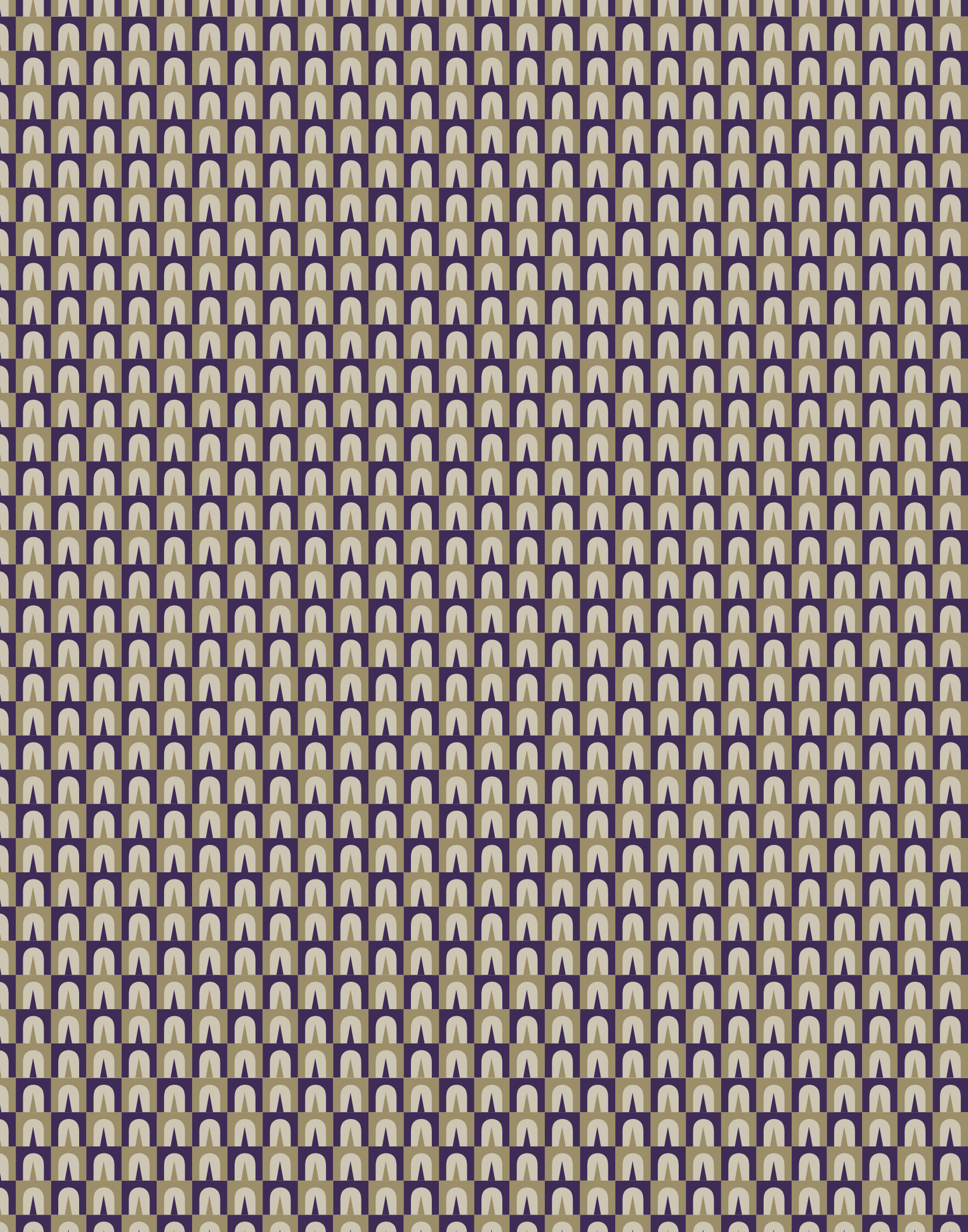




Aspire
St Bernard's Gate

KINGLAKE HOUSE
A COLLECTION OF 1 & 2
BEDROOM APARTMENTS



Home life meets high life



Aspire is located within St Bernard's Gate in a little-known urban village in the leafy residential borough of Ealing in west London.

Tucked away from the hustle and bustle of the city but with excellent links to central London and beyond, soon to be improved with the launch of Crossrail, the local area offers an idyllic place to experience London life.

Set within a site of historical interest, Aspire comprises a collection of stylish one and two bedroom apartments, the distinctive contemporary architecture complementing the historic buildings that remain.

Kinglake House is one of five apartment buildings in this prestigious development and offers apartments available for market sale and shared ownership.



A site to behold



Where the past
meets the present

“”

... but there is something at Hanwell more precious than any of these. As a traveller by the Great Western Railway dashes through it, his attention is arrested for a moment by a large building on the southern side of the railway, a plain but handsome structure, which stands cheerfully in an open country, and discloses even to the hasty glimpse of the traveller, as he hurries past, evident indications of careful and attentive management.

It is one of the most interesting buildings in the kingdom; a temple sacred to benevolence, a monument and memorial of the philanthropy of our times.

Sylvanur Urban writing in The Gentleman's Magazine (July-Dec 1858) about the former hospital.



Many historical features remain of this former hospital including the magnificent Grade II listed entrance arch and chapel.



The height of sophistication

Aspire, St Bernard's Gate is designed by Hester Architects, a leading practice that specialises in masterplanning mixed-use urban design. Their masterplan for Aspire, St Bernard's Gate envisioned contemporary apartment living within a new neighbourhood in this little-known but well loved part of west London.

The scheme's vision was clear and distinct: to produce a collection of modern and stylish homes whilst remaining sympathetic to the existing historical buildings, which remain. This includes St Bernard's Chapel, the arch of the gatehouse and, in time, the refurbishment of the Grade II listed North House.

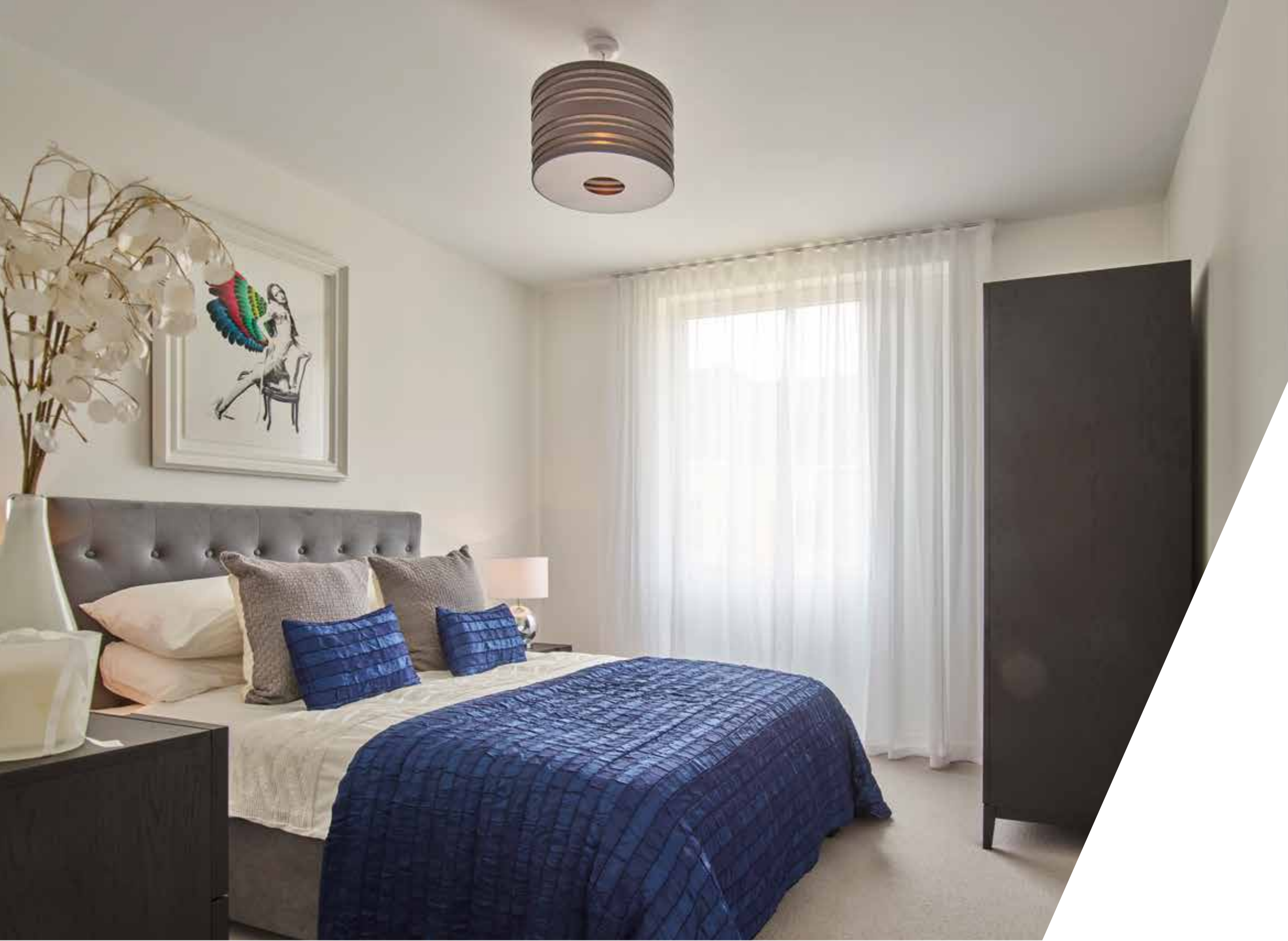
A key element of the project was to embrace the archway as the main focal point revealing the development within and reinstate the historic axis with the chapel.

The new main square forms the public outdoor space and features a walkway leading up to the chapel.

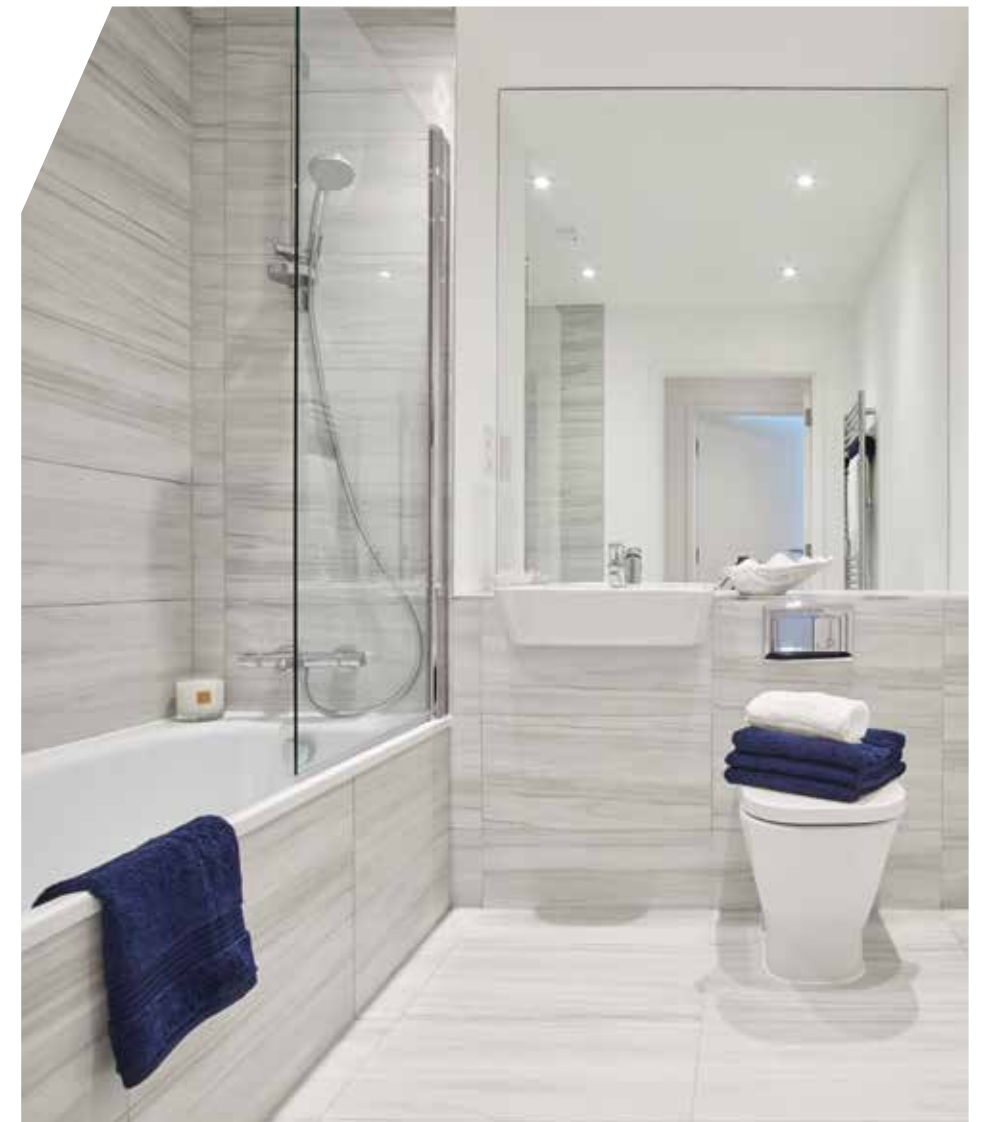


CGI view of Aspire, St Bernard's Gate



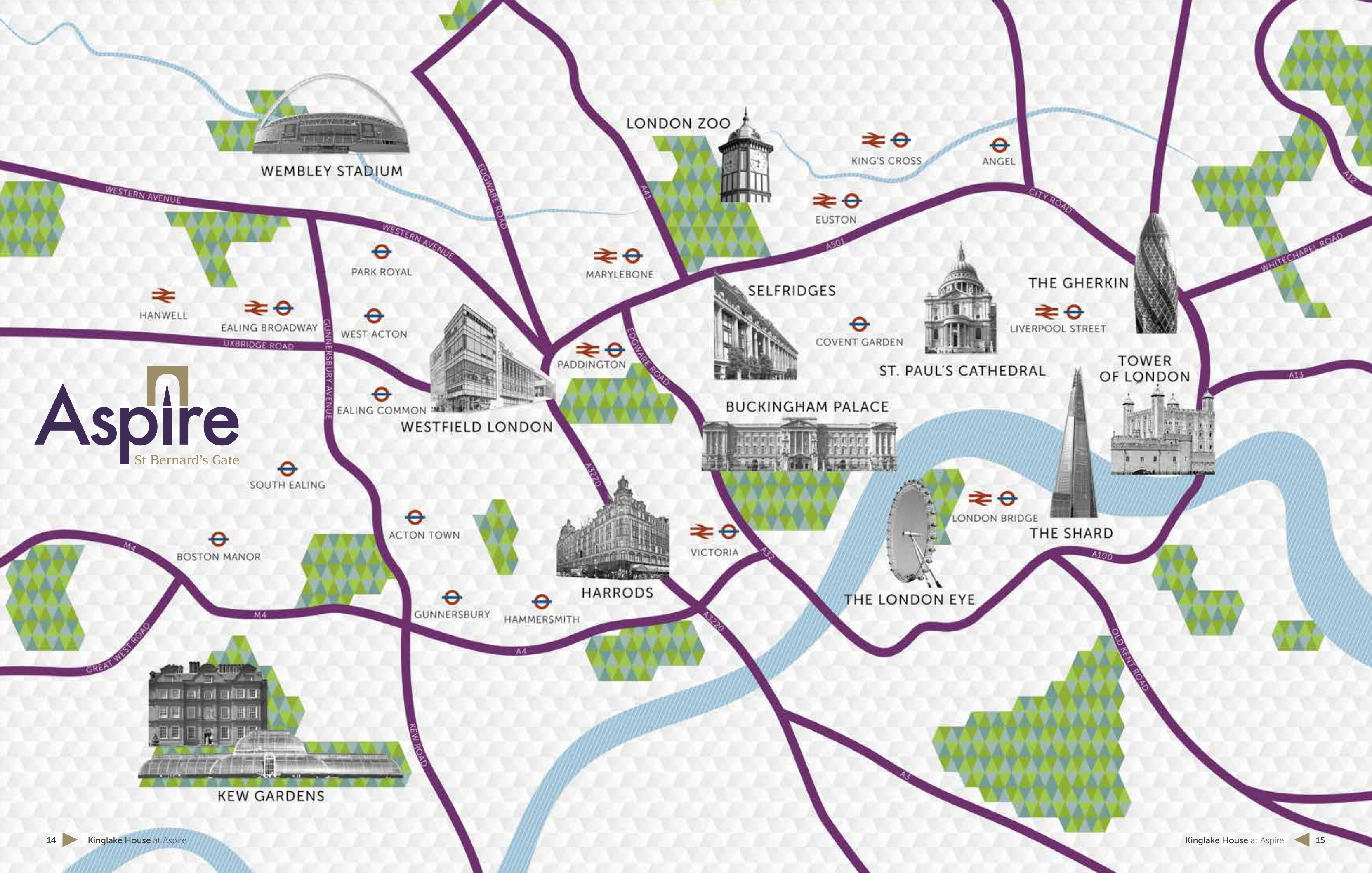


Aspire, St Bernard's Gate offers light-filled living spaces combining premium fittings and elegant finishes. Apartments are carefully designed to accommodate the needs of modern living.



Aspire

St Bernard's Gate





Where time
meets space

The London
borough of
Ealing has
over 100 parks
& open spaces.

From large historical parks to lush green hideaways waiting to be explored, Aspire, St Bernard's Gate is surrounded by an abundance of green space offering an escape from busy urban life.

Where parklife meets wildlife

The London borough of Ealing is perhaps one of the greenest areas of London boasting numerous parks and green spaces. There are no fewer than seven parks within a thirty-minute walk of the development each with its own unique character.

From Elthorne Park with its acres of meadow leading down to the canal to the formal grounds of Walpole Park with its rich heritage, there is an open space to suit all occasions and moods.



Wish you were here?

FOR A SMALL CORNER OF LONDON, IT'S A VIBRANT AND LIVELY NEIGHBOURHOOD, WITH A STRONG SENSE OF COMMUNITY AT ITS CORE.

THIS IS REFLECTED IN THE NUMBER OF REGULAR LOCAL EVENTS AND ATTRACTIONS THAT TAKE PLACE THROUGHOUT THE YEAR AND A GREAT SELECTION OF PLACES TO EAT AND DRINK.



THE SHARKS

The Sharks Canoe Club has a base on Havelock Road in nearby Southall and offers paddling sessions on a Sunday afternoon. Alternatively, join one of the weekend Family Fun sessions at Osterley Park, take a canoe or kayak onto the water and enjoy a close-up view of the local wildlife.

THESHARKS.ORG.UK

HANWELL ZOO

Located in nearby Brent Lodge Park, locally known as 'The Bunny Park', Hanwell Zoo is well worth a visit with its collection of meerkats, flamingos, lemurs and its beloved pair of porcupines.

HANWELLZOO.CO.UK

LORO DI NAPOLI

Just down the road from Aspire, St Bernard's Gate is this authentic Neapolitan wood-fired pizza restaurant, as well as its classic pizzas it is also known for its pizza fritta (fried pizza), panuozzo and calzone.

LORODINAPOLI.CO.UK

HANWELL BEER FESTIVAL

Local pub The Grosvenor, winner of the 2015 West Middlesex CAMRA Pub of the Year award, holds a beer festival every September showcasing a select range of beers from local breweries including Hanwell's own Weird Beard brewery.

FOODANDFUEL.CO.UK/OUR-PUBS/THE-GROSVENOR-HANWELL/

WEIRDBEARDBREWCO.COM



THE MATESE PASTA LAB

Proud winners of the 2018 Ealing Restaurant Awards, this local Italian café-come-restaurant serves up fresh homemade pasta and other authentic Italian dishes to a loyal local crowd.

HANWELL HOOTIE

A more recent addition to the Hanwell events calendar, the Hanwell Hootie celebrates live music every April, with a number of local, up-and-coming and established bands and music acts performing at popular small venues in the area.

HANWELLHOOTIE.CO.UK



HANWELL CARNIVAL

This long established local carnival is the capital's second largest street carnival, a little known fact in London. Taking place every June, this community run event regularly attracts over 30,000 people. Starting at Hanwell Community Centre the carnival procession meanders through the streets of Hanwell ending at Elthorne Park where there is a funfair, food stalls, live music and events.

HANWELLCARNIVAL.CO.UK



FADE TO BLACK

This independent coffee shop on the corner of Hanwell high street has been a hit with the locals since it opened. Serving up delicious espresso blends roasted in London and award-winning cakes this is a great place to hang out and watch the world go by.

FADETOBLACK.CO



Everything you could wish for
 The local area has a distinct village feel with many independent shops, bars & cafés



Where loud meets proud

DISCOVERING THE LOCAL HISTORY:

Marshall

Jim Marshall 'The Father of Loud' began manufacturing and selling his world-famous amplifiers from his shop in Hanwell in 1962.



Pete Townshend of The Who coined the phrase 'the Marshall sound' to describe the new amplifiers which revolutionised music. Marshall was awarded an OBE in 2003 and a blue plaque commemorates his work in Hanwell high street.



London's oldest carnival started life in 1898 to generate funds for the local Cottage Hospital, now Ealing Hospital.



Built in the late 1780s by architect and designer, Robert Adam for the Child family, Osterley is a stately Georgian house surrounded by formal gardens, parks and farmland and is one of the last surviving country estates in London.



Wharncliffe Viaduct was Brunel's first major structural design and is still used today for trains running from Paddington to Bristol.



St Bernard's Hospital opened in 1831 and was designed by the architect William Alderson in the neo-classical style.

Within its extensive 74 acres, this self-sufficient hospital had its own bakery, brewery, farm and laundry.



The Grand Union Canal's Hanwell Flight of Six Locks, designated a Scheduled Ancient Monument, were created in 1794 and designed to significantly raise the water level. Many of the lock pounds feature short flights of steps to aid the rescue of towing horses that had fallen into the canal.

“”

So, setting about it as methodically as men might smoke out a wasps' nest, the Martians spread this strange stifling vapour over the Londonward country. The horns of the crescent slowly moved apart, until at last they formed a line from Hanwell to Coombe and Malden.

From The War of the Worlds by H. G. Wells (1898)

Where Martians meet movies & music

DISCOVERING THE LOCAL HISTORY:



Key landmarks in Hanwell feature in many films and television shows including Bridget Jones' Diary and Billy Elliot. More recently, car chase scenes in the award-winning BBC drama Bodyguard were filmed down the road from Aspire, St Bernard's Gate. Scenes from the 1989 Batman film starring Jack Nicholson as the Joker, were filmed in empty wards at St Bernard's.



Some of Britain's most famous 60s rock bands have rehearsed at the Hanwell Community Centre including Deep Purple, The Who and Led Zeppelin.



In 1896 Charlie Chaplin boarded and attended the Central London District School in Hanwell, which is now the site of the Hanwell Community Centre.



Brent Lodge Park – known locally as 'The Bunny Park' – was originally owned by Sir Montagu Sharpe before the council acquired it in 1931. The original Grade II listed stable block remains and now sits alongside more recent additions such as the children's Millennium maze made up of 2,000 yew trees and the park's popular Hanwell Zoo.

Be on the move



WALKING

There are some great places to visit just a short walk away including Osterley Park and the Grand Union Canal with its prized Hanwell Flight of Six Locks and the Brunel designed Three Bridges. Hanwell Village with its cluster of shops and cafés is just up the road.



RAIL

Heathrow Connect trains operate between Hanwell station and Paddington station eastbound and Hanwell and Heathrow Airport westbound. Journey times to Paddington are only 15 minutes.

HANWELL RAILWAY STATION FIRST OPENED IN 1838



LONDON UNDERGROUND

Three tube lines are within easy reach of Aspire, St Bernard's Gate: the Central line and District lines from Ealing Broadway and the Piccadilly line from Boston Manor. A variety of buses serve both stations.



CROSSRAIL

Crossrail is the new high frequency, high capacity railway for London and the South East, which will begin full service in 2019/2020. It will serve Hanwell station, which is ten minutes walk away from Aspire, St Bernard's Gate.



CAR

Aspire, St Bernard's Gate is close to several arterial routes including the M4, A40 and the North Circular, providing quick access to central London and also a swift exit from the city altogether. Heathrow is only a 15 minute drive away.

Aspire, St Bernard's Gate boasts a great location, offering the best of both worlds: a quiet village-like setting but with excellent transport links to central London and beyond. Close to Heathrow Airport, three tube lines, an overground trainline and, in 2019/2020, Crossrail, the area offers a quick and efficient gateway to a multitude of destinations.



BICYCLES

This is a great place to get about on two wheels. Quiet residential streets, parks, and canal towpaths all offer a safe way to get to a multitude of destinations.



BUSES

The area is well served in all directions. The E8 and 195 head to the Piccadilly line tube whilst the 207, N207, 607, 427 and 83 operate along the Uxbridge Road, linking Hanwell with Ealing Broadway. The 65 bus serves Kew Gardens and Richmond and the E3 heads to nearby Chiswick.



AIRPORT

Heathrow Airport, London's busiest airport, is close by offering flights to hundreds of national and international destinations from its five terminals. It is the primary hub for British Airways and Virgin Atlantic's main operating base.

London on your doorstep

Crossrail is a new 118-kilometre railway line and is one of Europe's largest railway and infrastructure construction projects, which will create a new east-west route across Greater London. Work began in 2009 and when fully operational from late 2019/2020, it is set to transform the area with increased investment and wider economic benefits.

Crossrail will provide significantly faster journey times to key destinations across London such as Bond Street in only 15 minutes and Stratford in just half an hour.

Look beyond the famous landmarks, iconic buildings, majestic green spaces and layers of history for which London is famous to reveal another side of the city that only a resident can truly appreciate.

From little-known street festivals, hidden garden squares and secret pop-up events, there is something exciting to discover around every corner.



The best of London life

With excellent existing travel links and the prospect of Crossrail just around the corner, Aspire, St Bernard's Gate is perfectly located to discover everything central London has to offer with its world-renowned shopping, thriving theatreland and exciting nightlife.

Closer to home is the world-famous Kew Gardens and Richmond Park, boutique shopping and pretty pavement cafés in stylish Chiswick, great shopping and places to eat around wider Ealing and vibrant Southall with its diverse collection of restaurants and street food.



“”

London's highest view is at the top of The Shard, offering unparalleled 360° views for up to 40 miles.



Beyond your dreams

HYDE PARK ▼



One of the eight Royal Parks in London, Hyde Park is home to the Serpentine Lake, Speakers' Corner and the Diana, Princess of Wales Memorial Fountain.

WESTFIELD ▼



Aspire, St Bernard's Gate is perfectly located to access nearby Westfield London and, from 2019/2020, with the launch of Crossrail, Westfield Stratford City. Both Westfield shopping centres provide luxury designer and lifestyle shopping and great places to eat and drink.

PADDINGTON STATION ▼



Paddington is the closest major railway station and is easily accessible by tube and rail. The Heathrow Express operates from here and Crossrail will offer only an 11-minute journey from Hanwell station to Paddington.

SELFRIDGES ▼



Occupying a prime spot on Oxford Street, London's famous department store continues to draw in the crowds, providing a showcase for the latest cutting-edge fashion, contemporary lifestyle and designer brands.

HEATHROW AIRPORT ►

Further west is London's busiest international airport providing flights to hundreds of destinations worldwide. Easily reached via the nearby Piccadilly line tube, the airport is only six stops away from Boston Manor station.



OXFORD CIRCUS ▼



Oxford Circus is London's west end shopping hub, providing a gateway to the major department stores along Oxford Street and Regent Street including Selfridges, John Lewis and Liberty.

TATE MODERN ▼

Located on London's lively Southbank, the Tate Modern is a renowned art gallery featuring the city's collection of modern and contemporary art. An awe-inspiring building in its own right, the five-storey high Turbine Hall is used to display large contemporary art installations.



COVENT GARDEN ▲

Covent Garden is unlike anywhere else in London, offering an intoxicating blend of street performers, great shopping, live music and street food all focused around its central cobblestone square. Covent Garden is also home to London's thriving theatreland.



◀ THE BRITISH MUSEUM

Dedicated to human history, art and culture, the British Museum showcases many permanent exhibits as well as one-off exhibitions.



◀ ST PAUL'S CATHEDRAL

Positioned on Ludgate Hill, the highest point of the city of London, this beautiful Baroque cathedral was designed by Sir Christopher Wren in 1673 and is the seat of the Bishop of London.



REGENT'S PARK ▲

This iconic Royal park features a boating lake, Open Air Theatre and the world-famous London Zoo.



TRAFALGAR SQUARE ▲

Nelson's Column stands at the centre of this well-known public square. The National Gallery and National Portrait Gallery are here and the Fourth Plinth in the square regularly showcases a contemporary art piece. Recent installations have included a vivid blue rooster, 'Hahn/Cock' and a horse skeleton 'Gift Horse'.

KING'S CROSS ST PANCRAS ▼



King's Cross is the biggest interchange station on the London Underground serving six lines. Eurostar operates from St Pancras with trains to France, Amsterdam and Brussels.



◀ BOND STREET

Once Crossrail launches Bond Street will be accessible in only 15 minutes, bringing its designer boutiques and luxury shopping almost to your doorstep.

Alternative buying options

Shared ownership at Aspire, St Bernard's Gate

Shared ownership offers a more affordable way for eligible buyers to get on to the property ladder. It is a part buy/part rent scheme which allows you to buy a share of a property and pay a monthly rent on the remaining share.

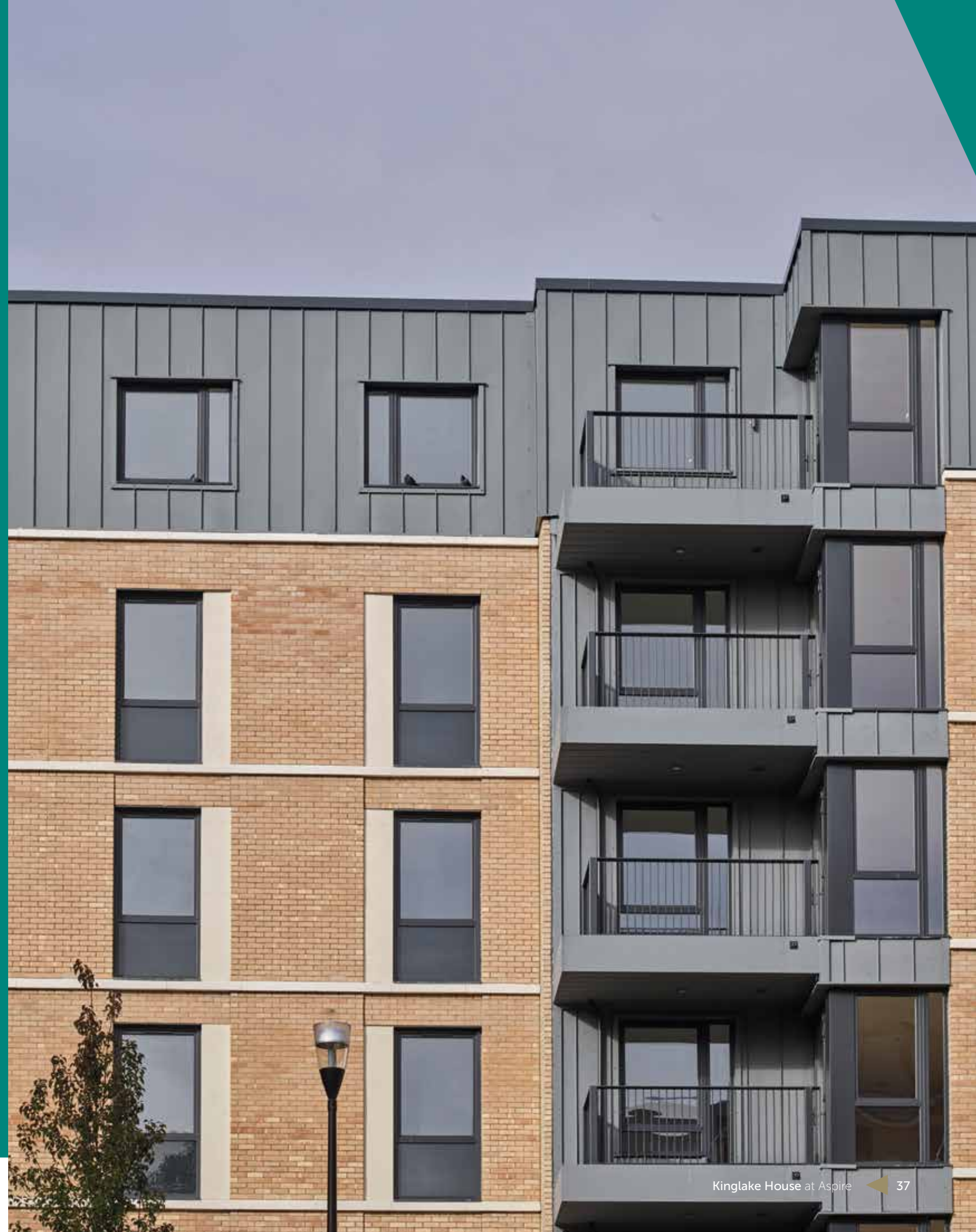
You can buy up to a 75% of the property, however a minimum percentage may apply on certain developments. The combined monthly cost of your rent and your mortgage value will usually be less than buying the property outright.



Help to Buy at Aspire, St Bernard's Gate

With a Help to Buy: Equity Loan the Government lends you up to 40% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 55% mortgage to make up the rest. You won't be charged loan fees on the 40% loan for the first five years of owning your home.

Equity loans are available to first time buyers as well as homeowners looking to move. The home you want to buy must be newly built with a price tag of up to £600,000. You won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time you buy your new home with a Help to Buy: Equity Loan.



Market sale floorplans

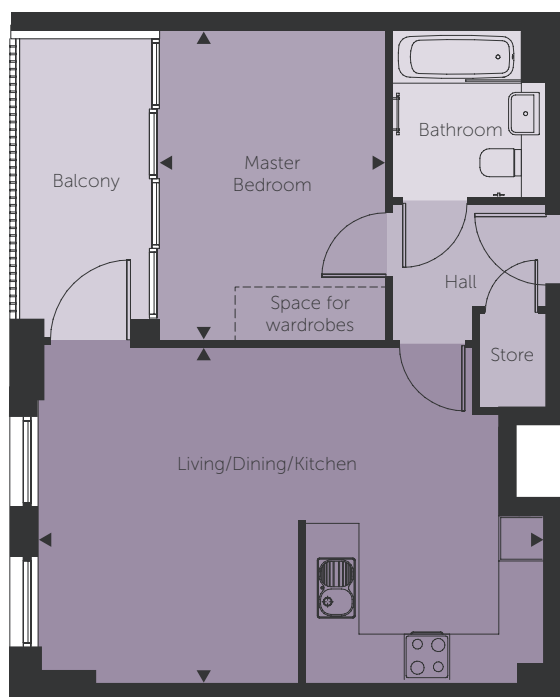


1 BEDROOM APARTMENT

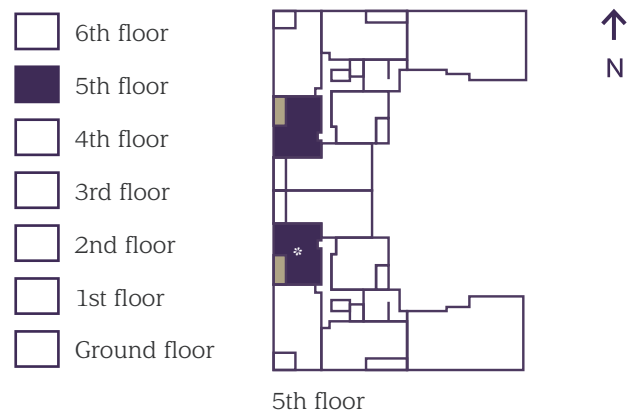
Type 1 – Units 465, 470*

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	6.09m x 4.44m	20'0" x 14'7"
MASTER BEDROOM	4.09m x 2.97m	13'5" x 9'9"
BALCONY	5.55 sq m	59.20 sq ft
GROSS INTERNAL FLOOR AREA	50.20 sq m	540.35 sq ft



LEVEL LOCATION FLOOR LOCATOR



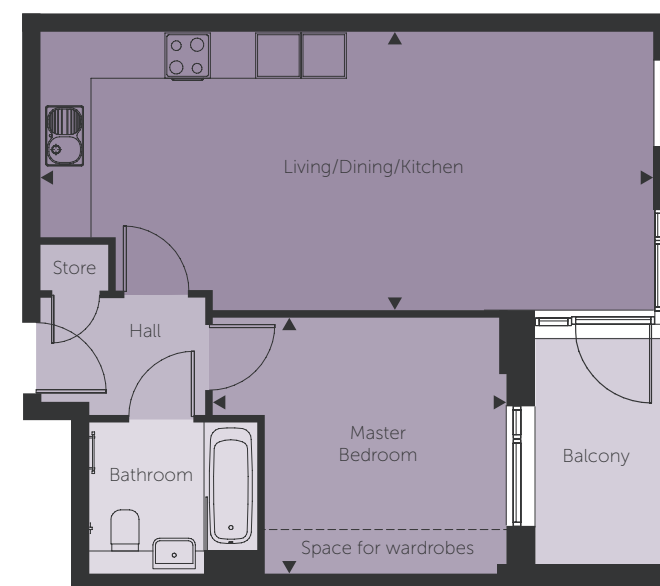
*Handed

1 BEDROOM APARTMENT

Type 2 – Units 463, 473

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	8.02m x 3.67m	26'4" x 12'0"
MASTER BEDROOM	3.39m x 3.23m	11'1" x 10'7"
BALCONY	7.03 sq m	75.67 sq ft
GROSS INTERNAL FLOOR AREA	49.90 sq m	537.60 sq ft



LEVEL LOCATION FLOOR LOCATOR



1 BEDROOM APARTMENT

Type 3 – Units 472, 480

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	7.59m x 3.77m	24'11" x 12'4"
MASTER BEDROOM	3.80m x 3.31m	12'6" x 10'10"
BALCONY	6.01 sq m	64.69 sq ft
GROSS INTERNAL FLOOR AREA	50.80 sq m	547.00 sq ft



LEVEL LOCATION FLOOR LOCATOR

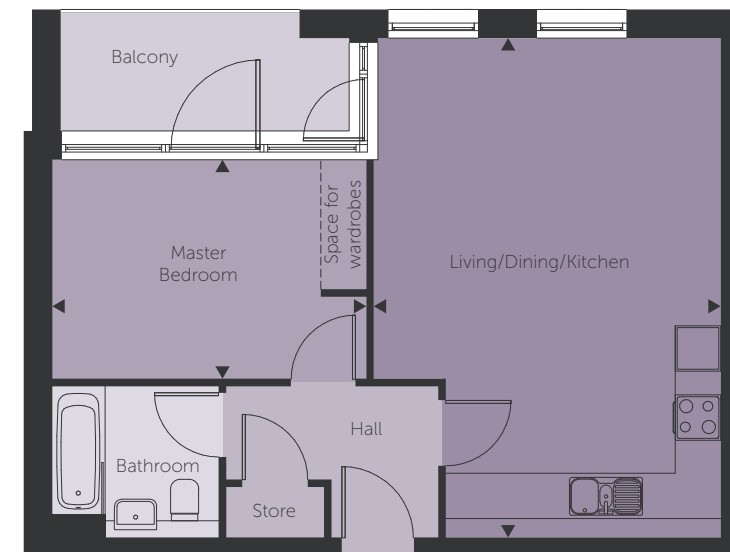


1 BEDROOM APARTMENT

Type 14 – Unit 454

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	6.36m x 4.59m	20'10" x 15'1"
MASTER BEDROOM	4.15m x 2.90m	13'7" x 9'6"
BALCONY	4.50 sq m	48.44 sq ft
GROSS INTERNAL FLOOR AREA	51.70 sq m	556.10 sq ft



LEVEL LOCATION FLOOR LOCATOR

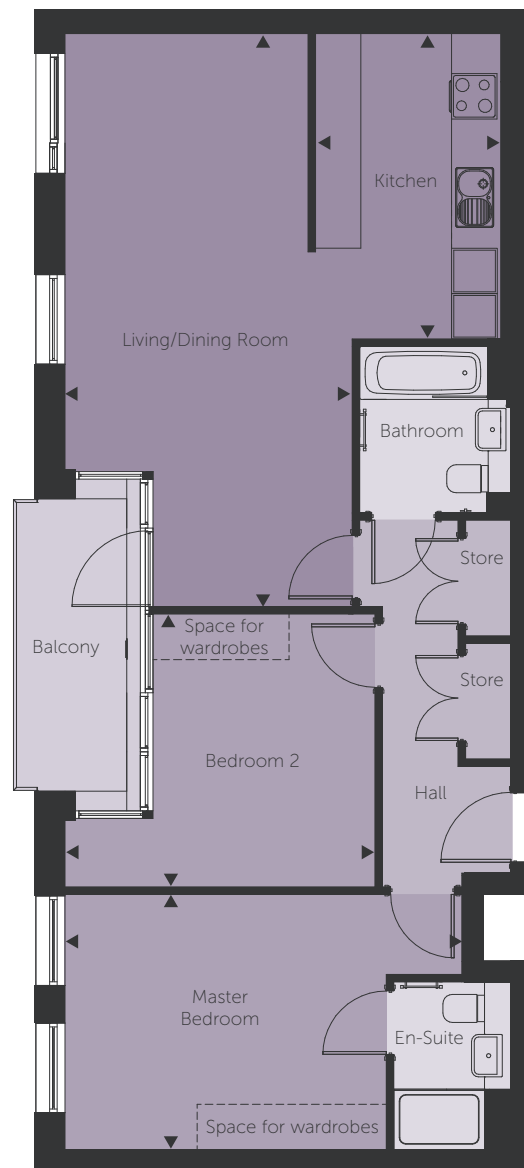


2 BEDROOM APARTMENT

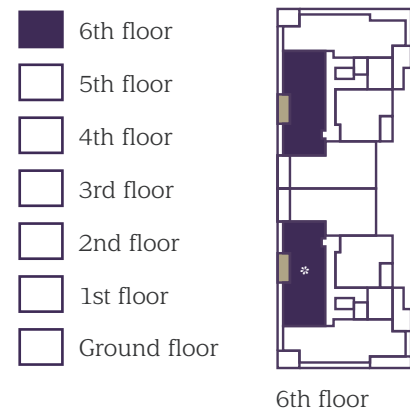
Type 6 – Units 475, 478*

KEY ROOM DIMENSIONS

KITCHEN	4.04m x 2.41m	13'3" x 7'11"
LIVING/DINING ROOM	7.58m x 3.80m	24'10" x 12'5"
MASTER BEDROOM	4.25m x 3.36m	13'11" x 11'0"
BEDROOM 2	3.61m x 2.92m	11'10" x 9'7"
BALCONY	5.80 sq m	62.43 sq ft
GROSS INTERNAL FLOOR AREA	80.70 sq m	868.65 sq ft



LEVEL LOCATION FLOOR LOCATOR



6th floor

*Handed

2 BEDROOM APARTMENT

Type 7 – Units 476, 477*

KEY ROOM DIMENSIONS

KITCHEN	2.67m x 2.32m	8'9" x 7'7"
LIVING/DINING ROOM	5.56m x 5.05m	18'3" x 16'7"
MASTER BEDROOM	5.58m x 5.05m	18'4" x 16'7"
BEDROOM 2	4.43m x 2.67m	14'6" x 8'9"
BALCONY 1	12.40 sq m	133.47 sq ft
BALCONY 2	13.80 sq m	148.54 sq ft
GROSS INTERNAL FLOOR AREA	84.30 sq m	907.50 sq ft



LEVEL LOCATION FLOOR LOCATOR



6th floor

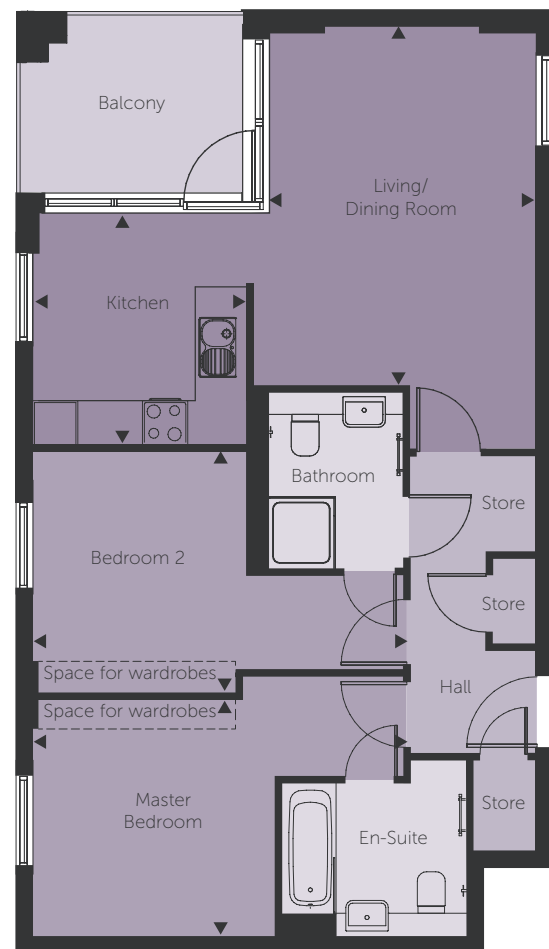
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2 BEDROOM APARTMENT

Type 10 – Units 466, 469*

KEY ROOM DIMENSIONS

KITCHEN	2.99m x 2.82m	9'10" x 9'3"
LIVING/DINING ROOM	4.64m x 3.49m	15'3" x 11'5"
MASTER BEDROOM	3.26m x 3.24m	10'8" x 10'7"
BEDROOM 2	3.02m x 2.82m	9'11" x 9'3"
BALCONY	5.60 sq m	60.28 sq ft
GROSS INTERNAL FLOOR AREA	70.40 sq m	757.90 sq ft



LEVEL LOCATION FLOOR LOCATOR



5th floor

*Handed

2 BEDROOM APARTMENT

Type 11 – Units 464, 471*, 474, 479*

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	5.65m x 4.46m	18'6" x 14'8"
MASTER BEDROOM	4.65m x 3.32m	15'3" x 10'11"
BEDROOM 2	3.53m x 3.20m	11'7" x 10'6"
BALCONY	6.30 sq m	67.81 sq ft
GROSS INTERNAL FLOOR AREA	70.70 sq m	761.50 sq ft



LEVEL LOCATION FLOOR LOCATOR



5th floor

6th floor

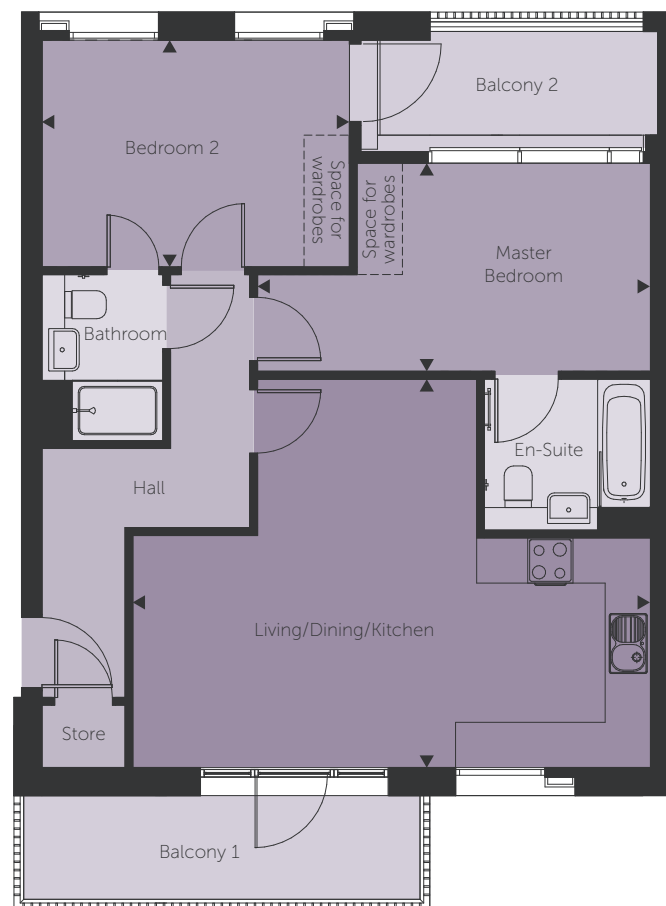
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2 BEDROOM APARTMENT

Type 16 – Unit 455

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	6.69m x 4.92m	21'11" x 16'2"
MASTER BEDROOM	3.72m x 2.81m	12'3" x 9'3"
BEDROOM 2	4.07m x 3.00m	13'4" x 9'10"
BALCONY 1	7.50 sq m	80.73 sq ft
BALCONY 2	5.07 sq m	54.57 sq ft
GROSS INTERNAL FLOOR AREA	70.60 sq m	760.10 sq ft



LEVEL LOCATION

FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



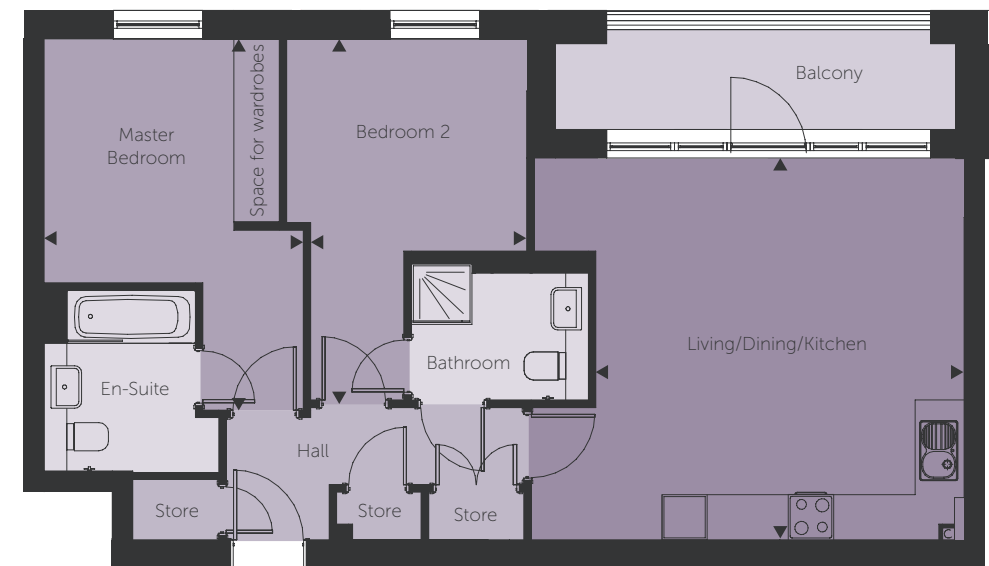
4th floor

2 BEDROOM APARTMENT

Type 18 – Units 467, 468*

KEY ROOM DIMENSIONS

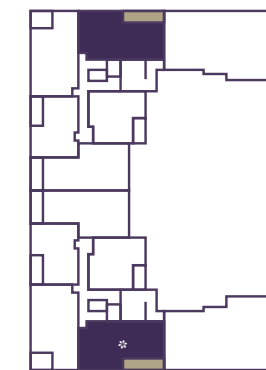
LIVING/DINING/KITCHEN	5.05m x 4.87m	16'7" x 16'0"
MASTER BEDROOM	3.23m x 3.10m	10'7" x 10'2"
BEDROOM 2	3.18m x 2.80m	10'5" x 9'2"
BALCONY	7.90 sq m	85.03 sq ft
GROSS INTERNAL FLOOR AREA	70.50 sq m	758.40 sq ft



LEVEL LOCATION

FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



5th floor

*Handed

Market sale specifications

THE STYLISHLY DESIGNED APARTMENTS ARE FINISHED TO A HIGH STANDARD WITH QUALITY FIXTURES AND FITTINGS USED THROUGHOUT. ALL PROPERTIES ARE WIRED FOR INTELLIGENT HOMES AND A VIDEO ENTRANCE PHONE SYSTEM PROVIDING ADDED SECURITY.



KITCHEN

- German made kitchens from a selected range
- Solid resin worktops from a selected range
- Undermounted sink
- Hansgrohe taps
- Caple stainless steel oven, hob and hood
- Integrated appliances including Caple dishwasher, fridge freezer and washer dryer
- Engineered wood flooring to kitchen and living areas (optional extra)



BATHROOM

- White bathroom suite from the Roca range
- Thermostatically controlled chrome Hansgrohe shower in en-suite
- Hansgrohe wall mounted taps
- Heated chrome towel rail
- Large inset mirror
- Wall and floor tiling from a selected range

INTERNAL FINISHES

- Recessed downlighters to living room, kitchen, bathrooms and hall
- Built in wardrobes to master bedroom (optional extra)
- Walls and ceilings painted in matt emulsion
- White flush doors throughout
- Brushed chrome door handles



OUTDOOR SPACE

- All properties benefit from a garden, terrace or balcony
- Bicycle and motorbike storage
- Bin stores

ELECTRICAL & IT

- Wet radiator heating system with central communal boiler
- TV and Sky point to lounge
- TV point to all bedrooms
- Telephone point to living room and master bedroom
- Video entry in entrance hall

COMMUNAL AREA

- Central communal heating system
- Undercroft and surface level parking available to purchase, including facilities for electric cars
- Lifts to all floors
- Interior designed entrance lobby
- Communal satellite dish with Sky+ provision
- Tree lined street scene

Shared ownership floorplans

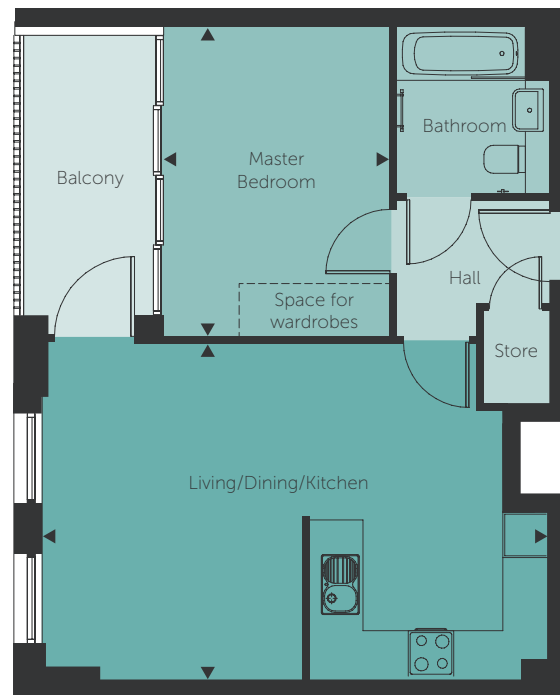


1 BEDROOM APARTMENT

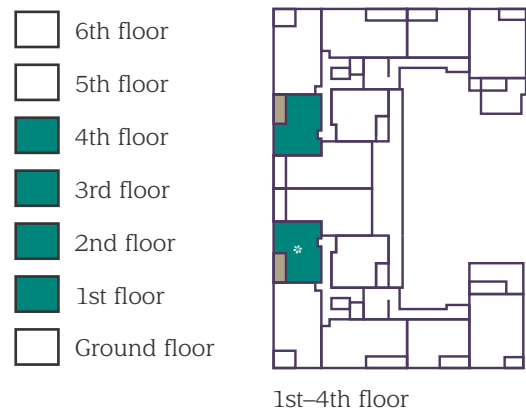
Type 1 – Units 409, 416*, 423, 430*, 437, 444*, 451, 458*

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	6.09m x 4.44m	20'0" x 14'7"
MASTER BEDROOM	4.09m x 2.97m	13'5" x 9'9"
BALCONY	5.55 sq m	59.20 sq ft
GROSS INTERNAL FLOOR AREA	50.20 sq m	540.35 sq ft



LEVEL LOCATION FLOOR LOCATOR

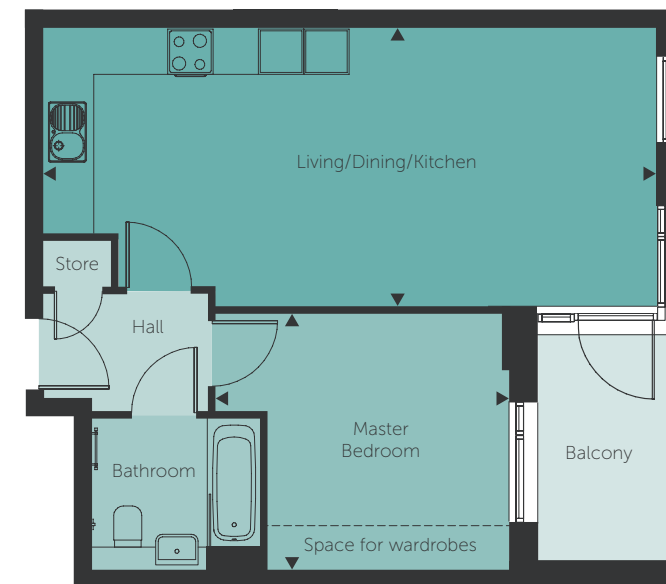


1 BEDROOM APARTMENT

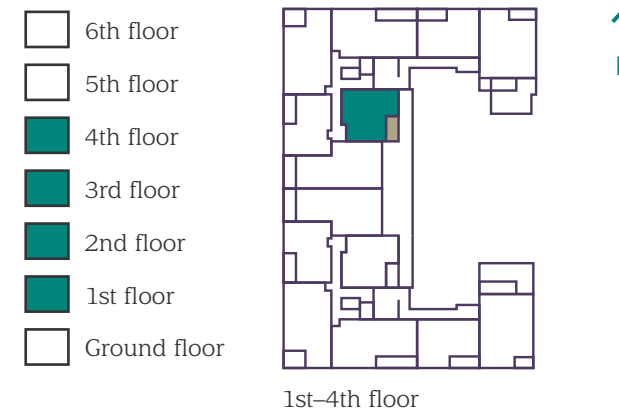
Type 2 – Units 407, 421, 435, 449

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	8.02m x 3.67m	26'4" x 12'0"
MASTER BEDROOM	3.39m x 3.23m	11'1" x 10'7"
BALCONY	7.03 sq m	75.67 sq ft
GROSS INTERNAL FLOOR AREA	49.90 sq m	537.60 sq ft



LEVEL LOCATION FLOOR LOCATOR



*Handed

1 BEDROOM APARTMENT

Type 3 – Units 418, 432, 446, 460

KEY ROOM DIMENSIONS

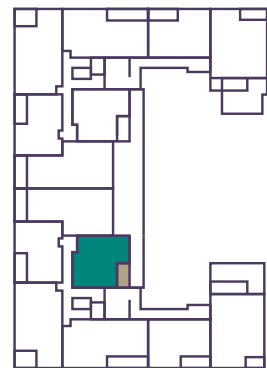
LIVING/DINING/KITCHEN	7.59m x 3.77m	24'11" x 12'4"
MASTER BEDROOM	3.80m x 3.31m	12'6" x 10'10"
BALCONY	6.01 sq m	64.69 sq ft
GROSS INTERNAL FLOOR AREA	50.80 sq m	547.00 sq ft



LEVEL LOCATION

FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



1st-4th floor

1 BEDROOM APARTMENT

Type 4 – Unit 401

KEY ROOM DIMENSIONS

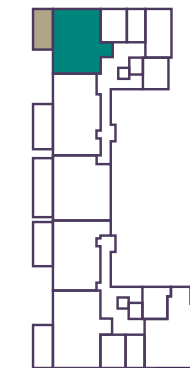
LIVING/DINING/KITCHEN	6.63m x 4.98m	21'9" x 16'4"
MASTER BEDROOM	4.34m x 3.95m	14'3" x 13'0"
TERRACE	14.80 sq m	159.31 sq ft
GROSS INTERNAL FLOOR AREA	63.20 sq m	679.80 sq ft



LEVEL LOCATION

FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



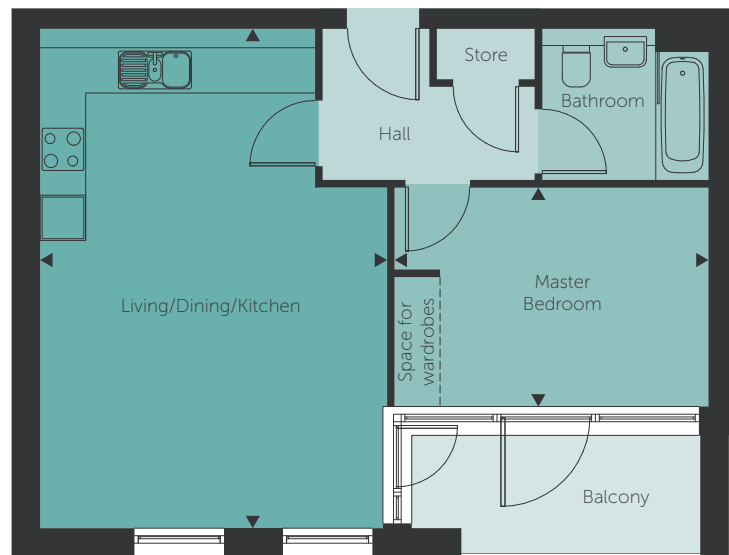
Ground floor

1 BEDROOM APARTMENT

Type 14 – Units 412*, 420, 426*, 434, 440*, 448, 462*

KEY ROOM DIMENSIONS

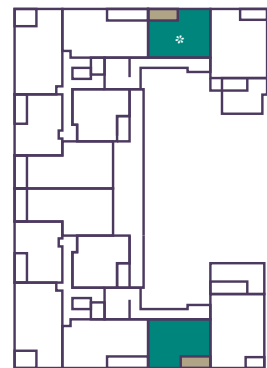
LIVING/DINING/KITCHEN	6.36m x 4.59m	20'10" x 15'1"
MASTER BEDROOM	4.15m x 2.90m	13'7" x 9'6"
BALCONY	5.38 sq m	57.91 sq ft
GROSS INTERNAL FLOOR AREA	51.70 sq m	556.49 sq ft



LEVEL LOCATION

FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



1st-4th floor



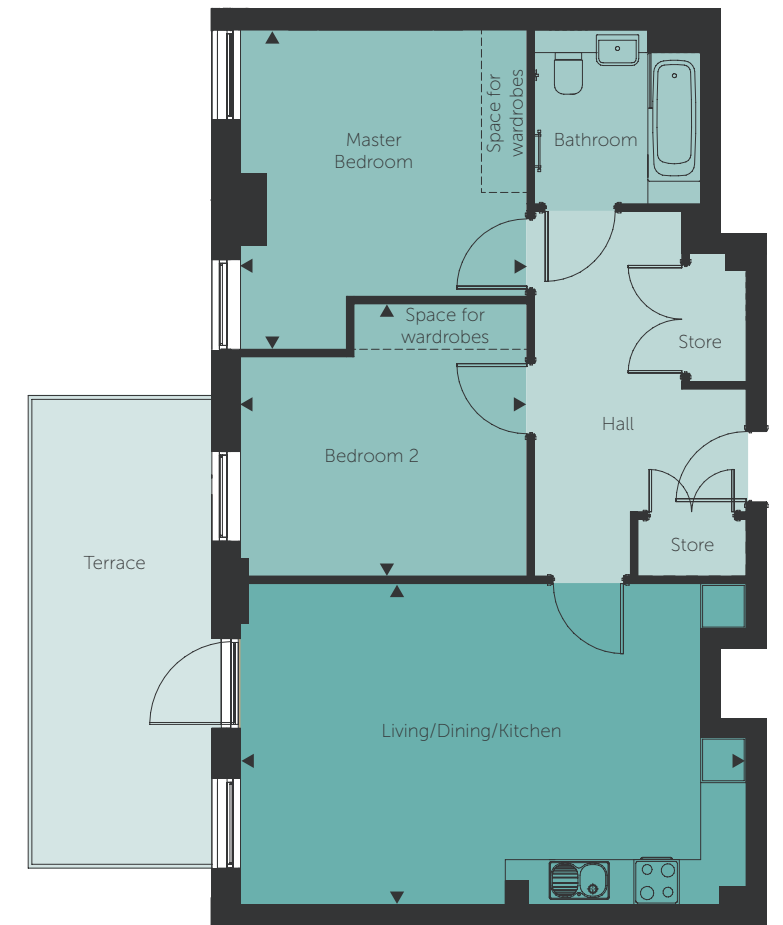
*Handed

2 BEDROOM APARTMENT

Type 8 – Unit 402

KEY ROOM DIMENSIONS

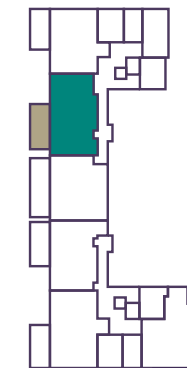
LIVING/DINING/KITCHEN	6.69m x 4.25m	21'11" x 13'11"
MASTER BEDROOM	3.79m x 3.52m	12'5" x 11'7"
BEDROOM 2	3.79m x 3.60m	12'5" x 11'10"
TERRACE	14.70 sq m	158.23 sq ft
GROSS INTERNAL FLOOR AREA	74.30 sq m	799.76 sq ft



LEVEL LOCATION

FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



Ground floor

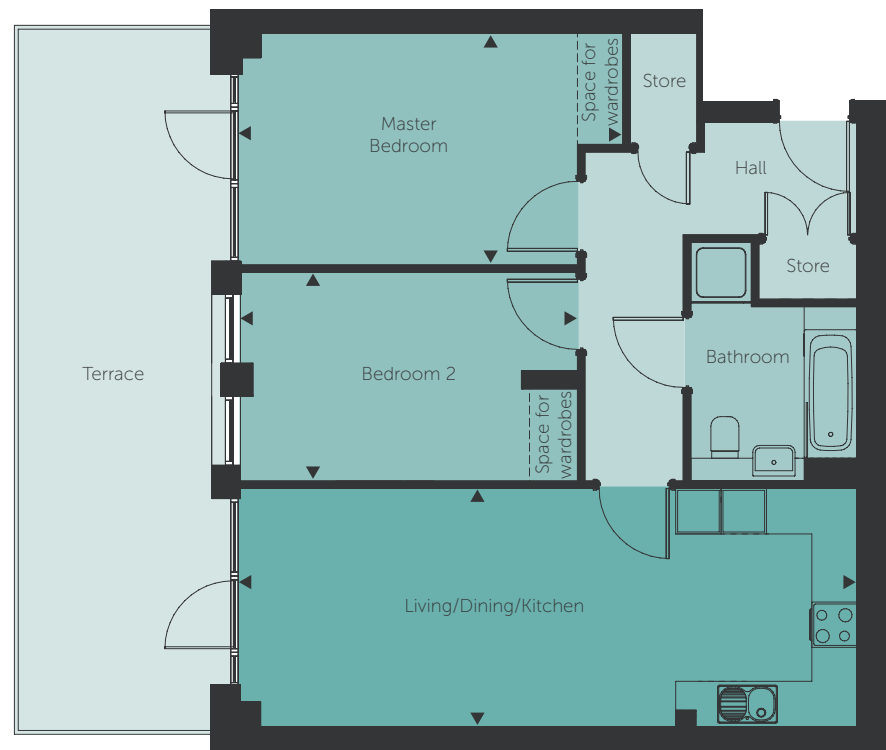


2 BEDROOM APARTMENT

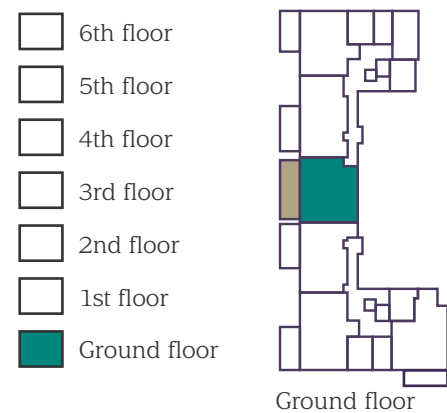
Type 9 – Unit 403

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	8.16m x 3.15m	26'9" x 10'4"
MASTER BEDROOM	5.06m x 3.12m	16'7" x 10'3"
BEDROOM 2	4.46m x 2.70m	14'7" x 8'10"
TERRACE	23.80 sq m	256.18 sq ft
GROSS INTERNAL FLOOR AREA	72.40 sq m	779.20 sq ft



LEVEL LOCATION FLOOR LOCATOR

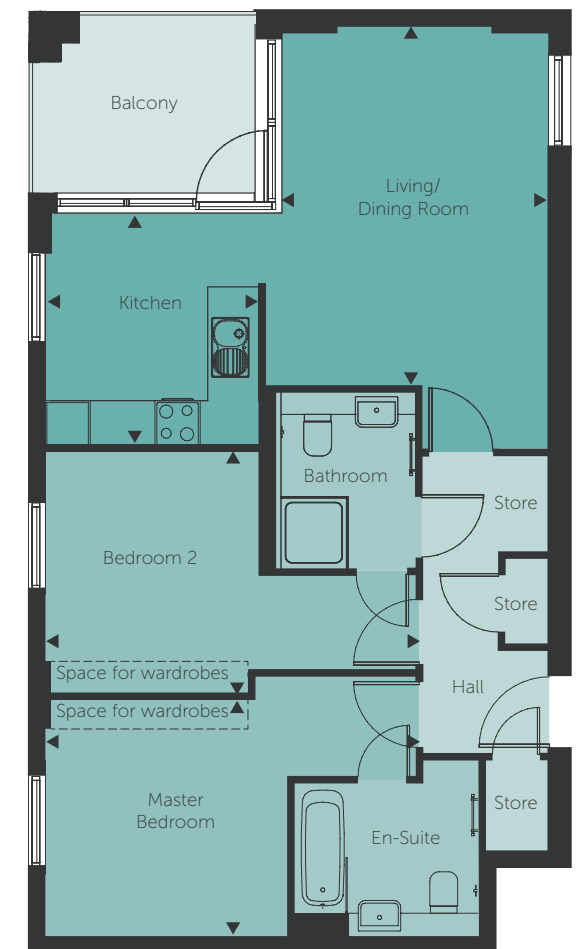


2 BEDROOM APARTMENT

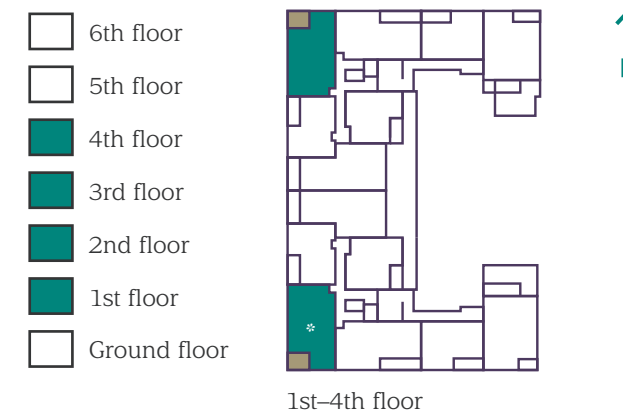
Type 10 – Units 410, 415*, 424, 429*, 438, 443*, 452, 457*

KEY ROOM DIMENSIONS

KITCHEN	2.99m x 2.82m	9'10" x 9'3"
LIVING/DINING ROOM	4.64m x 3.49m	15'3" x 11'5"
MASTER BEDROOM	3.26m x 3.24m	10'8" x 10'7"
BEDROOM 2	3.02m x 2.82m	9'11" x 9'3"
BALCONY	5.60 sq m	60.28 sq ft
GROSS INTERNAL FLOOR AREA	70.40 sq m	757.90 sq ft



LEVEL LOCATION FLOOR LOCATOR



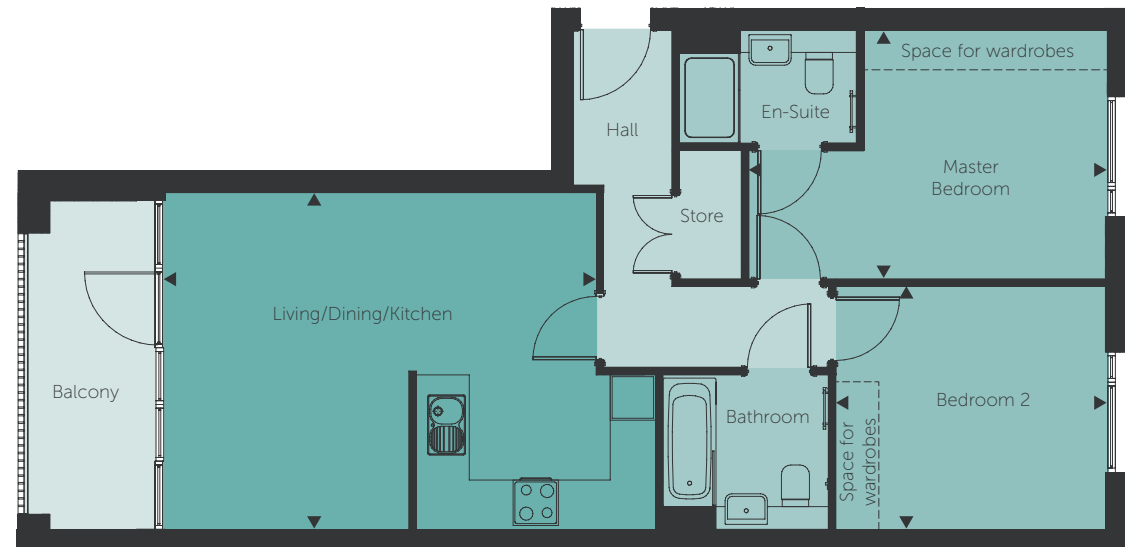
*Handed

2 BEDROOM APARTMENT

Type 11 – Units 408, 417*, 422, 431*, 436, 445*, 450, 459*

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	5.65m x 4.46m	18'6" x 14'8"
MASTER BEDROOM	4.65m x 3.32m	15'3" x 10'11"
BEDROOM 2	3.53m x 3.20m	11'7" x 10'6"
BALCONY	6.30 sq m	67.81 sq ft
GROSS INTERNAL FLOOR AREA	70.70 sq m	761.50 sq ft



LEVEL LOCATION FLOOR LOCATOR



2 BEDROOM APARTMENT

Type 12 – Unit 406

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	8.16m x 3.56m	26'9" x 11'8"
MASTER BEDROOM	3.74m x 3.63m	12'3" x 11'11"
BEDROOM 2	3.74m x 2.41m	12'3" x 7'11"
TERRACE	21.00 sq m	226.04 sq ft
GROSS INTERNAL FLOOR AREA	66.70 sq m	717.80 sq ft



LEVEL LOCATION FLOOR LOCATOR



*Handed

2 BEDROOM APARTMENT

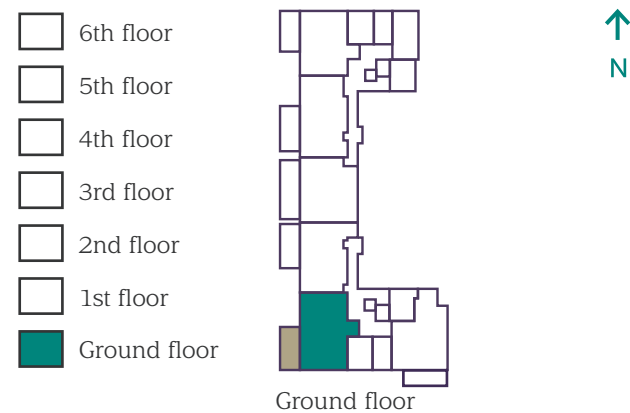
Type 13 – Unit 405

KEY ROOM DIMENSIONS

LIVING/DINING/KITCHEN	6.64m x 3.22m	21'9" x 10'7"
MASTER BEDROOM	4.53m x 4.35m	14'11" x 14'3"
BEDROOM 2	3.75m x 2.83m	12'4" x 9'3"
TERRACE	15.70 sq m	168.99 sq ft
GROSS INTERNAL FLOOR AREA	75.20 sq m	809.80 sq ft



LEVEL LOCATION FLOOR LOCATOR



2 BEDROOM APARTMENT

Type 15 – Unit 404

KEY ROOM DIMENSIONS

KITCHEN	2.96m x 2.47m	9'9" x 8'1"
LIVING/DINING ROOM	6.40m x 2.71m	21'0" x 8'11"
MASTER BEDROOM	4.48m x 3.00m	14'8" x 9'10"
BEDROOM 2	4.48m x 1.88m	14'8" x 6'2"
TERRACE	11.16 sq m	120.13 sq ft
GROSS INTERNAL FLOOR AREA	68.3 sq m	734.7 sq ft



LEVEL LOCATION FLOOR LOCATOR

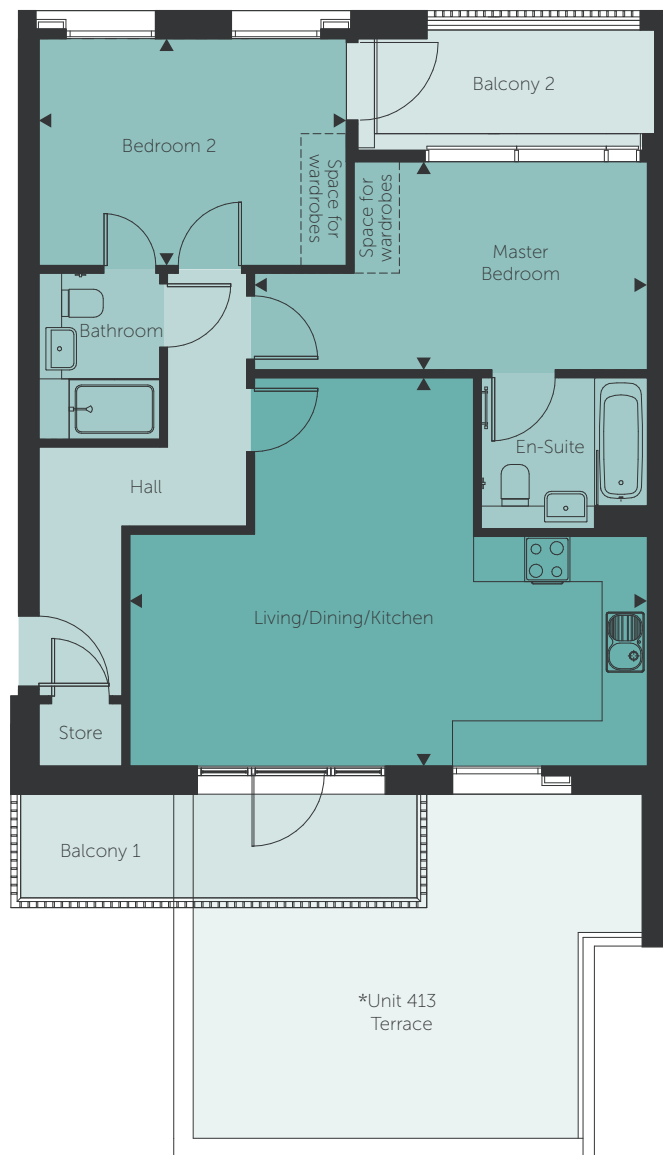


2 BEDROOM APARTMENT

Type 16 – Units 413*, 427, 441

KEY ROOM DIMENSIONS

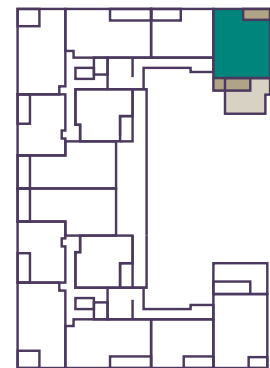
LIVING/DINING/KITCHEN	6.69m x 4.92m	21'11" x 16'2"
MASTER BEDROOM	3.72m x 2.81m	12'3" x 9'3"
BEDROOM 2	4.07m x 3.00m	13'4" x 9'10"
BALCONY 1	7.50 sq m	80.73 sq ft
BALCONY 2	5.07 sq m	54.57 sq ft
TERRACE UNIT 413	24.31 sq m	261.67 sq ft
GROSS INTERNAL FLOOR AREA	70.60 sq m	760.10 sq ft



LEVEL LOCATION

FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



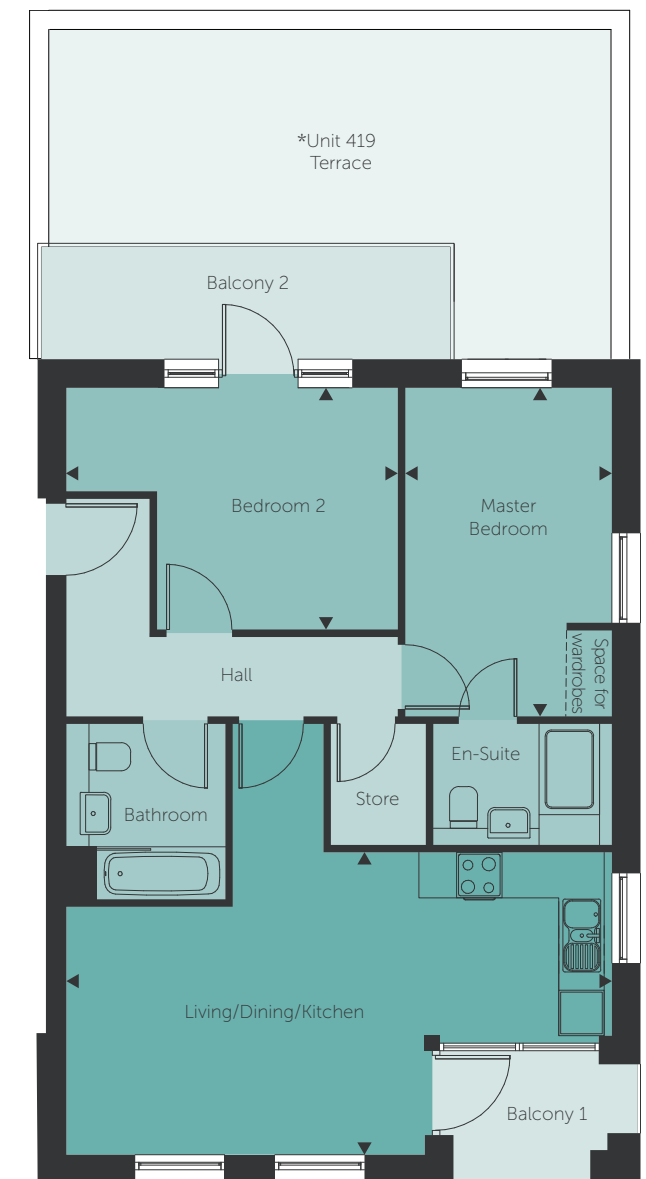
1st-3rd floor

2 BEDROOM APARTMENT

Type 17 – Units 419*, 433, 447, 461

KEY ROOM DIMENSIONS

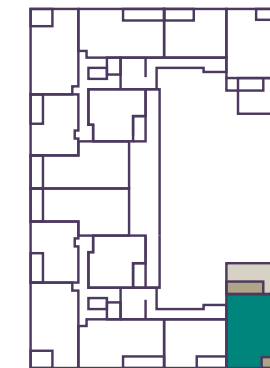
LIVING/DINING/KITCHEN	7.22m x 4.00m	23'8" x 13'1"
MASTER BEDROOM	4.35m x 2.73m	14'3" x 9'0"
BEDROOM 2	4.38m x 3.20m	14'5" x 10'6"
BALCONY 1	2.31 sq m	24.86 sq ft
BALCONY 2	8.49 sq m	91.39 sq ft
TERRACE UNIT 419	31.34 sq m	337.34 sq ft
GROSS INTERNAL FLOOR AREA	70.00 sq m	753.40 sq ft



LEVEL LOCATION

FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



1st-4th floor

2 BEDROOM APARTMENT

Type 18 – Units 411, 414*, 425, 428*, 439, 442*, 453, 456*

KEY ROOM DIMENSIONS

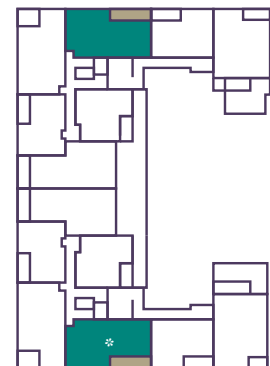
LIVING/DINING/KITCHEN	5.05m x 4.87m	16'7" x 16'0"
MASTER BEDROOM	3.23m x 3.10m	10'7" x 10'2"
BEDROOM 2	3.18m x 2.80m	10'5" x 9'2"
BALCONY	7.90 sq m	85.03 sq ft
GROSS INTERNAL FLOOR AREA	70.50 sq m	758.40 sq ft



LEVEL LOCATION

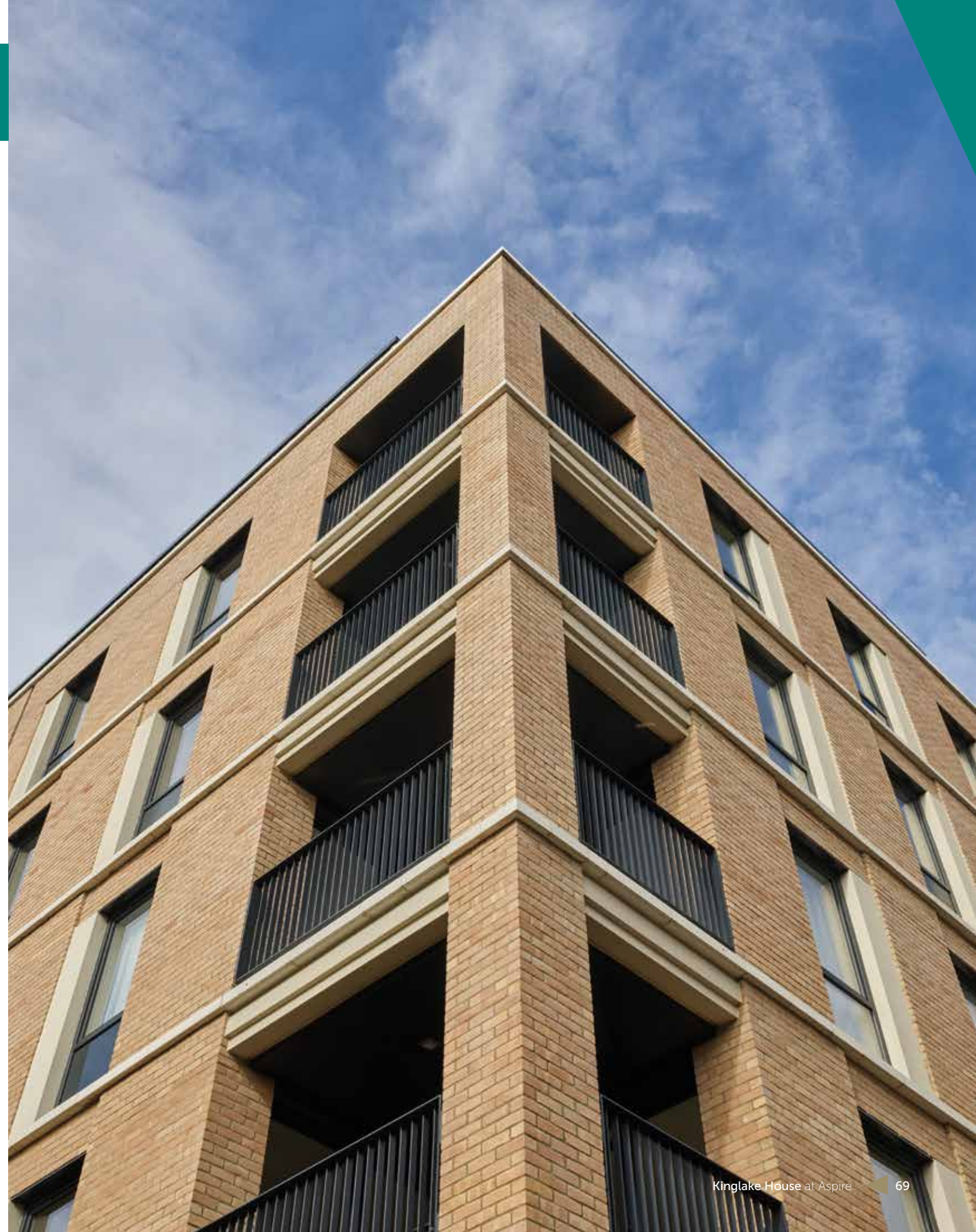
FLOOR LOCATOR

- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- Ground floor



1st-4th floor

*Handed



Shared ownership specifications

THE STYLISHLY DESIGNED APARTMENTS ARE FINISHED TO A HIGH STANDARD WITH QUALITY FIXTURES AND FITTINGS USED THROUGHOUT. ALL PROPERTIES ARE WIRED FOR INTELLIGENT HOMES AND A VIDEO ENTRANCE PHONE SYSTEM PROVIDING ADDED SECURITY.



KITCHEN

- German made kitchens from a selected range
- Laminated worktops and upstands from a selected range
- Stainless steel sink
- Hansgrohe taps
- Caple stainless steel oven, hob and hood
- Integrated appliances including Caple dishwasher, fridge freezer and washer dryer
- Engineered wood flooring to kitchen and living areas (optional extra)



BATHROOM

- White bathroom suite from the Roca range
- Thermostatically controlled chrome Hansgrohe shower in en-suite
- Hansgrohe wall mounted taps
- Heated chrome towel rail
- Large inset mirror
- Wall and floor tiling from a selected range

INTERNAL FINISHES

- Recessed downlighters to living room, kitchen, bathrooms and hall
- Built in wardrobes to master bedroom (optional extra)
- Walls and ceilings painted in matt emulsion
- White flush doors throughout
- Brushed chrome door handles



OUTDOOR SPACE

- All properties benefit from a garden, terrace or balcony
- Bicycle and motorbike storage
- Bin stores

ELECTRICAL & IT

- Wet radiator heating system with central communal boiler
- TV and Sky point to lounge
- TV point to all bedrooms
- Telephone point to living room and master bedroom
- Video entry in entrance hall

COMMUNAL AREA

- Central communal heating system
- Undercroft and surface level parking available to purchase, including facilities for electric cars
- Lifts to all floors
- Interior designed entrance lobby
- Communal satellite dish with Sky+ provision
- Tree lined street scene



A BIT ABOUT US

We are one of the UK's leading housing associations, a member of the G15 Group, with over 21,000 homes in London and the South East. With a history of developing new homes stretching back over 50 years we know what makes London and the places within it tick.

ETHOS

It is not the homes we build but the spaces we create. Space is where we live, where we meet, socialise, do business, where neighbourhoods are born. Space can have shape, feel and beauty, becoming tangible and real. We create that space.

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2. Images etc: Some images of the properties within this brochure are artist's impressions and do not represent the exact look and feel of the development. The actual results may therefore vary from the images shown in this publication. Areas, measurements and distances given are approximate only. Kitchen and bathroom layouts are indicative only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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