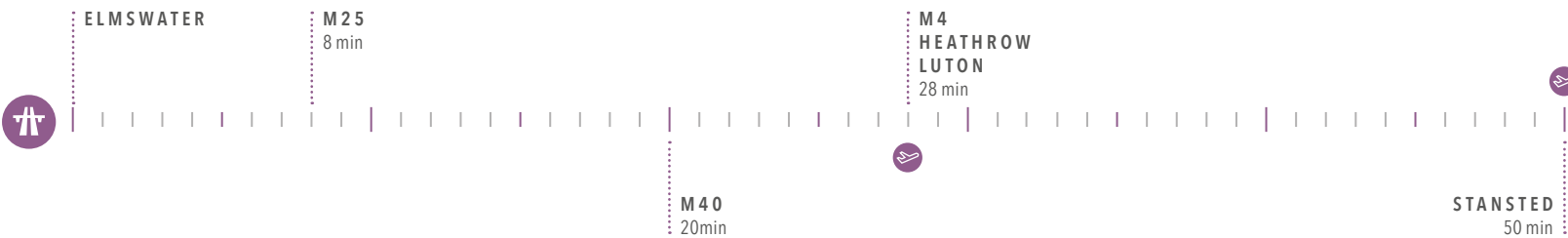
CHILTERN RAILWAYS



UNDERGROUND



ROAD



All times are based on travelling at approximately 7.30am on a weekday. Sources: tfl.gov and Google Maps.





LIFE AND LANDSCAPE  
AS ONE





## PEOPLE-FIRST LANDSCAPING

Landscape architect James Stockdale, from Charnwood Landscape Design describes the approach to Elmswater's landscaping.

### HOW IS ST WILLIAM'S 'PEOPLE-FIRST' ETHOS REFLECTED IN ELMSWATER?

The landscaping had to work as well for residents as the inside space does, while serving the different needs of Elmswater's residents who will use the outside space for all sorts of reasons. The landscape is designed to work for all occasions, whatever the season.

### WHAT WAS THE APPROACH TO CHOOSING TREES AND PLANTS?

The most important factor was considering how the landscape looks year-round.

Each tree, flower and leaf blooms into life providing complementary and contrasting colours regardless of the time of year.

Spring brings sharp crisp lime greens, whilst deeper darker greens flourish in summer. Come autumn, spectacular yellows, reds and purples will glow throughout Elmswater.

### WHAT WILL PEOPLE FEEL AS THEY WANDER THROUGH ELMSWATER'S LANDSCAPE?

A true sense of shared ownership, of familiarity, of comfort.

Each resident should feel drawn to spending time outside, whether on their own, or in the company of friends, family and neighbours.



PREV PAGE  
Fitzroy Gate, Old Isleworth  
by St James. Landscape  
design by Charnwood

THIS PAGE  
(top) James Stockdale,  
Charnwood Landscape  
Design

(bottom) The walled  
garden at Queen's Acre  
by St James. Landscape  
design by Charnwood







Computer generated image is indicative only

## ELMSWATER

JUST 48 EXCLUSIVE TWO  
AND THREE BEDROOM  
PRIVATE APARTMENTS



## THE KITCHEN

Form marries function in natural harmony in beautifully designed kitchens with composite stonework surfaces, mirror splashbacks and integrated Siemens appliances, including an induction hob, extractor, oven, microwave, dishwasher and fridge freezer.

Most apartments have separate utility rooms to keep the washer dryer machine discrete.



Computer generated image is indicative only

**PREV PAGE**  
(bottom left) Two palettes of beautiful and lasting oak laminate flooring perfectly complement their surroundings throughout each apartment.

**THIS PAGE**  
(left) Feature lighting and soft close cabinet doors add the final touches to the kitchen interior design

(bottom) Premium apartments are furnished with built-under wine coolers in the kitchen

(right) Each kitchen is fitted with high-quality Siemens appliances





LIVING SPACE

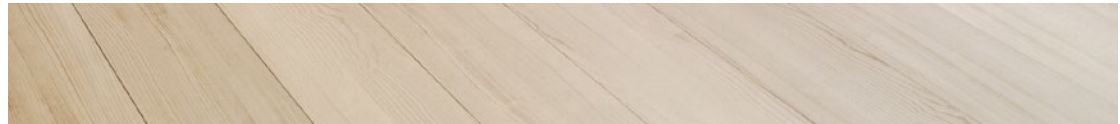
Generous reception rooms with a range of configurations, including open plan, separate with dedicated study and dining rooms to suit all lifestyles.



Indicative image taken from previous Berkeley development.



Indicative image taken from previous Berkeley development.



Computer generated image is indicative only

PREV PAGE  
Thoughtfully considered finishes in the lighting and flooring

THIS PAGE  
Natural light and calming colours make the living area a place to unwind





Computer generated image is indicative only

## BEDROOMS & BATHROOMS

Thoughtfully laid out with meticulous attention to detail and soft, plush carpets, each bedroom is designed to fill with natural light. Master bedrooms accommodate fitted wardrobes and may include dressing areas. Clean lines and modern features complete each apartment's two bathrooms, many of which incorporate both a bath and shower.



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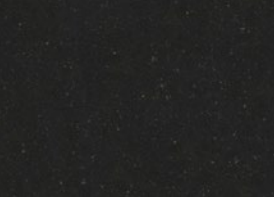
**PREV PAGE**  
Full length windows  
allow natural light to  
flood into most bedrooms

**THIS PAGE**  
*(left)* Bathrooms range  
from three to four-piece  
and are finished to the  
highest standard

*(above right)* Polished  
chrome fittings feature  
in the bathrooms



SPECIFICATION



THIS PAGE  
(left) Each kitchen  
worktop is designed  
to make you feel  
at home



KITCHEN

CLASSIC

Interior designed fitted kitchen with feature lighting and soft close cabinet doors\*

Composite stone worktop\*

Full height mirror splashback

Siemens integrated appliances including induction hob, single oven, extractor hood, microwave, fridge/freezer and dishwasher

Siemens washer dryer in separate utility cupboard

Stainless steel under mounted 1.5 bowl sink with chrome mixer tap

PREMIUM  
(In addition to the classic specification)

Under counter wine cooler

Chrome boiling water tap

\* Choice of colour palettes available, subject to build stage  
\*\* To selected classic apartments where space allows  
\*\*\* To selected premium apartments where space allows

BATHROOM & ENSUITE

CLASSIC

Interior designed fitted bathroom with full height tiling\*

Floor mounted WC with soft close seat and cover

Wall mounted basin with polished chrome basin mixer

Mirrored cabinet with integrated storage and shaver socket

White bath with glass shower screen where there is not a separate shower enclosure

White shower tray with sliding glass enclosure (depending on specific bathroom layout)

Hansgrohe polished chrome brassware

Heated chrome towel rail

Toilet roll holder

Robe hook to bathroom door

PREMIUM  
(In addition to the classic specification)

Underfloor heating to master bedroom ensuite only

Wall hung WC in lieu of floor mounted

ELECTRICS & LIGHTING

CLASSIC

White plastic light switches and sockets throughout

LED downlights to master bedroom, living room, kitchen and hallway

Pendant lighting to secondary bedrooms

USB sockets to kitchen and master bedroom

Home office facility with telephone and data points in every apartment, typically located in the second bedroom

Provision for SKY Q and HD to living room and master bedroom

HDMI to living room

BT Openreach provision and Hyperoptic provision for Wi-Fi

PREMIUM  
(In addition to the classic specification)

Chrome light switches and sockets to high and low level in principal rooms

INTERNAL FINISHES

CLASSIC

Polished chrome ironmongery throughout

Fitted wardrobe to master bedroom with fixed shelf, hanging rail and sliding doors

Internal oak timber veneered doors throughout

White uPVC double glazed doors to balcony/terrace

White painted skirtings and architraves

PREMIUM  
(In addition to the classic specification)

Fitted wardrobe to bedroom two with fixed shelf, hanging rail and sliding doors

Internal oak framed timber veneered glass doors to living room

WALL & FLOOR FINISHES

Oak effect laminate flooring to hall, kitchen, living room and coat cupboard\*

Carpet to bedrooms\*

White painted internal walls and ceilings

CUSTOMER UPGRADES

Oak effect laminate flooring to bedrooms

Fitted wardrobes to bedroom two and three\*\*

Fitted wardrobe to bedroom three\*\*\*

Combination microwave/oven in lieu of microwave

Under counter wine cooler in kitchen\*\*

Chrome boiling water tap

HEATING

Radiators throughout

SECURITY

Video door entry system

Communal CCTV to main building entrances

Entrance to building via key fob

Multi-point locking to flat entrance door

EXTERNAL AREAS

Composite timber decking or paving

COMMUNAL AREAS

Feature wall, lighting and tiling to main entrance lobbies

Carpet to communal corridors



A GENTLE WAY  
OF LIFE



ELMSWATER

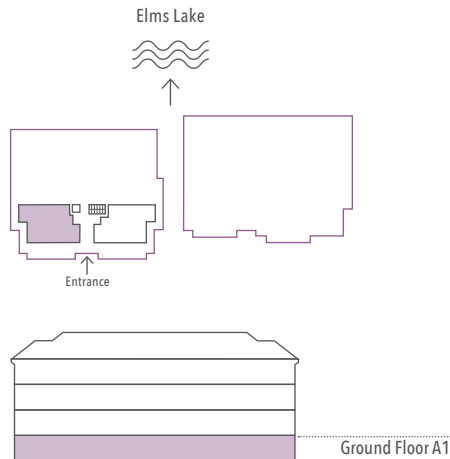
Each building offers a range of facilities. These include undercroft and outside parking for residents and visitors, plus access to all floors via a lift or stairs. Beautifully landscaped gardens surround both Heron Lodge and Crane Lodge, and incorporate an enclosed area for 48 bicycles.





HERON LODGE

TYPE 1 (APARTMENT A1)  
Three Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	120.2	1294
Total External Area	11.6	125

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	6638 x 5888	21' 9" x 19' 4"
Master Bedroom	3362 x 4046	11' x 13' 3"
Bedroom Two	3100 x 4486	10' 2" x 14' 9"
Bedroom Three	3050 x 3837	10' x 12' 7"
Terrace	8202 x 1633	26' 11" x 5' 4"

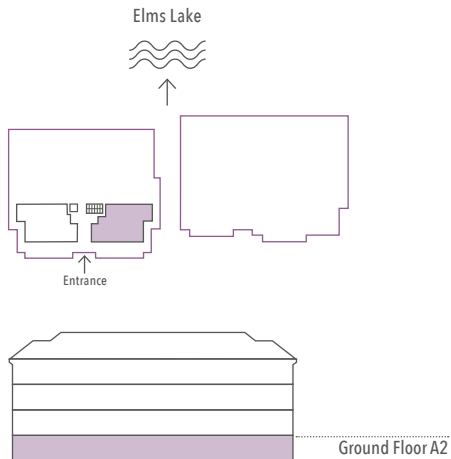


< >	Measurement points	---	Optional wardrobe	ES	En-suite
▤	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

Symbols indicating bathroom and kitchen fittings are indicative. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St William Homes LLP policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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 size or items of furniture. Applicants are advised to contact the developer or the developers agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary. Commercial unit occupancy is subject to securing a tenant. Planning application reference 16/1398/FUL  
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HERON LODGE

TYPE 2 (APARTMENT A2)  
Three Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	115	1238
Total External Area	11.6	125

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	6637 x 5887	21' 9" x 19' 4"
Master Bedroom	3000 x 3597	9' 10" x 11' 10"
Bedroom Two	3100 x 4387	10' 2" x 14' 5"
Bedroom Three	3050 x 3538	10' x 11' 7"
Terrace	8202 x 1633	26' 11" x 5' 4"



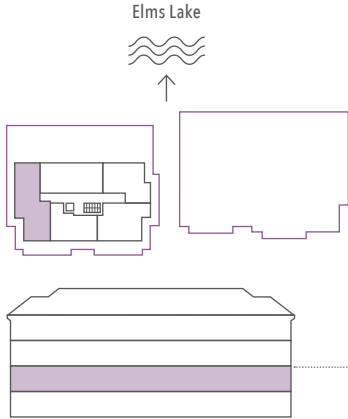
< >	Measurement points	---	Optional wardrobe	ES	En-suite
▤	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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HERON LODGE

TYPE 3 (APARTMENT A3)  
Three Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	136.6	1470
Total External Area	46.9	505

ACCOMMODATION	MM	FT
Kitchen	3526 x 4440	11' 5" x 14' 5"
Living/Dining Room	4700 x 6723	15' 4" x 22'
Master Bedroom	3300 x 3675	10' 8" x 12'
Bedroom Two	3047 x 4447	9' 9" x 14' 5"
Bedroom Three	3400 x 2848	11' 1" x 9' 3"
Balcony	6875 x 6200	22' 7" x 20' 4"
Balcony Two	4018 x 1474	13' 2" x 4' 10"



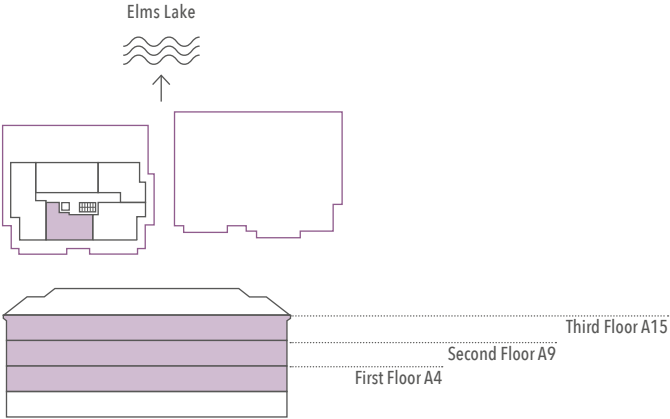
< >	Measurement points		
	Stairs	BR	Bathroom
	Lift	C	Cupboard
	Optional wardrobe	ES	En-suite
		P	Pantry
		U	Utility cupboard
		W/D	Washer/Dryer

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HERON LODGE

TYPE 4 (APARTMENT A4, A9, A15)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	83.9	903
Total External Area	5.6	60.3

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	5397 x 5488	17' 8" x 18'
Master Bedroom	3200 x 3138	10' 6" x 10' 4"
Bedroom Two	2900 x 4177	9' 6" x 13' 8"
Balcony	4020 x 1474	13' 2" x 4' 10"



< >	Measurement points		
	Stairs	---	Sliding door
	Lift	BR	Bathroom
	Optional wardrobe	C	Cupboard
		ES	En-suite
		U	Utility cupboard
		W/D	Washer/Dryer

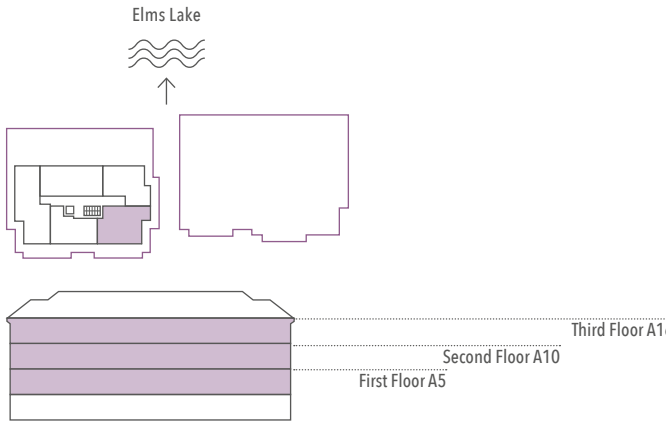
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HERON LODGE

TYPE 5 (APARTMENT A5, A10, A16)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	103.9	1118
Total External Area	11.6	124.9

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	4611 x 6238	15' 2" x 20' 6"
Master Bedroom	3047 x 3747	10' x 12' 4"
Bedroom Two	3270 x 3509	10' 9" x 11' 6"
Study	3100 x 3000	10' 2" x 9' 10"
Balcony	8088 x 1474	26' 6" x 4' 10"



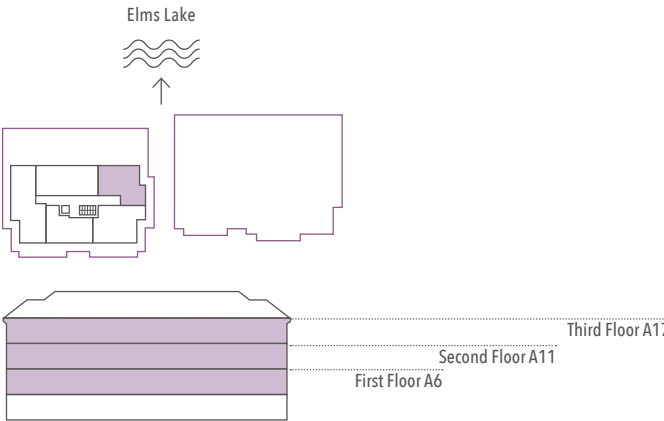
< >	Measurement points	---	Sliding door	T	Toilet
▢	Stairs	BR	Bathroom	U	Utility cupboard
▢	Lift	C	Cupboard	W/D	Washer/Dryer
---	Optional wardrobe	ES	En-suite		

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HERON LODGE

TYPE 6 (APARTMENT A6, A11, A17)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	89.6	964
Total External Area (A6)	62.6	674
Total External Area (A11, A17)	7.2	78

ACCOMMODATION	MM	FT
Kitchen/Living Room	3671 x 7397	12' 1" x 24' 4"
Dining Room	3050 x 3398	10' x 11' 2"
Master Bedroom	3298 x 3048	10' 10" x 10'
Bedroom Two	3223 x 4210	10' 7" x 13' 10"
Balcony (A6)	10413 x 6200	34' 2" x 20' 4"
Balcony (A11, A17)	3967 x 1845	13' x 6' 1"

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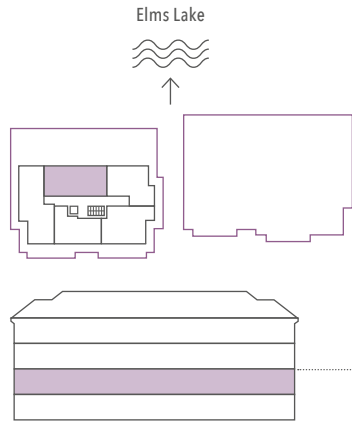


< >	Measurement points	---	Optional wardrobe	ES	En-suite
▢	Stairs	BR	Bathroom	U	Utility cupboard
▢	Lift	C	Cupboard	W/D	Washer/Dryer



HERON LODGE

TYPE 7 (APARTMENT A7)  
Three Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	110	1184
Total External Area	92.1	991

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	5948 x 7398	19' 6" x 24' x 3"
Master Bedroom	3900 x 3298	12' 10" x 10' 10"
Bedroom Two	3150 x 4098	10' 4" x 13' 5"
Bedroom Three	3050 x 3298	10' x 10' 10"
Balcony	15190 x 6200	49' 10" x 20' 4"

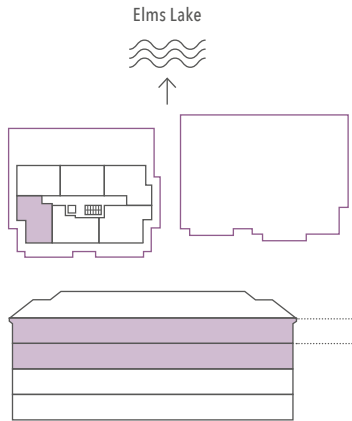


< >	Measurement points	---	Optional wardrobe	ES	En-suite	W/D	Washer/Dryer
▢	Stairs	BR	Bathroom	T	Toilet		
▢	Lift	C	Cupboard	U	Utility cupboard		

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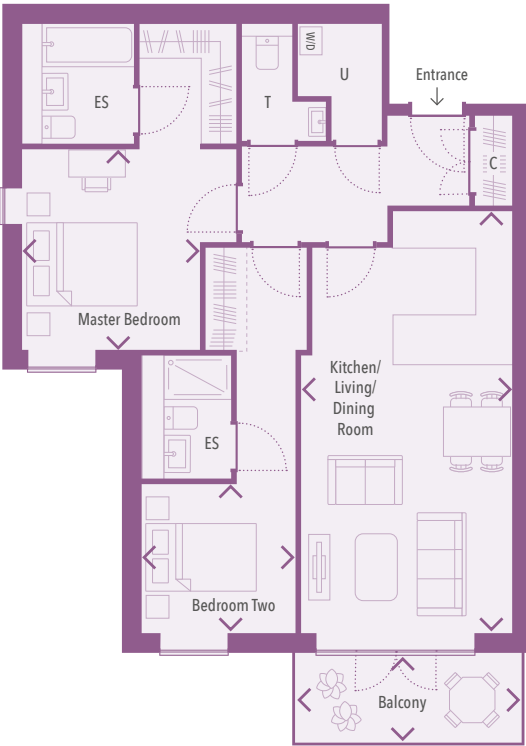
HERON LODGE

TYPE 8 (APARTMENT A8, A14)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	80.8	870
Total External Area	5.6	60

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	3772 x 7540	12' 5" x 24' 9"
Master Bedroom	3180 x 3584	10' 5" x 11' 9"
Bedroom Two	2750 x 2662	9' x 8' 9"
Balcony	4018 x 1474	13' 2" x 4' 10"



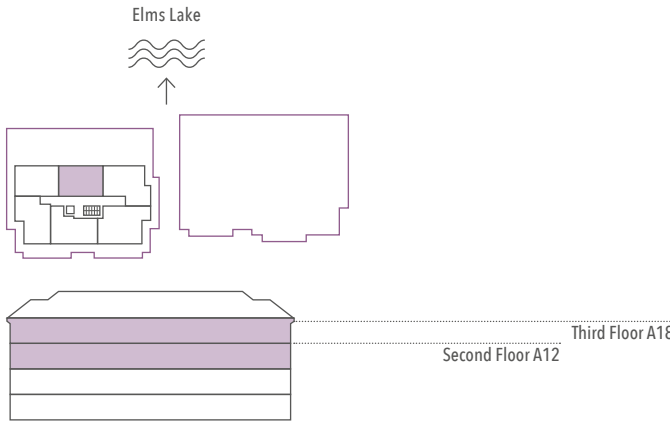
< >	Measurement points	---	Optional wardrobe	ES	En-suite
▢	Stairs	BR	Bathroom	U	Utility cupboard
▢	Lift	C	Cupboard	W/D	Washer/Dryer

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HERON LODGE

TYPE 9 (APARTMENT A12, A18)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	79.6	857
Total External Area	7.2	78

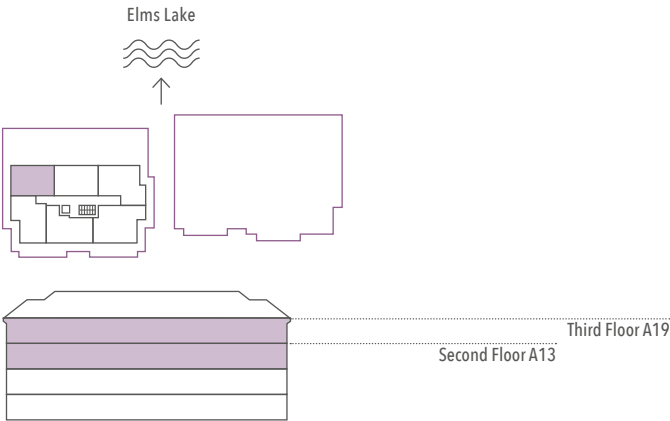
ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	4300 x 7400	14' 1" x 24' 2"
Master Bedroom	3242 x 3148	10' 8" x 10' 4"
Bedroom Two	3000 x 3898	9' 10" x 12' 9"
Balcony	3885 x 1845	12' 9" x 6' 1"

< >	Measurement points	---	Optional wardrobe	ES	En-suite
▒	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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HERON LODGE

TYPE 10 (APARTMENT A13, A19)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	80.2	863
Total External Area	7	75

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	4330 x 7397	14' 2" x 24' 3"
Master Bedroom	3250 x 3048	10' 10" x 10'
Bedroom Two	3050 x 3897	9' 10" x 12' 9"
Balcony	3782 x 1845	12' 5" x 6' 1"

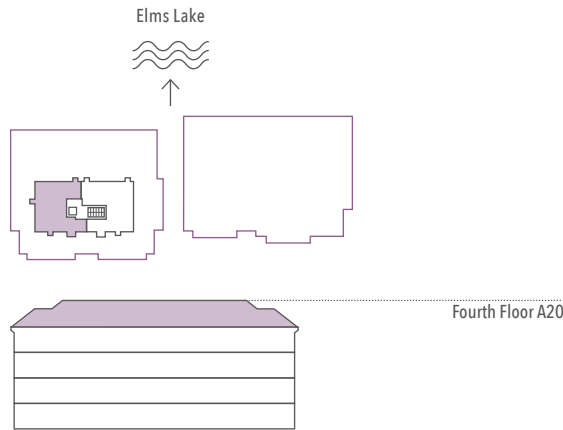
< >	Measurement points	---	Optional wardrobe	ES	En-suite
▒	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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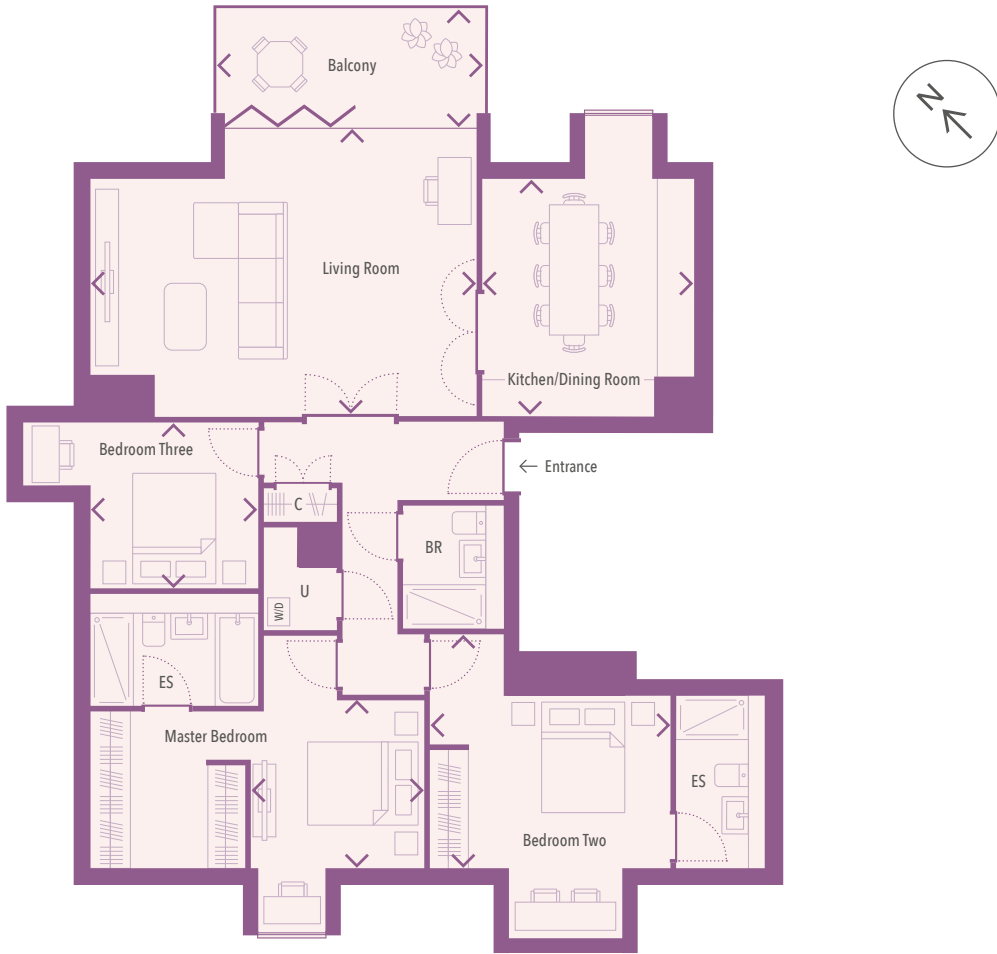
## HERON LODGE

### TYPE 11 (APARTMENT A20) Three Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	129.4	1393
Total External Area	8.9	96.0

ACCOMMODATION	MM	FT
Kitchen/Dining Room	3788 x 4248	12' 5" x 13' 11"
Living Room	6903 x 4253	22' 8" x 13' 10"
Master Bedroom	3100 x 3000	10' 2" x 9' 10"
Bedroom Two	4285 x 4179	14' 1" x 14'
Bedroom Three	3000 x 2964	9' 10" x 9' 10"
Balcony	4810 x 1842	15' 9" x 6' 1"

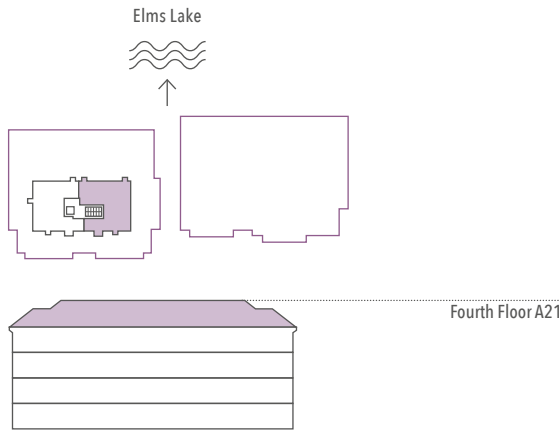


< >	Measurement points	BR	Bathroom	U	Utility cupboard
▨	Stairs	C	Cupboard	W/D	Washer/Dryer
□	Lift	ES	En-suite		

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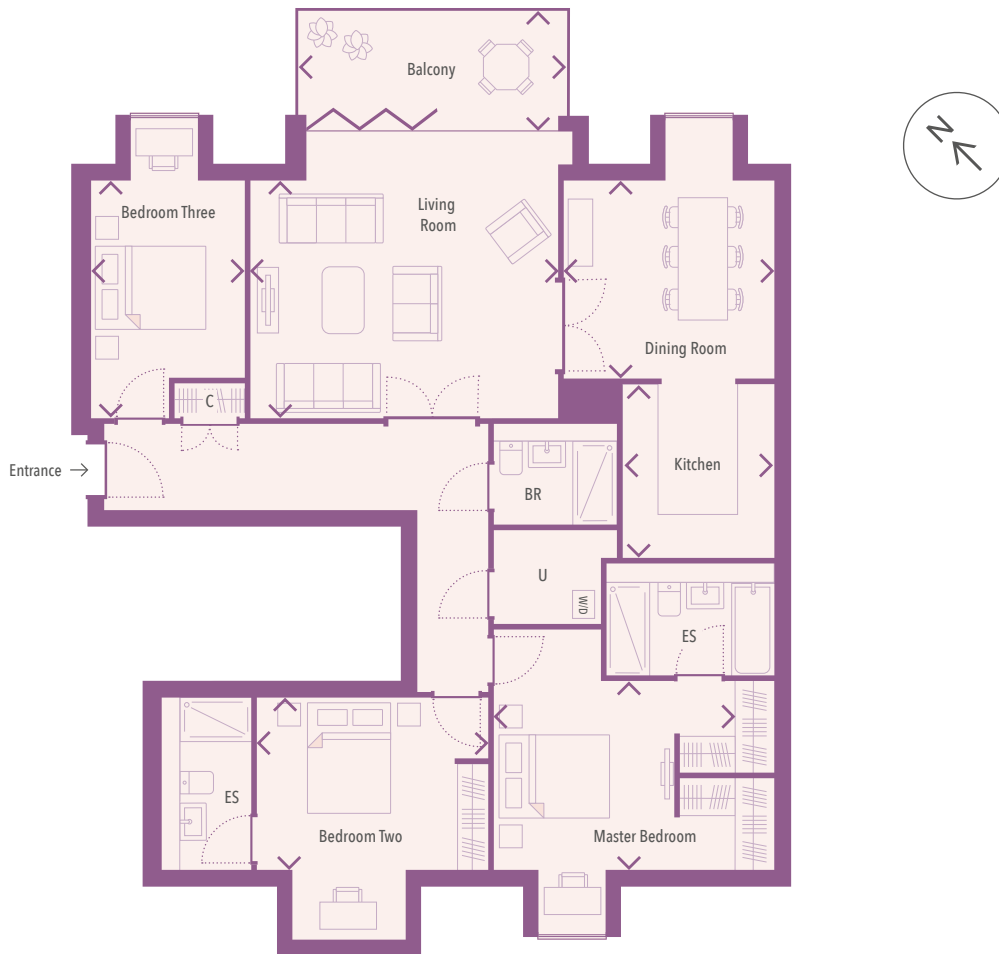
## HERON LODGE

### TYPE 12 (APARTMENT A21) Three Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	137.1	1476
Total External Area	8.9	96.0

ACCOMMODATION	MM	FT
Kitchen	2718 x 3099	8' 11" x 10' 2"
Dining Room	3759 x 3531	12' 4" x 11' 7"
Living Room	5500 x 4248	18' 1" x 13' 11"
Master Bedroom	3225 x 4295	10' 5" x 14' 1"
Bedroom Two	4136 x 3079	13' 7" x 10' 1"
Bedroom Three	2747 x 4248	9' x 13' 11"
Balcony	4810 x 1833	15' 9" x 6'



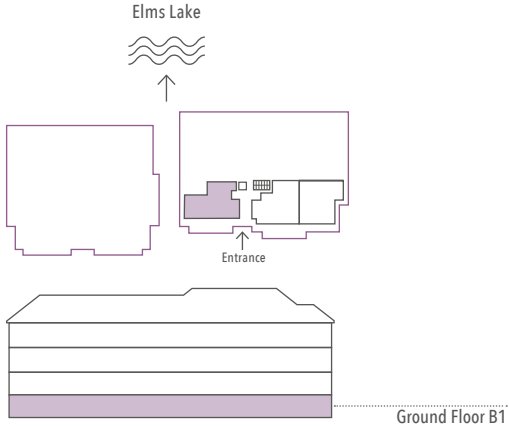
< >	Measurement points	BR	Bathroom	U	Utility cupboard
▨	Stairs	C	Cupboard	W/D	Washer/Dryer
□	Lift	ES	En-suite		

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CRANE LODGE

TYPE 1 (APARTMENT B1)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	103.5	1114
Total External Area	11.6	125

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	6814 x 5965	22' 4" x 19' 7"
Master Bedroom	3300 x 3848	10' 10" x 12' 7"
Bedroom Two	3050 x 3925	10' x 12' 11"
Terrace	8202 x 1633	26' 11" x 5' 4"

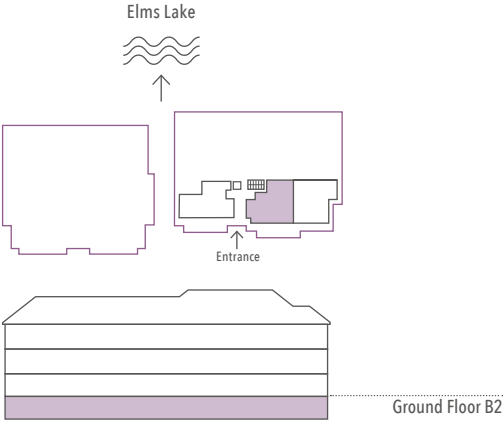


< >	Measurement points	---	Optional wardrobe	ES	En-suite
▢	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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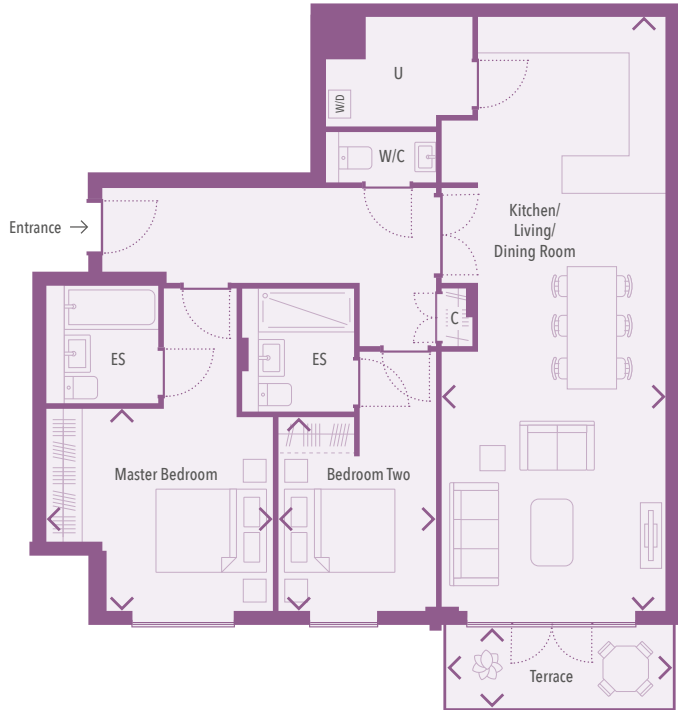
CRANE LODGE

TYPE 2 (APARTMENT B2)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	98.9	1065
Total External Area	5.8	62

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	4000 x 10615	13' 1" x 34' 10"
Master Bedroom	4049 x 3611	13' 3" x 11' 10"
Bedroom Two	2816 x 3462	9' 3" x 11' 4"
Terrace	4075 x 1633	13' 4" x 5' 4"



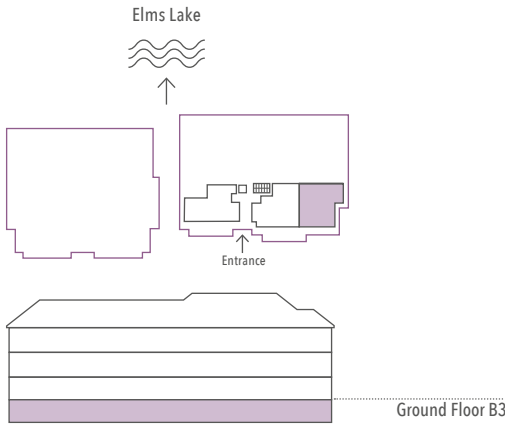
< >	Measurement points	---	Optional wardrobe	ES	En-suite
▢	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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CRANE LODGE

TYPE 3 (APARTMENT B3)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	107.2	1154
Total External Area	5.8	62

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	4013 x 10612	13' 2" x 34' 10"
Master Bedroom	3045 x 4810	10' x 15' 9"
Bedroom Two	2657 x 3971	8' 9" x 13'
Study	2250 x 3971	7' 5" x 13'
Terrace	4075 x 1633	13' 4" x 5' 4"

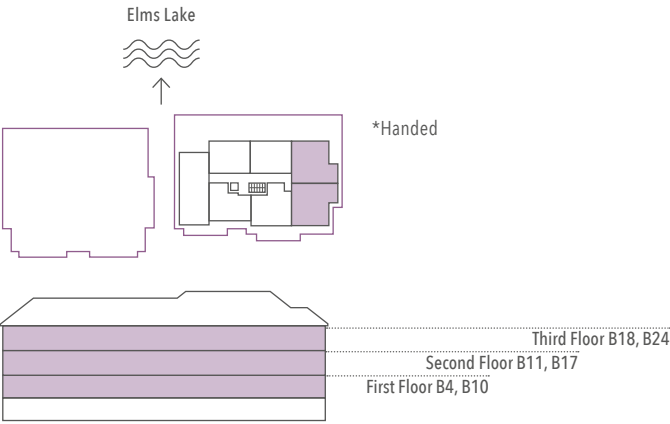


< >	Measurement points	---	Optional wardrobe	ES	En-suite
▤	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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CRANE LODGE

TYPE 4 (APARTMENT B4, B10\*, B11, B17\*, B18\*, B24)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	102.7	1105
Total External Area (B4, B11, B17, B18, B24)	5.6	60.3
Total External Area (B10)	51.4	553

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	3673 x 7824	12' 1" x 25' 8"
Master Bedroom	3047 x 3370	10' x 11'
Bedroom Two	3048 x 4478	10' x 14' 8"
Study	2300 x 3347	7' 7" x 11'
Balcony (B10)	9312 x 5612	30' 7" x 18' 5"
Balcony (B4, B11, B18)	4020 x 1474	13' 2" x 4' 10"
Balcony (B17, B24)	3917 x 1845	12' 10" x 6' 1"

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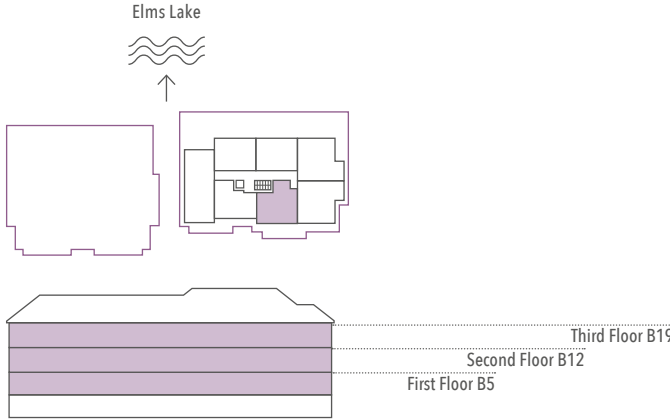


< >	Measurement points	---	Optional wardrobe	ES	En-suite
▤	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer



CRANE LODGE

TYPE 5 (APARTMENT B5, B12, B19)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	89.8	967
Total External Area	5.6	60.3

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	4074 x 8533	13' 4" x 28'
Master Bedroom	3000 x 3548	9' 10" x 11' 8"
Bedroom Two	2700 x 4062	8' 10" x 13' 4"
Balcony	4018 x 1474	13' 2" x 4' 10"

< >	Measurement points	---	Optional wardrobe	ES	En-suite
▨	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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CRANE LODGE

TYPE 6 (APARTMENT B6, B13, B20)  
Two Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	81.8	880
Total External Area	5.6	60.3

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	4346 x 7234	14'3"x 23'10"
Master Bedroom	3100 x 3230	10' 2" x 10' 7"
Bedroom Two	2700 x 4222	8'10" x 13'10"
Balcony	4020 x 1474	13'2" x 4' 10"

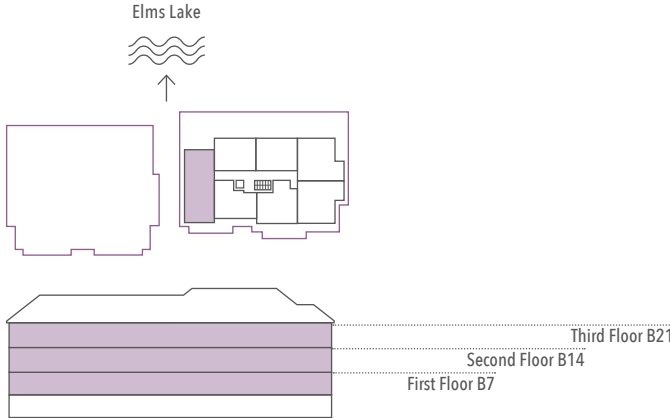
< >	Measurement points	---	Optional wardrobe	ES	En-suite
▨	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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CRANE LODGE

TYPE 7 (APARTMENT B7, B14, B21)  
Three Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	130.4	1404
Total External Area (B14, B21)	12.6	136
Total External Area (B7)	57.2	616

ACCOMMODATION	MM	FT
Kitchen	3900 x 3800	12' 10" x 12' 6"
Living/Dining Room	5972 x 7309	19' 7" x 24'
Master Bedroom	3333 x 4310	10' 11" x 14' 2"
Bedroom Two	3747 x 2900	12' 4" x 9' 6"
Bedroom Three	2800 x 2600	9' 2" x 8' 6"
Balcony (B7)	7534 x 7100	24' 9" x 23' 4"
Balcony (B14, B21)	3782 x 1845	12' 5" x 6' 1"
Balcony Two (B7, B14, B21)	4018 x 1474	13' 2" x 4' 10"

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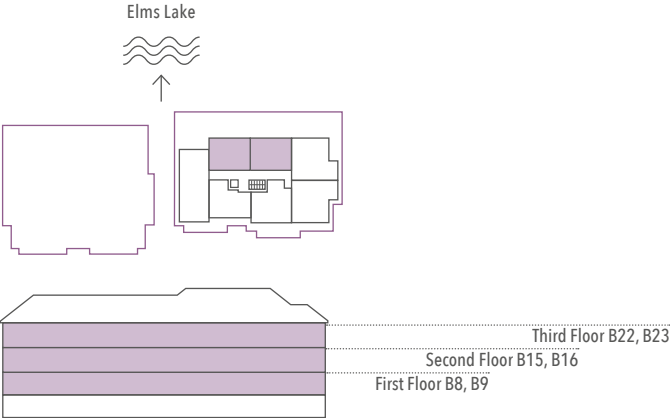


< >	Measurement points	---	Optional wardrobe	ES	En-suite
▤	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer



CRANE LODGE

TYPE 8 (APARTMENT B8, B9, B15, B16, B22, B23)  
Two Bedroom Apartment



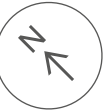
TOTAL AREA	SQ M	SQ FT
Total Internal Area	80.7	869
Total External Area (B8, B9)	58.0	624.0
Total External Area (B15, B22)	7.2	78
Total External Area (B16, B23)	14.4	155

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	3960 x 7944	13' x 26' 1"
Master Bedroom	3300 x 3000	10'10"x 9' 10"
Bedroom Two	2700 x 3885	8' 10" x 12' 9"
Balcony (B8, B9)	10519 x 5612	34' 6" x 18' 5"
Balcony (B15, B16, B22, B23)	3917 x 1845	12' 10" x 6' 1"
Balcony Two (B16, B23)	3917 x 1845	12' 10" x 6' 1"

Symbols indicating bathroom and kitchen fittings are indicative. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St William Homes LLP policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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 size or items of furniture. Applicants are advised to contact the developer or the developers agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary. Commercial unit occupancy is subject to securing a tenant. Planning application reference 16/1398/FUL  
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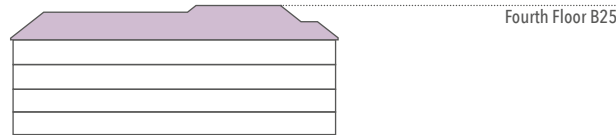
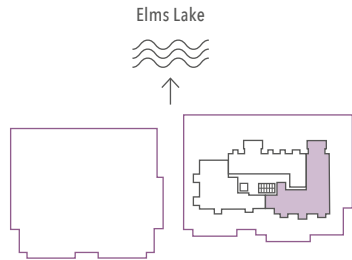
< >	Measurement points	---	Optional wardrobe	ES	En-suite
▤	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer





## CRANE LODGE

### TYPE 9 (APARTMENT B25) Three Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	138	1485
Total External Area	8.1	87.2

ACCOMMODATION	MM	FT
Kitchen/Living/Dining Room	5437 x 7887	17' 10" x 25' 11"
Master Bedroom	3200 x 4404	10' 6" x 14' 5"
Bedroom Two	2902 x 4085	9' 6" x 13' 5"
Bedroom Three	2795 x 3400	9' 2" x 11' 1"
Balcony	4360 x 1854	14' 4" x 6' 1"

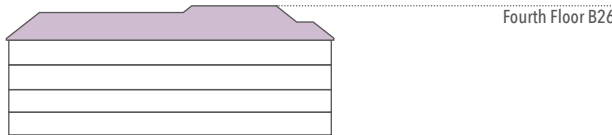
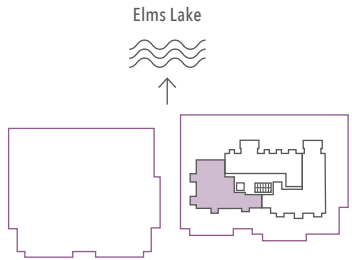


< >	Measurement points	---	Optional wardrobe	ES	En-suite
▨	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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## CRANE LODGE

### TYPE 10 (APARTMENT B26) Three Bedroom Apartment



TOTAL AREA	SQ M	SQ FT
Total Internal Area	136.1	1465
Total External Area	7.4	79.7

ACCOMMODATION	MM	FT
Kitchen/ Living/Dining Room	7300 x 6728	24' x 22'
Master Bedroom	4380 x 3167	14' 3" x 10' 5"
Bedroom Two	3415 x 3132	11' 2" x 10' 3"
Bedroom Three	3400 x 2915	11' 1" x 9' 5"
Balcony	3960 x 1792	13' x 5' 11"



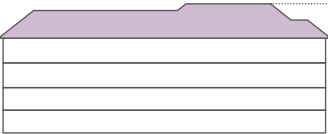
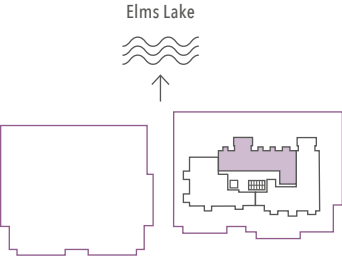
< >	Measurement points	BR	Bathroom	U	Utility cupboard
▨	Stairs	C	Cupboard	W/D	Washer/Dryer
□	Lift	ES	En-suite		

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CRANE LODGE

TYPE 11 (APARTMENT B27)  
Three Bedroom Apartment



Fourth Floor B27

TOTAL AREA	SQ M	SQ FT
Total Internal Area	109.9	1183
Total External Area	8.1	87.2

ACCOMMODATION	MM	FT
Kitchen	2575 x 4784	8' 5" x 15' 8"
Living/Dining Room	4985 x 5664	16' 4" x 18' 7"
Master Bedroom	3359 x 2730	11' x 8' 9"
Bedroom Two	2795 x 2734	9' 2" x 9'
Bedroom Three	3300 x 2736	10' 10" x 9'
Balcony	4367 x 1854	14' 4" x 6' 1"

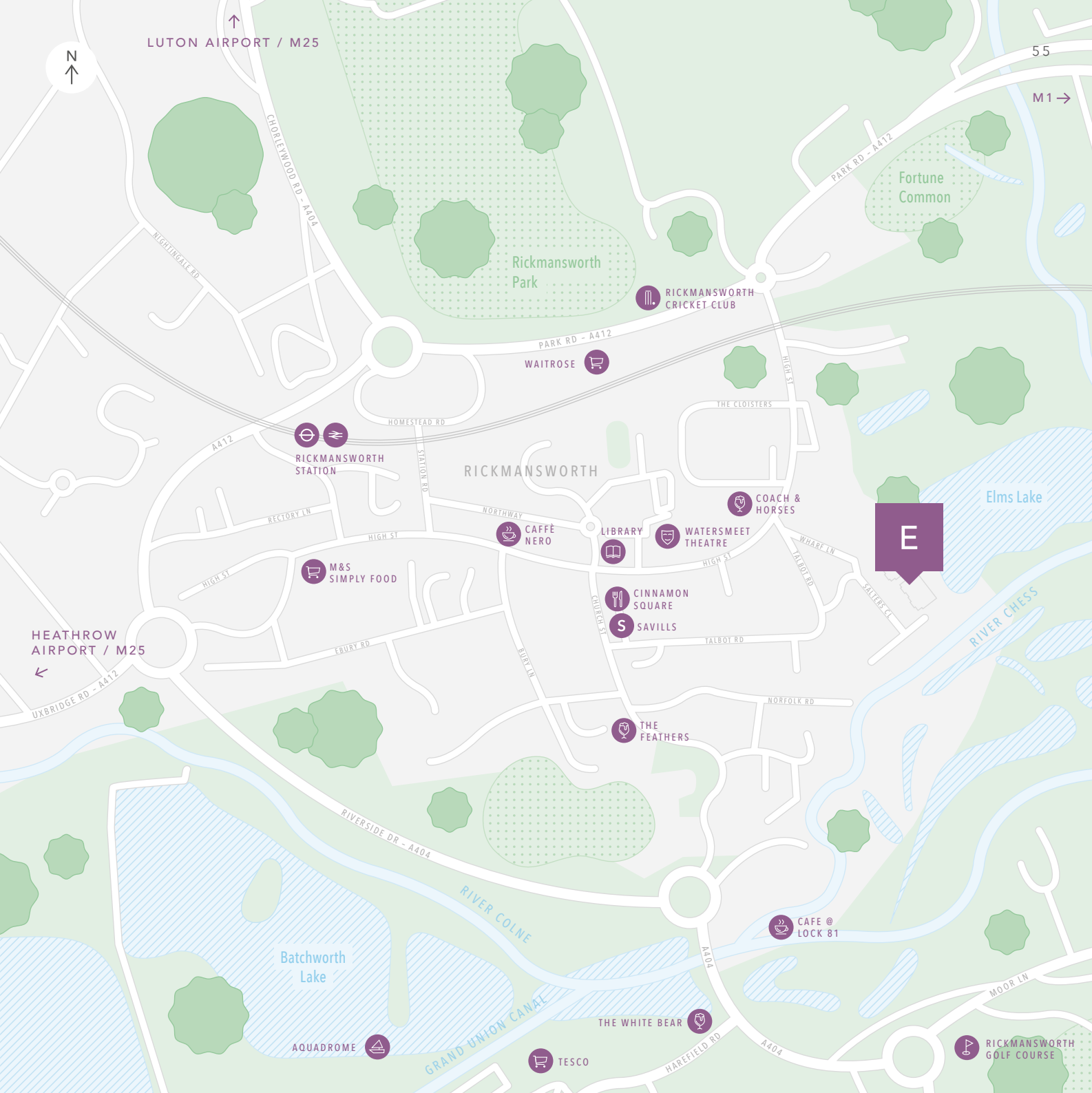


< >	Measurement points	---	Optional wardrobe	ES	En-suite
▢	Stairs	BR	Bathroom	U	Utility cupboard
□	Lift	C	Cupboard	W/D	Washer/Dryer

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ELMSWATER  
LOCATION PLAN

ELMSWATER  
WHARF LANE  
RICKMANSWORTH  
HERTFORDSHIRE  
WD3 1HA





OUR DIFFERENCE

St William is a joint venture between Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term ‘landscape’ comes from two words meaning ‘to shape a place where people belong’.

That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful landscaped open spaces give room to breathe, and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments. To pioneer a landscaped approach to urban developments is

hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one’s well-being within that space can be emphasised through positive design.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.



Prince of Wales Drive, Battersea

DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St William different mean that when you choose a new home from St William, you know 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.

GREEN LIVING & SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

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

QUALITY IS AT THE HEART OF EVERYTHING WE DO

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

OUR COMMITMENT TO SUSTAINABLE LIVING

The apartments at Elmswater will have a number of key sustainable features such as internal recycling bins within the kitchen of each unit, a cycle storage for 48 bicycles and landscaped communal gardens with play areas for older children, logs and play boulders.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

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

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

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



Proud to be members of the Berkeley Group of companies





## A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a World-Class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.



## OUR VISION

### 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 St William 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.

### 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.



Kitchen, Prince of Wales Drive

### 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.

[berkeleyfoundation.org.uk](http://berkeleyfoundation.org.uk)  
[berkeleygroup.co.uk](http://berkeleygroup.co.uk)



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CODE FOR  
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[www.consumercode.co.uk](http://www.consumercode.co.uk)

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