

CASTLE
LDN & SW1E
VICTORIA

A ONE-OF-A-KIND OPPORTUNITY



Your own home, unbelievably central. A place you'll be proud to call yours, the perfect marriage of quality, style and location. Introducing Castle & Victoria, a collection of 28 boutique new apartments in beautifully restored Victorian buildings in the heart of Westminster, all available through Shared Ownership. A mere five minute walk to St James' Park underground station, Castle & Victoria is exceptionally well located within the Birdcage Walk Conservation Area, near Buckingham Palace, St James Park and Tate Britain on the Thames. The area has a storied history, and so much of what makes London an iconic global city is so close to your front door – world-class museums and galleries, incredible shopping and entertainment, and food and drink experiences from the four corners of the globe. Shared ownership at Castle & Victoria is a rare opportunity to own a new apartment in one of the most historic and desirable areas of London. Exclusively for people working or living in the London Borough of Westminster, it's a chance to get on the property ladder in a fashionable modern home, in an area that is central to your life. This is elegant, boutique Westminster living.



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UNIQUE CHARACTER, EXCEPTIONAL QUALITY

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A fusion of the best of old and new, Castle & Victoria's buildings date from the late nineteenth century. Originally used to accommodate workers from the nearby Watney brewery, they've been brought to life with a strikingly beautiful – and natural – refurbishment. Redeveloped to fit right in with the surroundings, exterior facades have been meticulously restored, with special attention paid to entranceways and building footprints. Interiors have been fully rebuilt, bringing them up to the high standards of a bespoke modern urban home. One thing you'll notice is the attention to detail with the finishes, such as brush brass fittings throughout the bathroom, brushed gold kitchen taps, handleless kitchen cabinets, under-mounted sinks, and spacious fitted bedroom wardrobes.



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Living so close to the tube and numerous bus routes provides easy access to work and the local delights and charms of the capital. This doesn't mean being tied to the tube or bus – at Castle & Victoria there's ample cycle storage and each home comes with a car club membership. And out of your front door, there are so many things to see and do. Being in the heart of London means being spoiled for choice. Here, the capital is your oyster, yet the immediate area around Castle & Victoria is calm and often tranquil. Buckingham Palace may only be a six-minute walk away, but the hustle and bustle associated with it and nearby Victoria Station (eight minutes by foot) is pleasantly absent from Castle & Victoria.



EVERYWHERE YOU LOOK LIES A STORIED PAST



Rooftops in Westminster



Castle & Victoria lies within the Birdcage Walk Conservation Area, which borders upon Buckingham Palace and St James' Park. This indicates that the area has a special architectural or historic interest, with a special character or appearance that's worthy of preservation or improvement. Buckingham Palace, one of the most iconic buildings in the world, became the principal royal residence on the accession of Queen Victoria to the throne in 1837, three years after a fire destroyed the Palace of Westminster, home to the House of Commons and the House of Lords. The rebuild, which introduced Big Ben to the complex, would not be completed for a generation. The result is part of a UNESCO World Heritage site, with Westminster Abbey – famous for coronations and royal weddings – and the sixteenth-century St Margaret's Church. In more recent history, the Churchill War Rooms, where the British War Cabinet met 115 times over the duration of the Second World War, can be visited by foot, just a twelve-minute walk to the east. Continue for another ten minutes and you reach Trafalgar Square, home to Nelson's Column and adjoined by the world-renowned National Gallery and National Portrait Gallery. Or visit the state rooms at Kensington Palace, the current official residence of the Prince and Princess of Wales.



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Natural History Museum

THE VIBRANT EXPERIENCES THAT MAKE LONDON WORLD FAMOUS

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The River Thames is within easy reach to the southeast of Castle & Victoria. Here you'll find the world-famous Tate Britain, home to the largest collection of works by Turner, noted for his vivid historical snapshots of contemporary landscapes and seascapes, and how industrialisation was changing British life forever. Nearby Kensington is home to four of Britain's most influential museums, all close to each other. The Victoria & Albert has over 2.8 million objects, books and archives covering over 5,000 years of creative art and design across an extraordinary range of disciplines and movements. Famously home to a towering collection of dinosaur skeletons that have loomed large over generations of young Britons, the Natural History Museum houses 80 million life and earth science specimens, including world-historical examples collected by Charles Darwin. The Science Museum, with incredibly varied and informative galleries and exhibition spaces and the awe-inspiring IMAX experience at The Ronson Theatre, and the Royal College of Music Museum, with over 14,000 items representing more than five hundred years of music, complete this magical quartet.



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Castle 8 Victoria is perfectly located to take advantage of the entertainment and leisure offerings that make London so famous as a global city of creative significance. In the immediate vicinity, you'll find the Victoria Palace Theatre, where you can see the multi-award-winning Hamilton, and the Apollo Victoria Theatre, home to the equally well-lauded Wicked. There's also a Curzon cinema specialising in the best of arthouse films from around the world. The Royal Albert Hall, a gloriously unmissable, unique Victorian building to the west that plays host to practically every form of live performing arts, including the annual BBC Proms. The 39 theatres of the West End compete with Manhattan's Broadway as the pinnacle of the English-language stage and exist in harmony with the cinemas of Leicester Square, frequently the scene of major-release world premieres. For a change of pace, tradition meets vibrancy at the RHS Chelsea Flower Show, which has welcomed the incredible colours of spring five days every year since 1913.



Royal Albert Hall



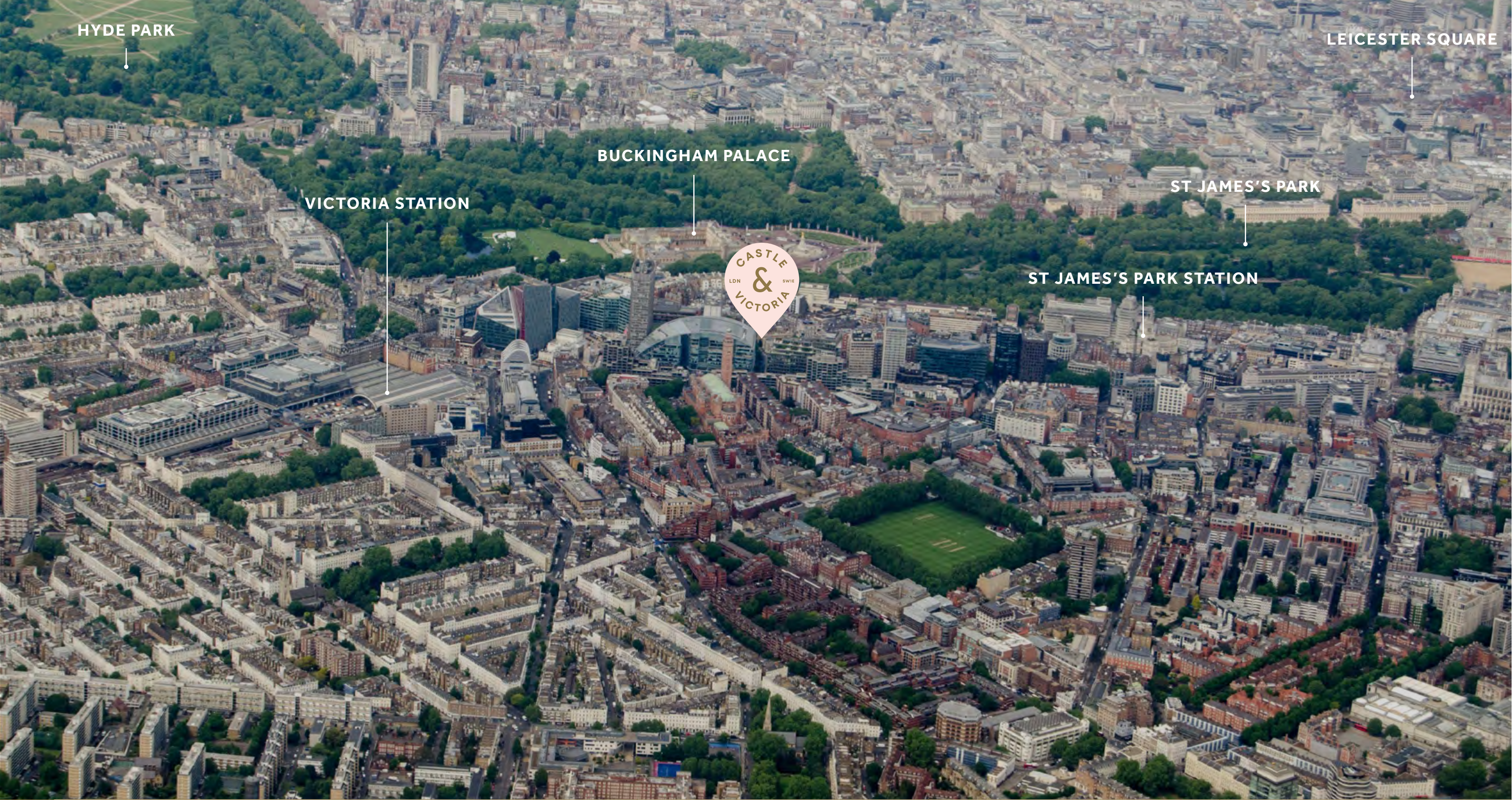
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FOOD AND DRINK FROM AROUND THE GLOBE

Living so central in the capital means you can easily access an extraordinary number of dining and drinking experiences. Around the corner from Castle & Victoria is Th@51, known for its use of seasonal produce and sharing plates. The local Italian Bon Gusto serves honest, family-style Italian food. Holder of two AA rosettes, The Rubens at the Palace uses the finest English produce from suppliers to the Royal households, with a live-action kitchen where you can watch preparations on the pass. For a special occasion, try The Goring for a unique take on cocktails and British favourites, or high tea in the large private garden. Nearby Santini serves tasty traditional Italian food with gorgeous aromas. If you love Indian, the Michelin-starred The Cinnamon Club is a modern take on traditional Indian cooking that brings fine dining to the incredible flavours of Indian cooking. Or try the nearly 50-year old Pakistani-food institution Salloos, for classical food influenced by the Mughal style.



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There's no shortage of quality local pubs to choose from either, where you can also grab a good meal. Right next door is The Colonies, a traditional pub with a good selection of cask ales. The Cask and Glass around the corner to Castle & Victoria, which claims to be the smallest pub in central London, is quaint and cosy, with historical references everywhere. The quality of the food at The Phoenix is matched by the quality of the wine. For ales and cocktails and a menu with vegan options, try The Old Star. Finally, there's The Blue Boar, a modern take on London pubs with an innovative take on British Pub dining.



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Chinatown

SAVOUR THE WIDER CHARMS OF THE CAPITAL

A little further afield, and yet still within close reach of Castle & Victoria, are three of the areas that have helped reshape London as a highly diverse, welcoming global city. To the north is the Edgware Road district, a destination for immigrants from the Arab world since the time of the Ottoman Empire. The area, affectionally known by many Londoners as “Little Cairo” or “Little Beirut”, offers an incredibly broad range of delicious food options covering North Africa and the Middle East all the way into Iraq, Iran and Afghanistan. On the other side of the Thames is Brixton, which attracted Caribbean immigrants after the Second World War who would go on to transform Britain. With its vibrant nightlife so many Afro-Caribbean culinary delights to savour, it’s also home to the famous Brixton market. Here you’ll find Afro-Caribbean products as well as food from all corners of the world. On the border of Soho is Chinatown, with numerous restaurants, bakeries, and supermarkets.



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For shopping, Oxford Circus, London's premier shopping street, is 11 minutes from St James's Park tube station. A few minutes further and you reach the variety and style of Covent Garden, Seven Dials, and Soho. The latter is London's historic creative district, the traditional home of Britain's film industry and a magnet for who would become iconic musicians in the 1960s. Here you'll find almost every type of food and drink as well as boutiques and great music venues, like Ronnie Scott's Jazz Club. Southbank lies on the other side of The Thames and is a true global arts hub, led by the Southbank Centre, Royal Festival Hall, BFI Southbank and the National Theatre.



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IT'S EASY TO LIVE WELL

Castle 8 Victoria is perfectly positioned close to some of London’s most famous green outdoor spaces. There’s also ample exercise options to choose from. Four of the capital’s eight Royal Parks are within comfortable walking distance. St. James’s Park is adjacent to Buckingham Palace and includes Horse Guards Parade within its 57 acres. Built around a spectacular lake, it’s the perfect spot for a summer picnic. Cross The Mall and you’re in Green Park, a tranquil urban oasis noted for its tree-lined paths. Pass the Wellington Arch to the northwest and you’re in Hyde Park, 350 acres of versatile open space highlighted by the Serpentine, where you can swim in summer and hire boats all year. This is a great park for sports and exercise. Here, you can go horse riding, play football, tennis and lawn bowls. Walk across West Carriage Drive to the west and you’re in Kensington Gardens, home to Kensington Palace and the Serpentine Galleries.



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Walk east of Castle & Victoria and reach Big Ben and the River Thames in 15 minutes. From here you can walk along the Thames Path to Southbank and beyond. Also nearby is Battersea Park, home to cricket pitches, a boating lake, tennis courts, a running track and football and hockey pitches, not to mention London's famous Peace Pagoda. The area around Castle & Victoria is also great for cycling, with good access to cycle routes on The Mall and Hyde Park as well as London's Cycle Superhighway network. You can reach Paddington Station by bike in just over twenty minutes, and Embankment in about half as long. If you use the gym, you'll be spoiled for choice, with numerous high-quality options nearby, including H2 Clubs, Gymbox and City Athletic, which is just across the road.



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AN AREA CENTRAL TO LIFE

Castle & Victoria sits at the nexus of one of the world's most iconic global cities.

Restaurants

- 1 Th@51
- 2 Bon Gusto
- 3 The Rubens at the Palace
- 4 Timmy Greens
- 5 The Goring
- 6 Santini
- 7 The Cinnamon Club
- 8 Saloos
- 9 Olivomare

Pubs

- 10 The Colonies
- 11 The Cask and Glass
- 12 The Phoenix
- 13 The Old Star
- 14 The Blue Boar

Museums

- 15 Tate Britain
- 16 The Guards Museum
- 17 Churchill War Room
- 18 V&A
- 19 Royal College of Music Museum
- 20 Science Museum

Landmarks

- 21 Buckingham Palace
- 22 Trafalgar Square
- 23 London Eye



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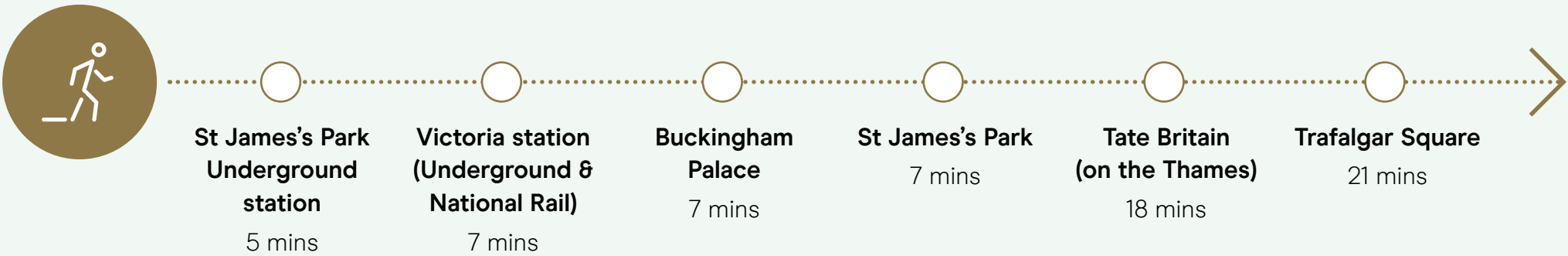
SERIOUSLY WELL CONNECTED

With excellent connections by tube, train, and bus links in all directions, and the River Thames nearby, Castle & Victoria feels close to everywhere.

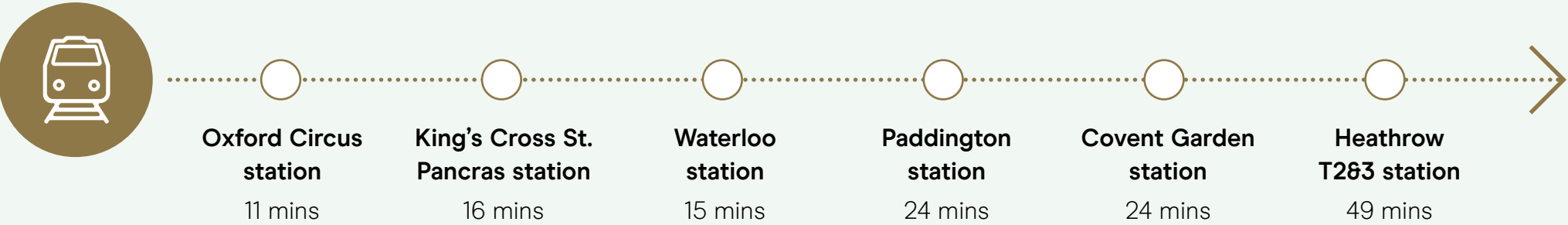


Source: Google Maps. Times might vary

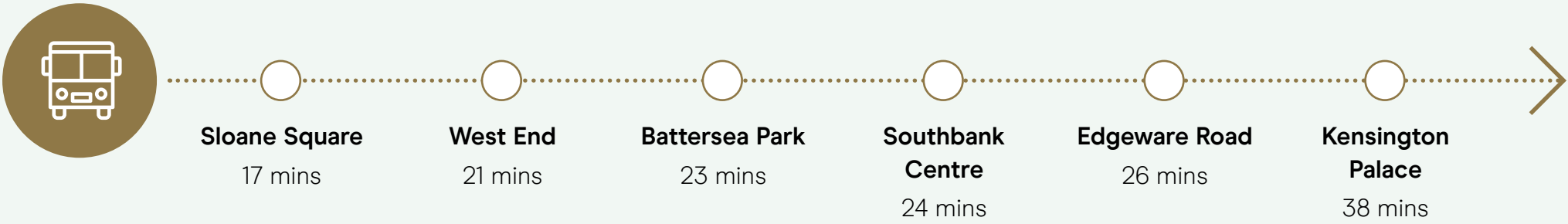
By foot:



By rail (including walking time)



By bus (including walking time)



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ELABORATE STYLING WITH HIGH SPEC THROUGHOUT

Each home is styled to convey the best of modern urban apartment living yet with clear hints to the heritage of the site and area. Style and quality at the forefront, and you'll also see a strong attention to detail and respect for craft. The interiors of the homes at Castle & Victoria are as unique as the homes themselves.

General Specification

- Solid core timber flush doors with brushed brass ironmongery
- Vinyl matt wall paint in bedrooms, living areas and exposed wall areas of the kitchens
- Medium-shade European oak wood strip effect floors in bathrooms, kitchens and bedrooms
- Yewdale Defiant blackout roller blinds with crank mechanism

Security

- CCTV and fob entrance



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Kitchen

- Fitted chalk white and cooks blue modular kitchen with brass edged doors
- LED ceiling downlights and mains operated LED strip lighting
- Brushed brass electrical switch plates with black inserts
- Silestone Stellar Blanco 13 worktop
- Ceramic white undermounted single sink
- Lusso Giro brushed gold deck mounted mixer tap
- AEG stainless steel built-in oven
- AEG induction hob
- Stainless steel telescopic canopy extractor hood
- Quiet, fully-integrated AEG dishwasher
- Fully integrated no frost AEG fridge/freezer
- Fully integrated AEG washing machine/dryer
- White gloss ceramic wall tiles and skirting

Bedroom

- TV facility in master bedroom



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Bathroom/Ensuite/WC

- Duravit white ceramic washbasin
- Brushed brass mono bloc basin taps
- Duravit floor standing WC with soft close seat
- Kaldewei alpine white steel enamel bath or shower with sliding shower doors with brushed brass finish
- Brushed brass wall mounted shower head and multifunction shower handset above bath or in shower
- Brushed brass wall mounted bath mixer
- Illuminated mirror-fronted wall storage unit with lights and shaver socket
- Brushed brass electrically powered heated towel warmer
- Brushed brass single roll holder and double robe hook on the back of the door
- Domus ceramic floor tiles and Solus off-white porcelain wall tiles with concrete appearance
- 20mm thick Caesarstone Empira White shelf
- Brushed gold finish metal tile trim
- LED ceiling downlights

Communal spaces

- Cycle racks
- Refuse store
- Amenity space



SITE MAP



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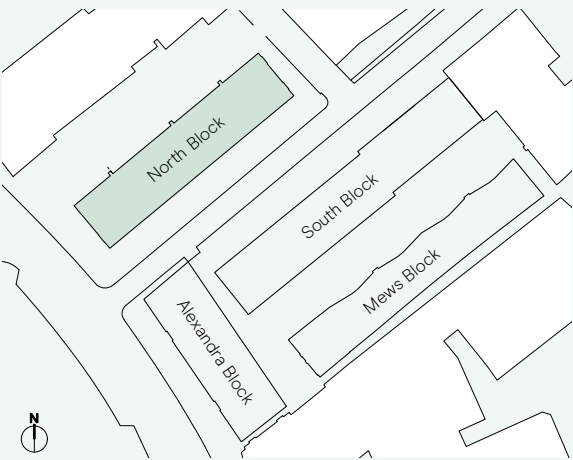
FLOOR PLANS

ONE BEDROOM APARTMENT

FLAT 6 (PLOT 4), 4 CASTLE LANE, SW1E 6BG



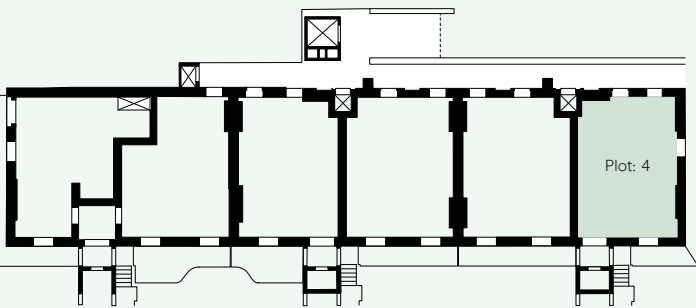
LOCATION PLAN



KEY

- WD Washer Dryer
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- MVHR Mechanical Ventilation Heat Recovery System
- HIU Heat Interface Unit
- HO Hob & Oven

LOWER GROUND FLOOR BLOCK PLAN



DIMENSIONS

Room	Imperial	Metric
Living/Kitchen/Dining	18' 4" x 12' 8"	5.58m x 3.87m
Bedroom	12' 2" x 8' 8"	3.70m x 2.65m
Hall	7' 6" x 6' 2"	2.28m x 1.87m
Gross Internal Area	517 ft ²	48.0 m ²



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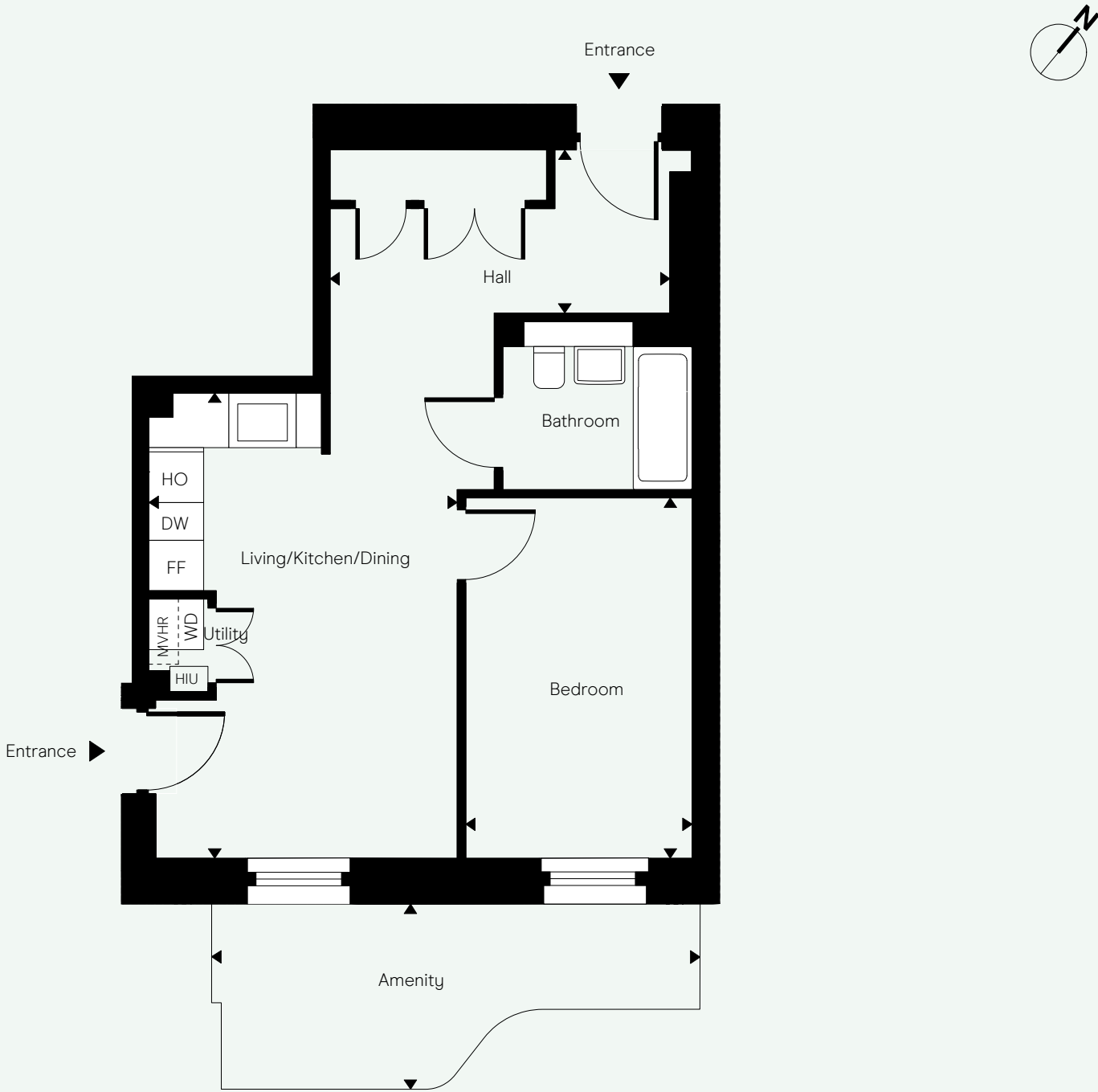
SPECIFICATIONS

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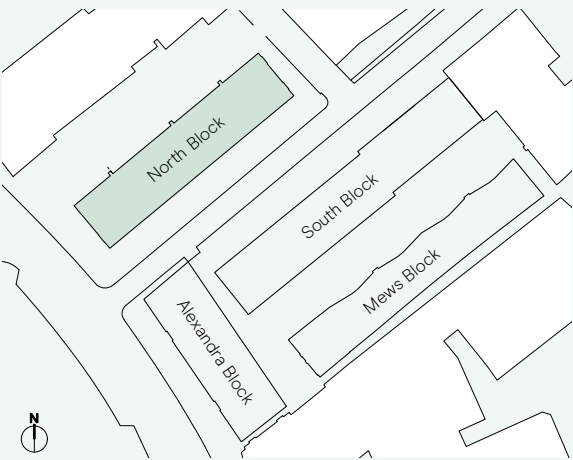
FLOOR PLANS

ONE BEDROOM APARTMENT

FLAT 2 (PLOT 25), 4 CASTLE LANE, SW1E 6BG



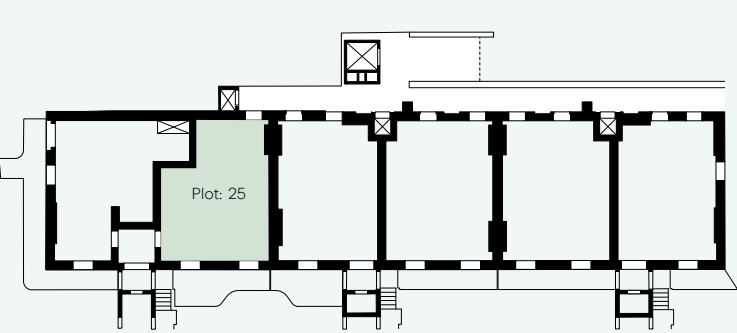
LOCATION PLAN



KEY

- WD Washer Dryer
- FF Fridge/Freezer
- DW Dishwasher
- MVHR Mechanical Ventilation Heat Recovery System
- HIU Heat Interface Unit
- HO Hob & Oven

LOWER GROUND FLOOR BLOCK PLAN



DIMENSIONS

Room	Imperial	Metric
Living/Kitchen/Dining	18' 2" x 12' 0"	5.53m x 3.67m
Bedroom	14' 1" x 8' 10"	4.28m x 2.69m
Amenity	19' 0" x 7' 3"	5.80m x 2.20m
Gross Internal Area	517 ft ²	48.0 m ²

WHAT IS SHARED OWNERSHIP?

FIND

1. Start your journey Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

2. Are you eligible? Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.

3. Check out the development Book your viewing at The Perfume Factory with our Sales Team.

APPLY

4. Select your preferred home Have you seen something you like? Tell us which apartment is your preferred one.

5. We offer you a home We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at The Perfume Factory or at another development of ours.

6. Purchasing interview You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the right mortgage deal available to you. A Sales Executive will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

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Shares available to buy at Castle & Victoria may vary. Please speak to a Sales Executive for the latest eligibility criteria. Shared Ownership – Shared Ownership affordability and eligibility criteria apply. Please see a Sales Executive for further details.

BUY

7. Instruct your solicitor When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

8. Exchange of contracts You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

9. Home demonstration When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.

10. Legal completion Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Castle & Victoria!

NOTTING HILL GENESIS

Notting Hill Genesis is one of the largest housing associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable for all. Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day.

We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.



Disclaimer: Notting Hill Genesis terms and conditions apply. Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Computer generated images depict typical views within Castle & Victoria development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. June 2023



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**Notting Hill
Genesis**