

*375 Kensington High Street*  
LONDON

BRIDGEMAN HOUSE  
APARTMENTS AND PENTHOUSES



**St Edward**

Designed for life

A Joint Venture company owned by the  
Prudential & Berkeley

*375 Kensington High Street*  
LONDON

LONDON'S MOST SOUGHT AFTER  
NEW ADDRESS



Computer Generated Image of 375 Kensington High Street is indicative only.

*375 Kensington High Street*



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# A WORLD CLASS CAPITAL



LONDON IS A COSMOPOLITAN CITY WITH UNRIVALLED HERITAGE, CULTURE AND WEALTH.

As a world leader in finance, business, fashion, sport and the arts, London has no equal. Its buildings are world famous, its history and pageantry spectacular, its personalities known to all.

Today, more than ever, London's entrepreneurial spirit attracts influence and wealth, making it an

essential destination for anyone leading a high profile, international lifestyle.

375 Kensington High Street is the address that puts every aspect of this fascinating and exciting city at your fingertips. All London life can be enjoyed from this prestigious address.

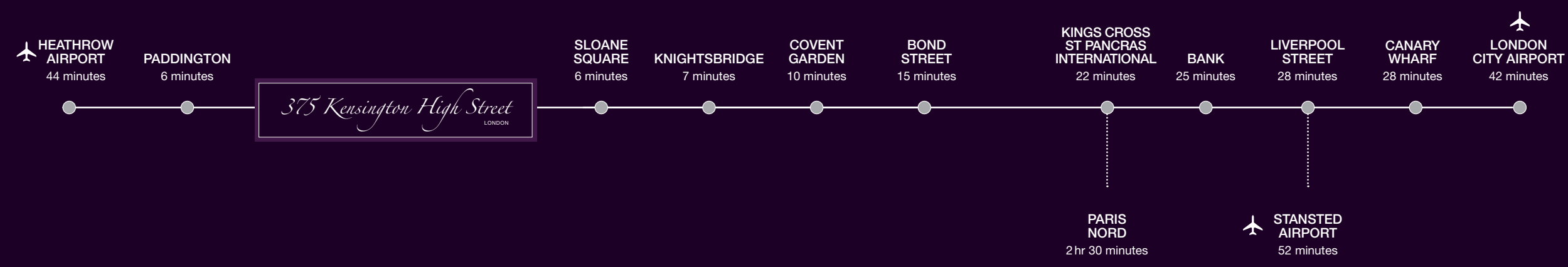
*375 Kensington High Street*



St Pancras International



# NATIONAL AND INTERNATIONAL CONNECTIONS



375 Kensington High Street's location in the heart of London means you have excellent transport links worldwide. Its international and national connections by air, road and rail are ideal whether you travel overseas regularly or simply want to establish a convenient London base.

High Street Kensington Underground station is a short walk away. From here, it is just a few stations to key London locations and there are connections to anywhere in the world from Heathrow, Gatwick and London City Airports and St Pancras International station.



*375 Kensington High Street*  
LONDON

# THE VERY BEST THAT LONDON HAS TO OFFER

- |                                       |  |   |
|---------------------------------------|--|---|
| 1. Bond Street, 3.6 miles             | 11. Regents Park and Zoo, 4.1 miles                              | 20. The City, 5.6 miles                   |
| 2. Buckingham Palace, 3.1 miles       | 12. Royal Albert Hall, 1.4 miles                                 | 21. The London Eye, 4.3 miles             |
| 3. Canary Wharf, 9.4 miles            | 13. Royal Festival Hall, 4.5 miles                               | 22. Tower of London, 7.3 miles            |
| 4. Harrods, 3.3 miles                 | 14. Selfridges, 3.4 miles  | 23. Victoria and Albert Museum, 1.6 miles |
| 5. Harvey Nichols, 2.1 miles          | 15. Sloane Street, 2.5 miles                                     | 24. Westfield Shopping Centre, 1.7 miles  |
| 6. Houses of Parliament, 3.9 miles    | 16. St Pancras International for Eurostar connections, 4.6 miles | 25. Westminster Abbey, 3.8 miles          |
| 7. M4 to Heathrow, 13.3 miles         | 17. St Paul's Cathedral, 5.1 miles                               |   |
| 8. National Gallery, 3.8 miles        | 18. Tate Britain, 4 miles  |   |
| 9. National Theatre, 4.7 miles        | 19. Tate Modern, 5.2 miles                                       |   |
| 10. Natural History Museum, 1.5 miles |  |   |

Map is not to scale and is indicative only. Distances are approximate only.



# THE CENTRE OF FASHION

London is at the heart of the fashionable world, and living in Kensington means you are in the perfect location to sample it all.

You can indulge in luxury shopping at Harrods, Harvey Nichols and the couture boutiques of Sloane Street, or seek out unique treasures in the many galleries and antique shops.

In and around Kensington you will also find some of London's most fashionable restaurants and bars, many located around Brompton Cross, the King's Road and Fulham Road.

Although it has a central London location, 375 Kensington High Street is conveniently located to benefit from the beautiful green open spaces of Kensington Gardens, Holland Park and Hyde Park.







Kensington Gardens



The Victoria and Albert Museum



Kensington Palace

# HERITAGE CITY



The Royal Albert Hall

London's colourful history and Royal connections draw visitors from all over the world. Some of its most revered cultural attractions are close to 375 Kensington High Street, such as the Royal Albert Hall, the Victoria and Albert Museum and Kensington Palace.

Tradition and pageantry are part of every London day, yet there is always something new to discover in the fields of art, music, theatre and architecture. No other city has London's rich variety of choice.



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# WELCOME TO 375 KENSINGTON HIGH STREET

St Edward has selected one of London's most prestigious locations for this most exclusive collection of apartments and penthouses. The High Street location could not be more convenient, with a plethora of shops, cafés, supermarkets, banks and other outlets within just a short stroll.

Within this privileged environment, discerning purchasers will find everything they require to enhance their lifestyles. Each home is graced by a luxurious specification, setting 375 Kensington High Street above all others, when it comes to London living.

# BRIDGEMAN HOUSE

Bridgeman House is part of the ongoing success story of 375 Kensington High Street, which offers discerning buyers some of the best addressed, finest new apartments and penthouses in London.

Make your selection from a range of spacious, well planned and carefully designed 1, 2 and 3 bedroom apartments and penthouses, the majority with their own terrace or sky garden.



Computer Generated Image of 375 Kensington High Street is indicative only.

375 Kensington High Street



Site plan is not to scale and is indicative only

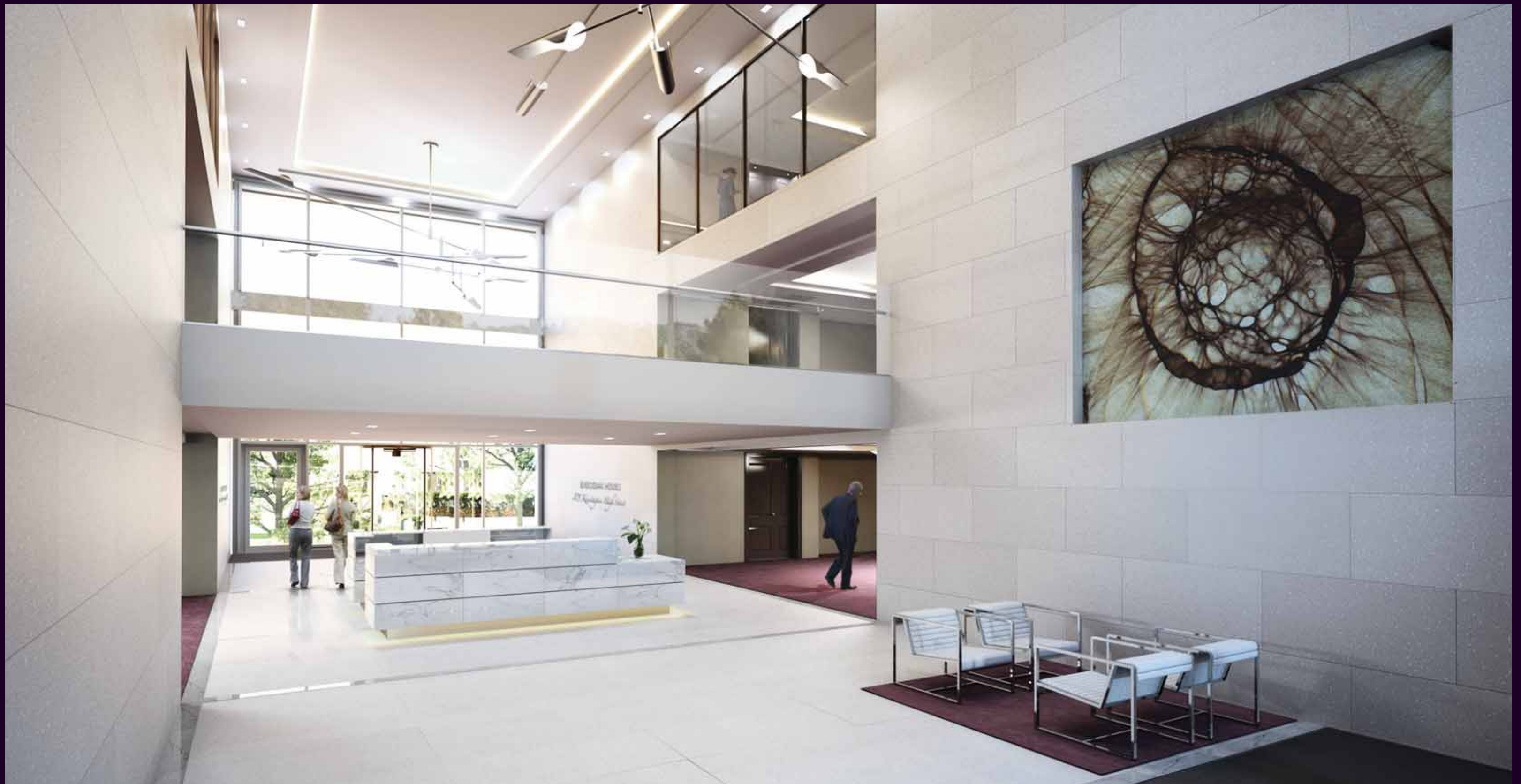
# A GARDEN IN THE CITY

Between the houses of 375 Kensington High Street nestles a secluded courtyard garden. Inspired by the traditional London square, it is a rare oasis of tranquillity,

landscaped with mature trees, hedges and water features. The courtyard is professionally tended, to look its best all year through.



Computer Generated Image of 375 Kensington High Street is indicative only.



# WELL APPOINTED

The main entrance lobby at Bridgeman House makes an impressive statement. Residents and visitors enter via revolving glass entrance doors, and are presented with a feature wall and dramatic staircase. There is a comfortable seating area, and passenger lifts serve all floors including the car park from the double height atrium areas beyond.

A Harrods Estates concierge is on duty around the clock, ensconced behind a bespoke marble desk in the lobby.



## FIVE STAR SERVICE

High pressure London life requires practical issues to be handled on a daily basis and at 375 Kensington High Street they are the responsibility of the concierge.

Impeccably trained by Harrods Estates, the concierge is on duty 24 hours a day in the main entrance to anticipate and attend to domestic needs

such as arranging dry cleaning and laundry services, booking tickets and transport as well as taking in deliveries. Harrods' concierges are professional, the epitome of professionalism: exactly what residents at 375 Kensington High Street should expect.





# BESPOKE FACILITIES

Make the most of your valuable spare time in the exclusive leisure suite at 375 Kensington High Street, where you can enjoy the private cinema, bespoke swimming pool, fitness studio with facilities for personal training, the sauna, spa, showers and changing rooms.

You can also keep in touch with international contacts in the business suite, which is equipped with digital communications technology, and is open round the clock.





# STATE OF THE ART INTERIORS

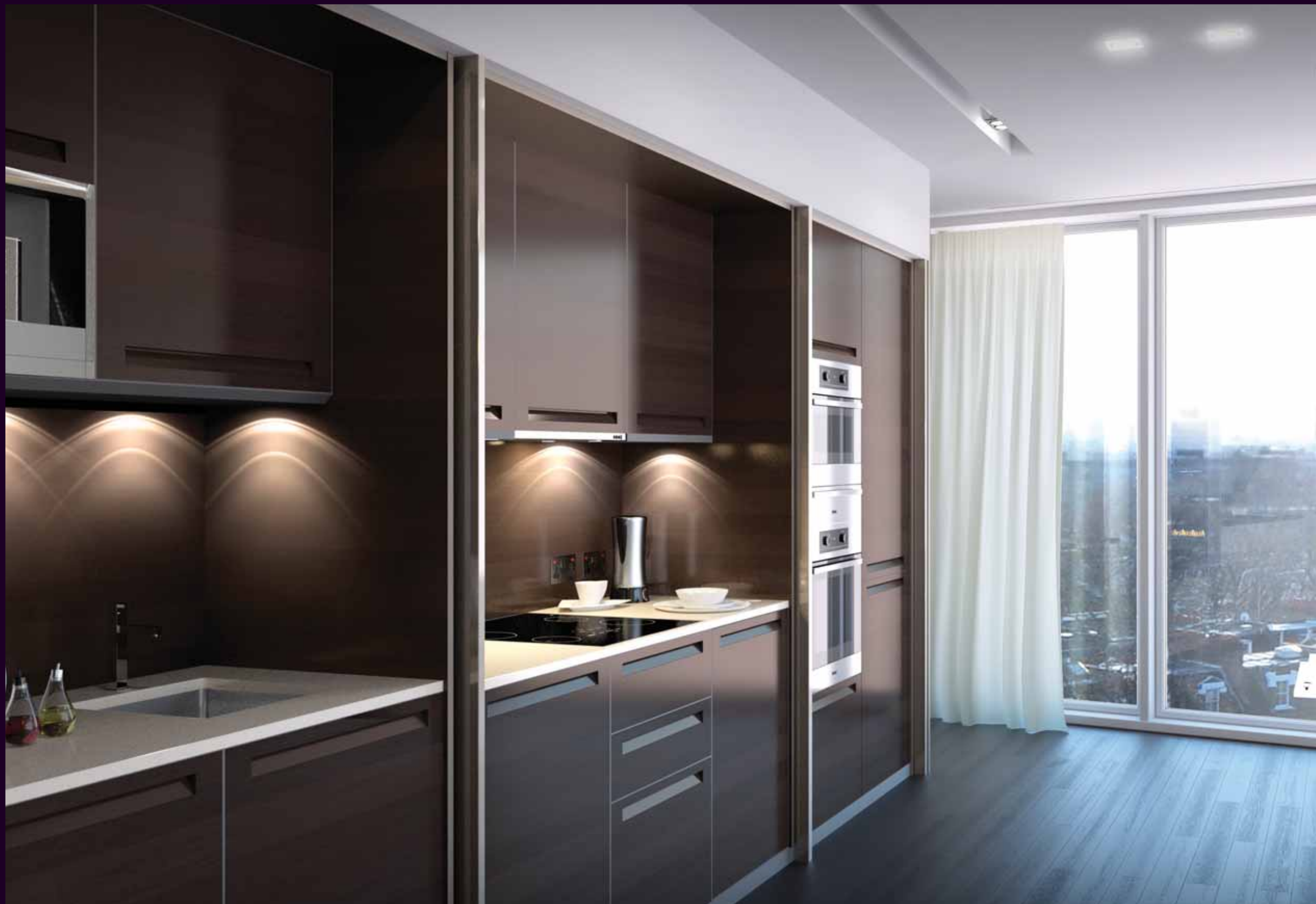
Every apartment and penthouse at 375 Kensington High Street showcases the flair of interior designers and skilled craftsmen.

A theme of tasteful opulence runs throughout, with bespoke details everywhere. Polished nickel and leather door furniture, engineered veneer internal doors, composite stone floor finishes with contrasting marble

borders in the hallways, and bespoke fitted or walk-in wardrobes are just some of the luxurious touches.

Technological refinements include underfloor heating, comfort cooling and heating to selected areas, and wiring for a whole-house integrated media system, incorporating IT, audio, visual and lighting.





# BEAUTIFUL AND FUNCTIONAL

A kitchen should be an inspiring living space, just as any other room and at 375 Kensington High Street the kitchens are the ultimate expression of form allied to function.

Each is individually planned as an efficient and practical workspace, with maximum visual appeal from a choice of high gloss lacquer and timber

veneer cabinets, composite stone work surfaces and engineered timber floor finishes. A host of integrated and stainless steel kitchen appliances by Miele meets every requirement whether you are cooking for two or hosting an intimate dinner party.



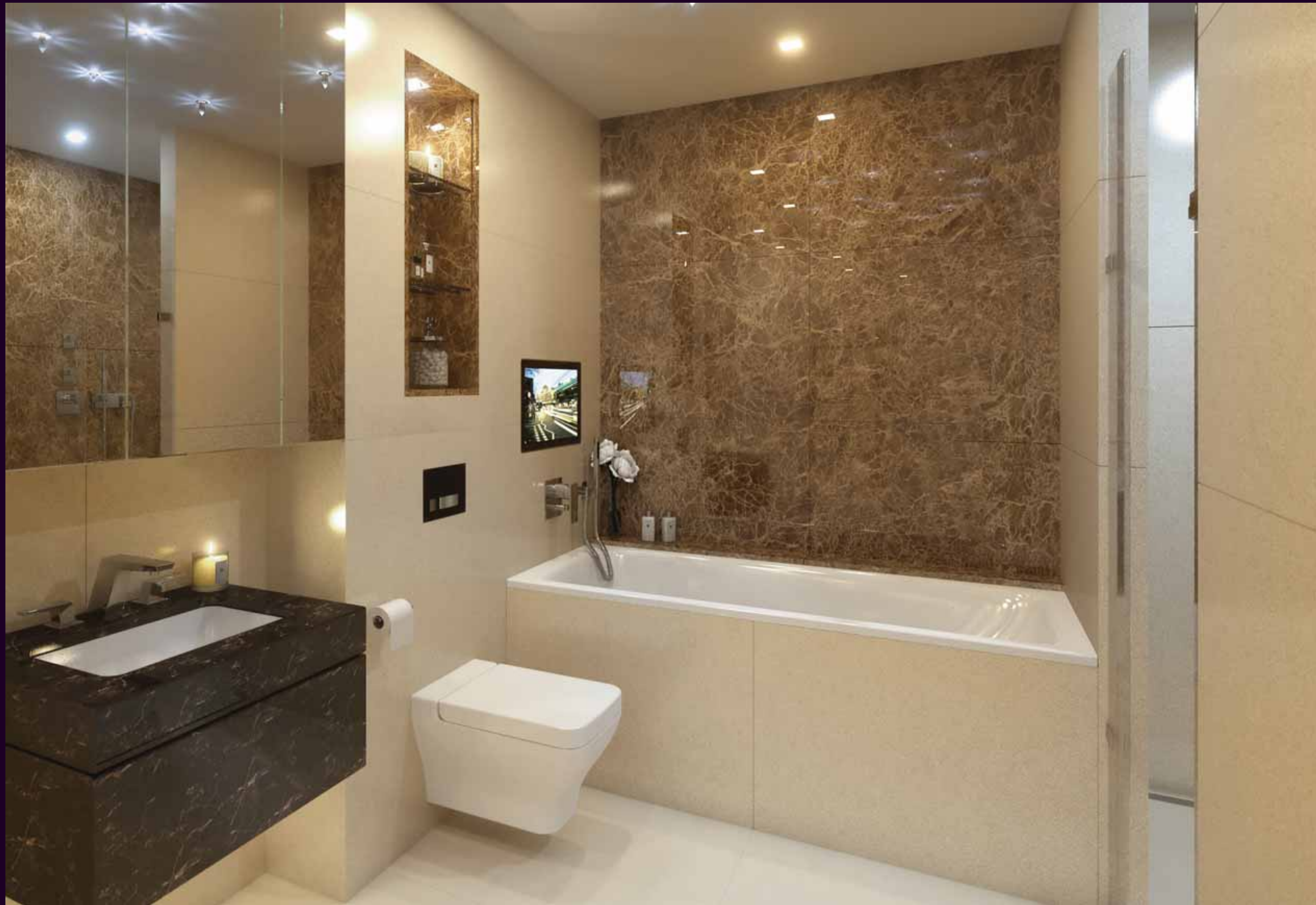
## WHERE ELEGANCE AND STYLE MEET

At 375 Kensington High Street, your master bedroom suite offers the ultimate in luxurious, personal space.

Only the finest materials have been used in creating this most private of rooms, which combines areas for sleeping, dressing and bathing. Your storage requirements are met by the bespoke fitted or walk-in wardrobes,

which have a veneer finish and integrated lighting. Soft woolen carpet provides the luxury touch underfoot.

With comfort cooling and heating, and wiring for an integrated media system, you can ensure your bedroom has precisely the ambience you require for every night's sleep.



# BATHED IN STYLE

The bathrooms and en suites of 375 Kensington High Street take luxury to fabulous new heights. Villeroy & Boch sanitaryware, Dornbracht chrome fittings, bespoke marble vanity units and underfloor heating are just some of the special features. Glittering Swarovski crystal

lighting and LCD televisions, to master and en suite bathrooms, a combination of marble and composite stone tiling complete the truly luxurious surroundings.



## SPECIFICATION

### KITCHENS

- Individually designed layouts
- Composite stone / granite worktops (options available - subject to cut-off dates)
- Stainless steel single or 1½ bowl undermount sink and stainless steel mixer tap
- High gloss lacquered and veneered finishes to cabinets with recessed handles (options available - subject to cut-off dates)
- Pull-out pan and racked storage units to selected apartments where appropriate
- Recessed feature low voltage downlights and recessed LED lights to wall units
- Concealed multi-gang appliance panel and polished nickel socket outlets above work surfaces where appropriate
- Engineered timber floor finishes (options available - subject to cut-off dates)
- Miele inset touch control induction hob
- Re-circulating integrated extractor or variable height stainless steel island extractor where appropriate
- Miele stainless steel multi-function single oven
- Miele stainless steel combination microwave oven
- Miele built in stainless steel warming drawer
- Miele built in stainless steel coffee machine to selected apartments
- Miele integrated fridge / freezer to selected apartments
- Miele integrated tall larder fridge to selected apartments
- Miele integrated tall freezer to selected apartments
- Miele built in wine cooler to selected apartments
- Miele integrated multi-function dishwasher
- Integrated washer / dryer within kitchens where appropriate or free-standing model within vented utility cupboard
- Space saving recycling bins

### BATHROOMS

- Bette single or double ended white bath with tiled bath panel (to suit situation)
- Square wall mounted shower head above bath in selected locations
- Dornbracht complete hand shower set to baths
- Dornbracht mixer / diverter to baths
- Bespoke marble vanity unit with Dornbracht deck or wall mounted basin mixer to suit situation
- Villeroy & Boch white wall mounted WC pan with soft close seat / cover and concealed cistern with bespoke dual-flush plate
- Flush floor 'wet room' shower area to bathrooms / shower rooms where indicated with frameless glass shower panel or doors to suit situation
- Dornbracht thermostatic mixer / diverter to showers

- Dornbracht complete hand shower set and square wall mounted shower head to shower areas
- LCD television provided above bath to master en-suite bathrooms
- Polished chrome finish ladder style thermostatically controlled heated towel rail to all bathrooms / shower rooms / WCs
- Large format marble / composite stone wall finishes to selected walls (options available - subject to cut-off dates)
- Large format marble / composite stone floor finishes (options available - subject to cut-off dates)
- Fixed mirror and shaver socket above basins to selected bathrooms / shower rooms / WCs
- Mirrored cabinet with shelving, shaver socket and concealed lighting to selected bathrooms / shower rooms / WCs
- MVHR extract ventilation to outside
- Recessed low voltage downlights to bathrooms / shower rooms / WCs
- Accessories include toilet roll holder and soap dish holder to shower areas (in selected locations)

### ELECTRICAL FITTINGS

- Recessed architrave LED downlights to apartment entrance doors
- Feature ceiling coffers with concealed lighting in selected locations
- Recessed low voltage downlighters throughout
- Feature Swarovski Crystal Sky LED lighting to master bathrooms
- Ambient lighting on PIR to bathrooms / shower rooms where applicable
- Automatic lighting to utilities / services / coats cupboards
- 5 amp lighting circuit to reception rooms and bedrooms
- Television (terrestrial and Sky+) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for whole house integrated media system incorporating IT, audio / visual and lighting
- Pre-wired for sound
- Polished nickel power sockets and light switches
- Dimmer light controls where applicable (rocker switches where energy efficient lights used)
- Pre-wired for future automated curtains / blinds

### HEATING/COOLING

- Heating and hot water from communal system with metered water / electric supply to all apartments
- Underfloor heating to hallways / bathrooms / shower rooms / WCs
- Comfort cooling / heating to all reception rooms and bedrooms
- Plumbing for washer / dryer within vented utility cupboard or in kitchen where appropriate

### INTERIOR FINISHES

- Feature engineered veneer entrance doors
- Feature engineered veneer internal doors
- Bespoke feature sliding doors to create flexible living areas to selected apartments
- Veneered architraves and white painted skirtings
- Bespoke polished nickel and leather door handles throughout
- Bespoke fitted or walk-in wardrobe with engineered veneer / finishes to master bedrooms, internal fittings include rails and shelves with integrated lighting
- Engineered timber and carpet floor finishes (options available - subject to cut off dates)
- Large format composite stone floor finishes with contrasting marble border detail to hallways (options available - subject to cut-off dates)

### BALCONIES/TERRACES/SKY GARDENS

- Well proportioned glass fronted balconies / terraces / sky gardens with bronze anodised handrail to apartments where indicated
- Timber decking to balconies and terraces with external lighting where indicated
- Sky gardens finishes incorporate timber decking and landscaping
- Paving to lightwell terraces

### SECURITY

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

### PEACE OF MIND

- 999 year lease
- All apartments benefit from 10 year build warranty

### CAR PARKING

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

### LIFTS

- Passenger lifts serve each core and all levels with access to underground parking levels

### INTERIOR DESIGNED ENTRANCE LOBBY

- Spacious reception lobby with bespoke feature floor and wall finishes
- Comfortable waiting area for guests
- Bespoke Concierge desk
- Feature lighting
- Feature wall detail to dual height atrium areas
- Revolving glass doors to main entrances

### LIFT LOBBIES/COMMUNAL HALLWAYS

- Glass balustrade and polished stainless steel handrail to dual height atrium areas
- Bespoke carpet floor finishes and painted walls
- Tiled floors and painted walls to car park levels

### RESIDENTS' LEISURE SUITE

- Bespoke swimming pool
- Separate fitness studio with facilities for personal training
- Sauna and vitality pool facilities
- Changing rooms with shower facilities
- Business suite

### MANAGEMENT COMPANY

- Harrods Estates will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

Typical specification for 2 bedroom apartment only. Specification will vary in 1 and 3 bedroom apartments and penthouses

# BRIDGEMAN HOUSE

## APARTMENT LOCATOR

# BRIDGEMAN HOUSE

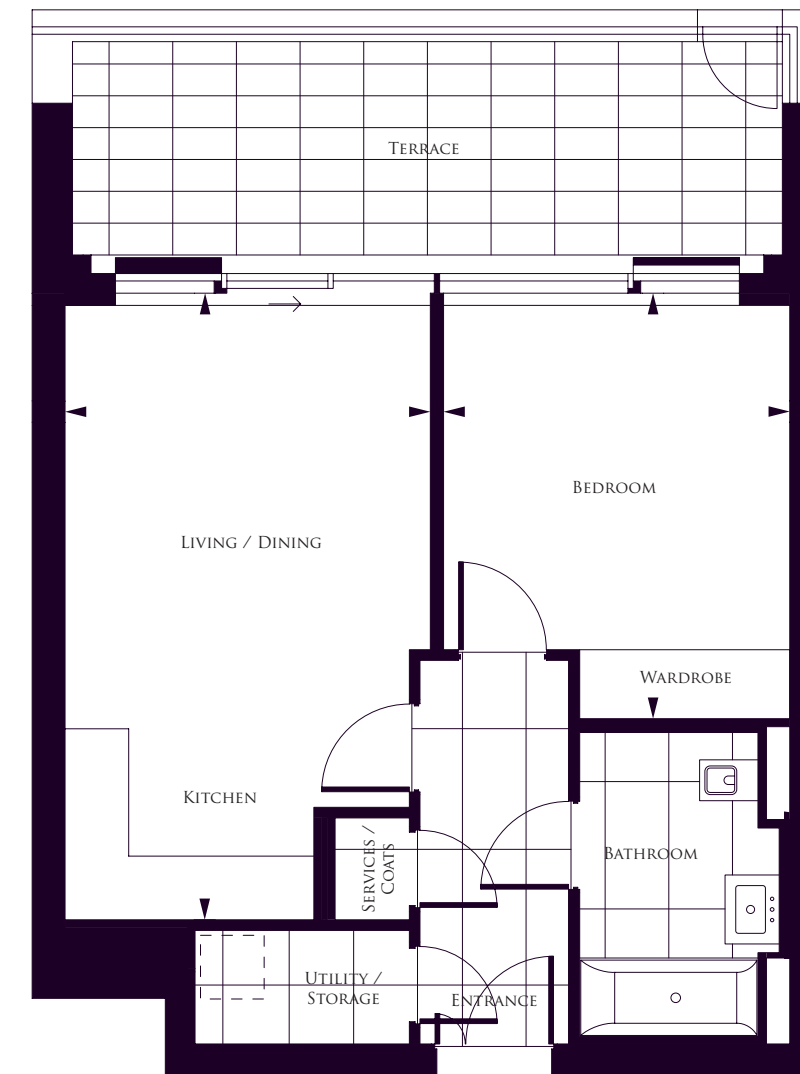
## APARTMENTS 4.0.5, 4.1.8 AND 4.2.8

APARTMENT	LEVEL	BEDROOMS	TOTAL AREA	PAGE
4.0.5	0	1	511 sq ft	43
4.0.6	0	1	520 sq ft	44
4.0.7	0	1	562 sq ft	45
4.1.8	1	1	511 sq ft	43
4.1.2	1	1	520 sq ft	46
4.1.3	1	1	520 sq ft	46
4.1.4	1	1	520 sq ft	46
4.1.7	1	1	520 sq ft	46
4.1.9	1	1	520 sq ft	46
4.1.1	1	1	562 sq ft	47
4.1.10	1	1	562 sq ft	47
4.2.8	2	1	511 sq ft	43
4.2.2	2	1	520 sq ft	46
4.2.3	2	1	520 sq ft	46
4.2.4	2	1	520 sq ft	46
4.2.7	2	1	520 sq ft	46
4.2.9	2	1	520 sq ft	46
4.2.1	2	1	562 sq ft	47
4.2.10	2	1	562 sq ft	47
4.3.3	3	1	641 sq ft	48
4.3.7	3	1	641 sq ft	48
4.3.1	3	1	658 sq ft	49
4.4.3	4	1	641 sq ft	48
4.4.6	4	1	641 sq ft	48
4.5.3	5	1	641 sq ft	48
4.5.7	5	1	641 sq ft	48
4.6.3	6	1	641 sq ft	48
4.6.6	6	1	641 sq ft	48
4.7.3	7	1	641 sq ft	48
4.7.7	7	1	641 sq ft	48
4.8.3	8	1	641 sq ft	48
4.8.6	8	1	641 sq ft	48

APARTMENT	LEVEL	BEDROOMS	TOTAL AREA	PAGE
4.9.3	9	1	520 sq ft	46
4.9.7	9	1	520 sq ft	46
4.10.3	10	1	520 sq ft	46
4.10.7	10	1	520 sq ft	46
4.0.4	0 / -1	2	1,160 sq ft	50-51
4.0.2	0 / -1	2	1,177 sq ft	52-53
4.0.1	0 / -1	2	1,299 sq ft	54-55
4.0.3	0 / -1	2	1,331 sq ft	56-57
4.1.5	1	2	795 sq ft	58
4.1.6	1	2	795 sq ft	59
4.2.5	2	2	795 sq ft	59
4.2.6	2	2	795 sq ft	59
4.3.5	3	2	1,024 sq ft	66
4.3.4	3	2	1,033 sq ft	60
4.3.8	3	2	1,287 sq ft	61
4.4.4	4	2	1,024 sq ft	66
4.4.5	4	2	1,033 sq ft	62
4.4.8	4	2	1,069 sq ft	63
4.4.1	4	2	1,079 sq ft	64
4.5.5	5	2	1,025 sq ft	66
4.5.4	5	2	1,033 sq ft	62
4.5.8	5	2	1,056 sq ft	65
4.5.1	5	2	1,069 sq ft	63
4.6.4	6	2	1,024 sq ft	66
4.6.5	6	2	1,033 sq ft	62
4.6.8	6	2	1,069 sq ft	63
4.6.1	6	2	1,078 sq ft	64
4.7.5	7	2	1,024 sq ft	66
4.7.4	7	2	1,033 sq ft	62
4.7.8	7	2	1,056 sq ft	65
4.7.1	7	2	1,069 sq ft	63
4.8.4	8	2	1,024 sq ft	66

APARTMENT	LEVEL	BEDROOMS	TOTAL AREA	PAGE
4.8.5	8	2	1,033 sq ft	62
4.8.8	8	2	1,069 sq ft	63
4.8.1	8	2	1,078 sq ft	64
4.9.4	9	2	795 sq ft	59
4.9.5	9	2	795 sq ft	59
4.9.8	9	2	818 sq ft	67
4.9.1	9	2	841 sq ft	68
4.10.4	10	2	796 sq ft	59
4.10.5	10	2	796 sq ft	59
4.10.8	10	2	818 sq ft	67
4.10.1	10	2	840 sq ft	68
4.3.6	3	3	1,129 sq ft	69
4.3.2	3	3	1,139 sq ft	70
4.4.7	4	3	1,127 sq ft	71
4.4.2	4	3	1,139 sq ft	70
4.5.6	5	3	1,129 sq ft	69
4.5.2	5	3	1,139 sq ft	70
4.6.7	6	3	1,127 sq ft	71
4.6.2	6	3	1,139 sq ft	70
4.7.6	7	3	1,129 sq ft	69
4.7.2	7	3	1,139 sq ft	70
4.8.7	8	3	1,127 sq ft	71
4.8.2	8	3	1,139 sq ft	70
4.9.6	9	3	1,055 sq ft	72
4.9.2	9	3	1,063 sq ft	73
4.10.6	10	3	1,055 sq ft	72
4.10.2	10	3	1,064sq ft	73
4.11.4	11/12	1	969 sq ft	77
4.11.2	11/12	2	980 sq ft	75
4.11.1	11/12	2	1,007 sq ft	74
4.11.3	11/12	2	1,022 sq ft	76

■ Apartments ■ Penthouses



### 1 BEDROOM – LEVELS 0, 1 AND 2

TOTAL AREA	47.5 sq m	511 sq ft
LIVING/DINING/KITCHEN	5893mm x 3454mm	19'4" x 11'4"
BEDROOM	4013mm x 3251mm	13'2" x 10'8"

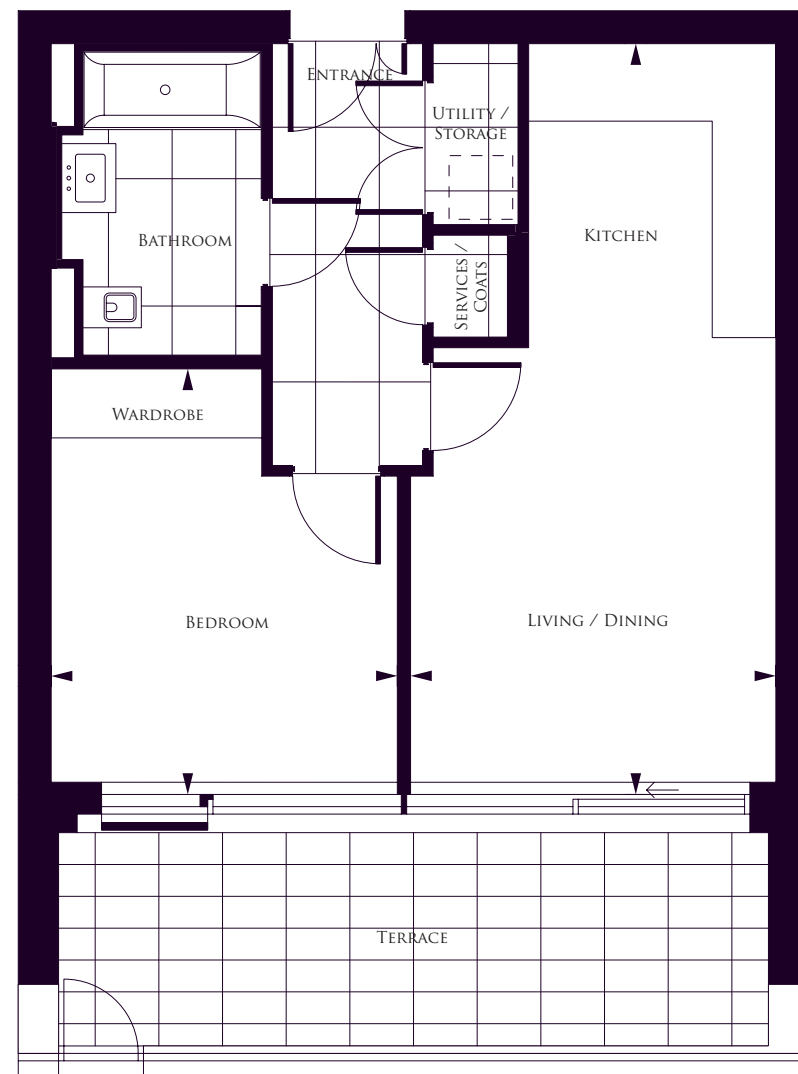
Apartment 4.1.8 has a small terrace and apartment 4.2.8 has a large terrace.

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

## APARTMENT 4.0.6



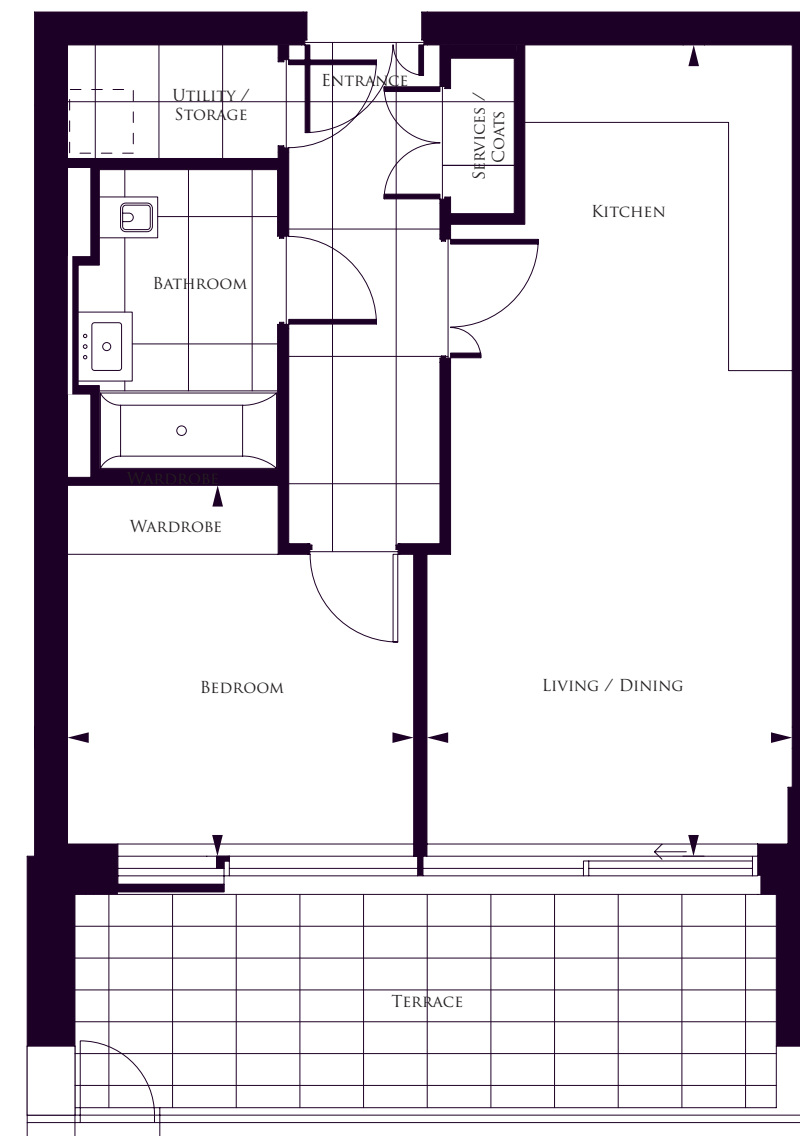
### 1 BEDROOM – LEVEL 0

TOTAL AREA	48.3 sq m	520 sq ft
LIVING/DINING/KITCHEN	7087mm x 3454mm	23'3" x 11'4"
BEDROOM	4013mm x 3251mm	13'2" x 10'8"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

## APARTMENT 4.0.7



### 1 BEDROOM – LEVEL 0

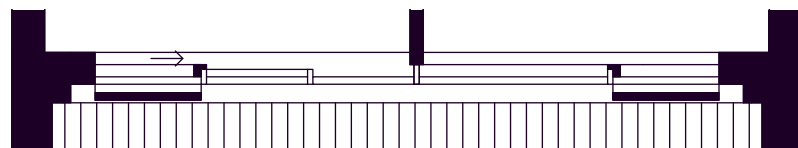
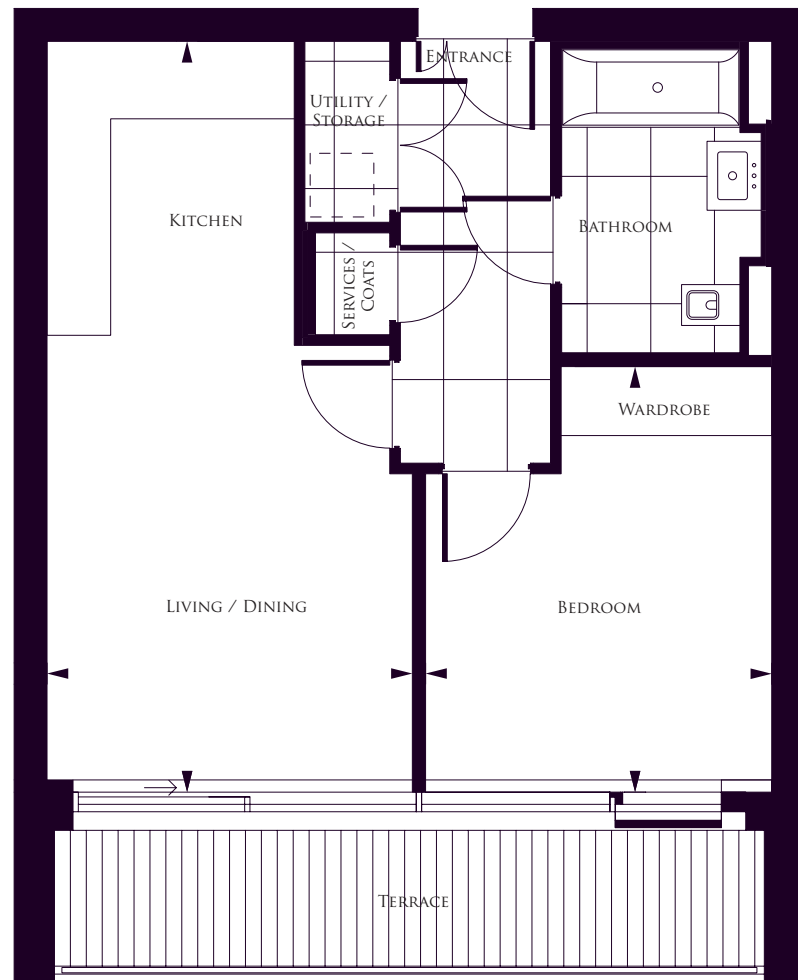
TOTAL AREA	52.2 sq m	562 sq ft
LIVING/DINING/KITCHEN	7645mm x 3454mm	25'1" x 11'4"
BEDROOM	3505mm x 3251mm	11'6" x 10'8"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.



# BRIDGEMAN HOUSE

APARTMENTS 4.1.2, 4.1.3, 4.1.4, 4.1.7, 4.1.9, 4.2.2, 4.2.3, 4.2.4, 4.2.7, 4.2.9,  
4.9.3, 4.9.7, 4.10.3 AND 4.10.7



WINDOW ARRANGEMENT FOR APARTMENTS 4.1.3 AND 4.2.3

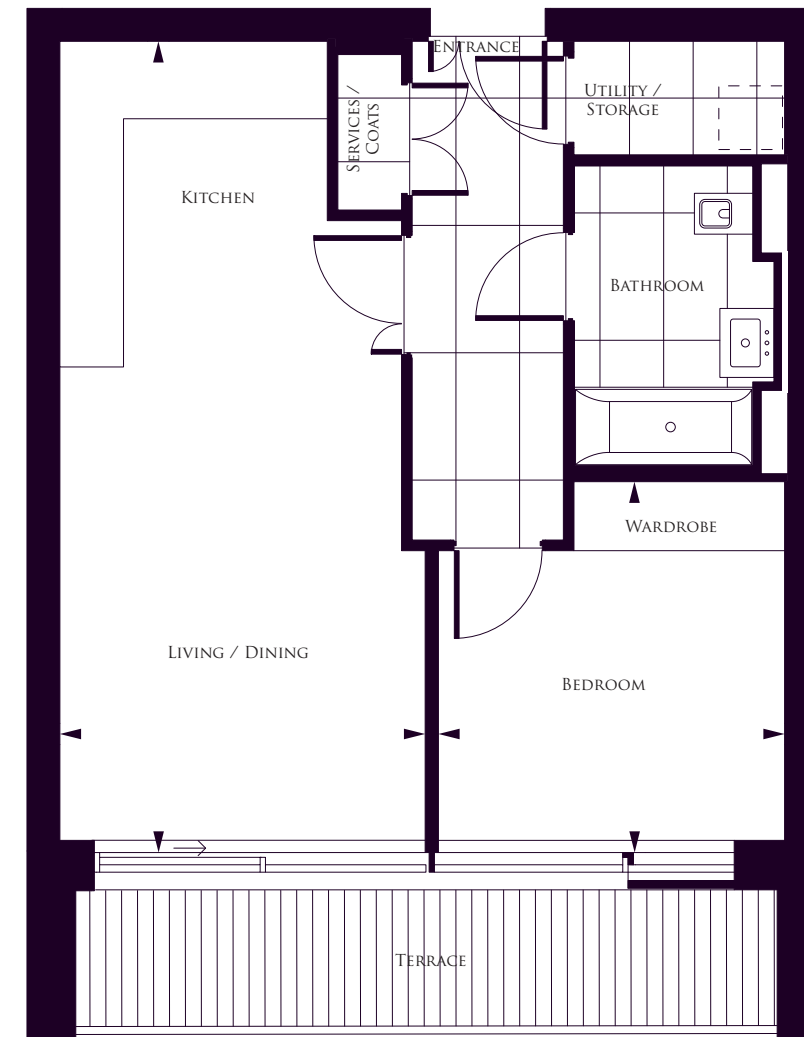
## 1 BEDROOM – LEVELS 1, 2, 9 AND 10

TOTAL AREA	48.3 sq m	520 sq ft
LIVING/DINING/KITCHEN	7087mm x 3454mm	23'3" x 11'4"
BEDROOM	4013mm x 3251mm	13'2" x 10'8"

Apartments 4.1.2, 4.1.7, and 4.1.9 have a small terrace.  
Apartments 4.10.3 and 4.10.7 have no outdoor space.  
Apartments 4.1.4, 4.1.9, 4.2.4, 4.2.9, 4.9.3, 4.9.7, 4.10.3 and 4.10.7 are handed.

# BRIDGEMAN HOUSE

APARTMENTS 4.1.1, 4.1.10, 4.2.1 AND 4.2.10



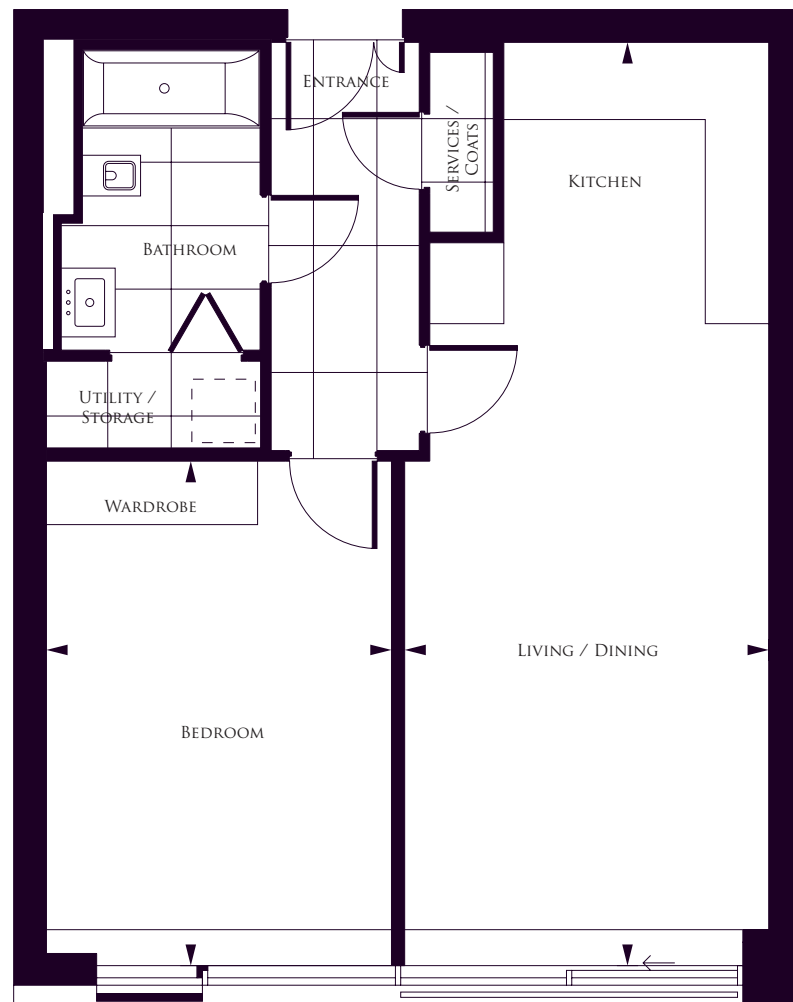
## 1 BEDROOM – LEVELS 1 AND 2

TOTAL AREA	52.2 sq m	562 sq ft
LIVING/DINING/KITCHEN	7899mm x 3454mm	25'11" x 11'4"
BEDROOM	3505mm x 3251mm	11'6" x 10'8"

Apartments 4.1.1 and 4.1.10 have a small terrace.  
Apartments 4.10 and 4.2.10 are handed.

# BRIDGEMAN HOUSE

APARTMENTS 4.3.3, 4.3.7, 4.4.3, 4.4.6, 4.5.3, 4.5.7, 4.6.3,  
4.6.6, 4.7.3, 4.7.7, 4.8.3 AND 4.8.6



## 1 BEDROOM – LEVELS 3, 4, 5, 6, 7 AND 8

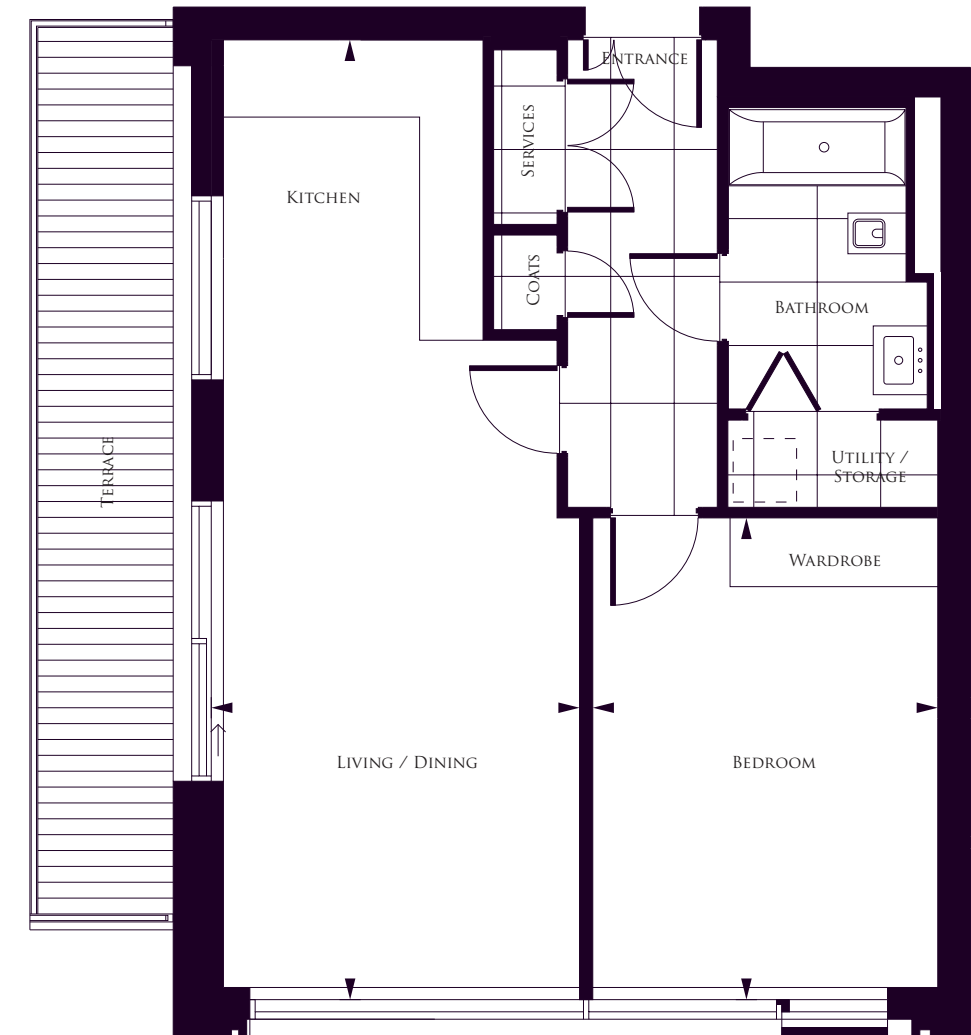
TOTAL AREA	59.6 sq m	641 sq ft
LIVING/DINING/KITCHEN	8738mm x 3454mm	28'8" x 11'4"
BEDROOM	4775mm x 3251mm	15'8" x 10'8"

Apartments 4.4.6, 4.6.6 and 4.8.6 are handed.

▲ Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

APARTMENT 4.3.1



## 1 BEDROOM – LEVEL 3

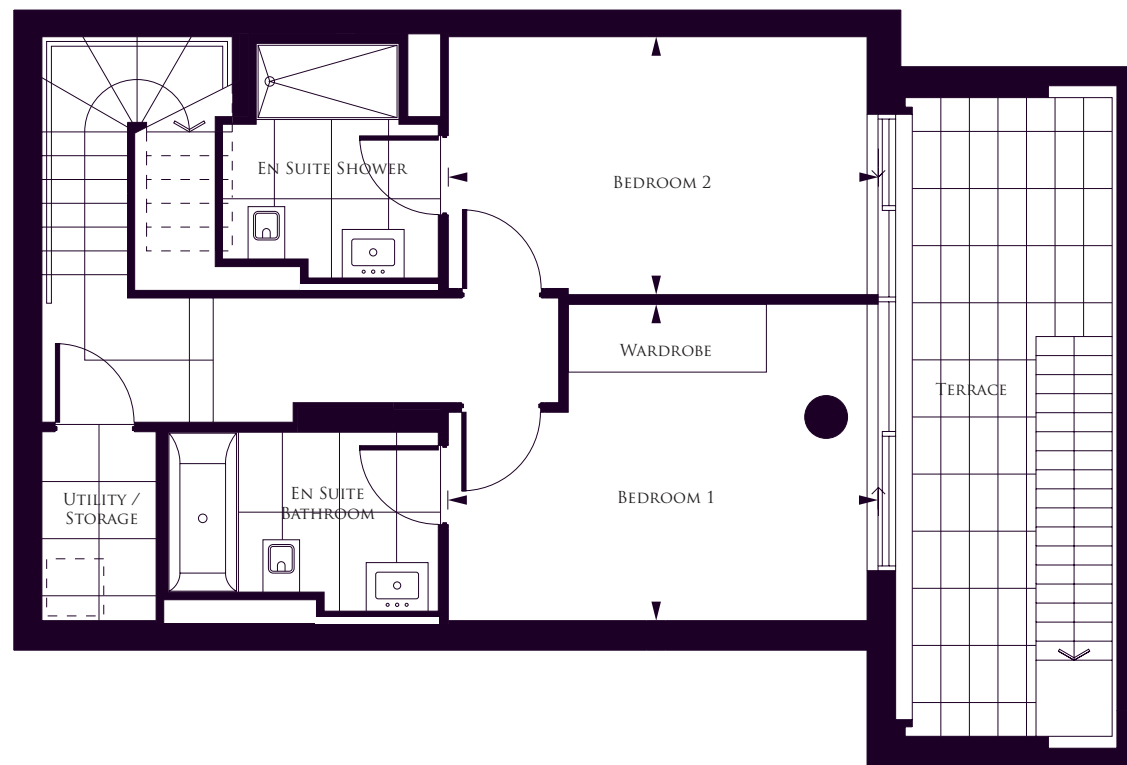
TOTAL AREA	61.1 sq m	658 sq ft
LIVING/DINING/KITCHEN	9068mm x 3480mm	29'9" x 11'5"
BEDROOM	4547mm x 3251mm	14'11" x 10'8"

▲ Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

DUPLEX APARTMENT 4.0.4

LOWER GROUND FLOOR



## 2 BEDROOM – LEVEL -1

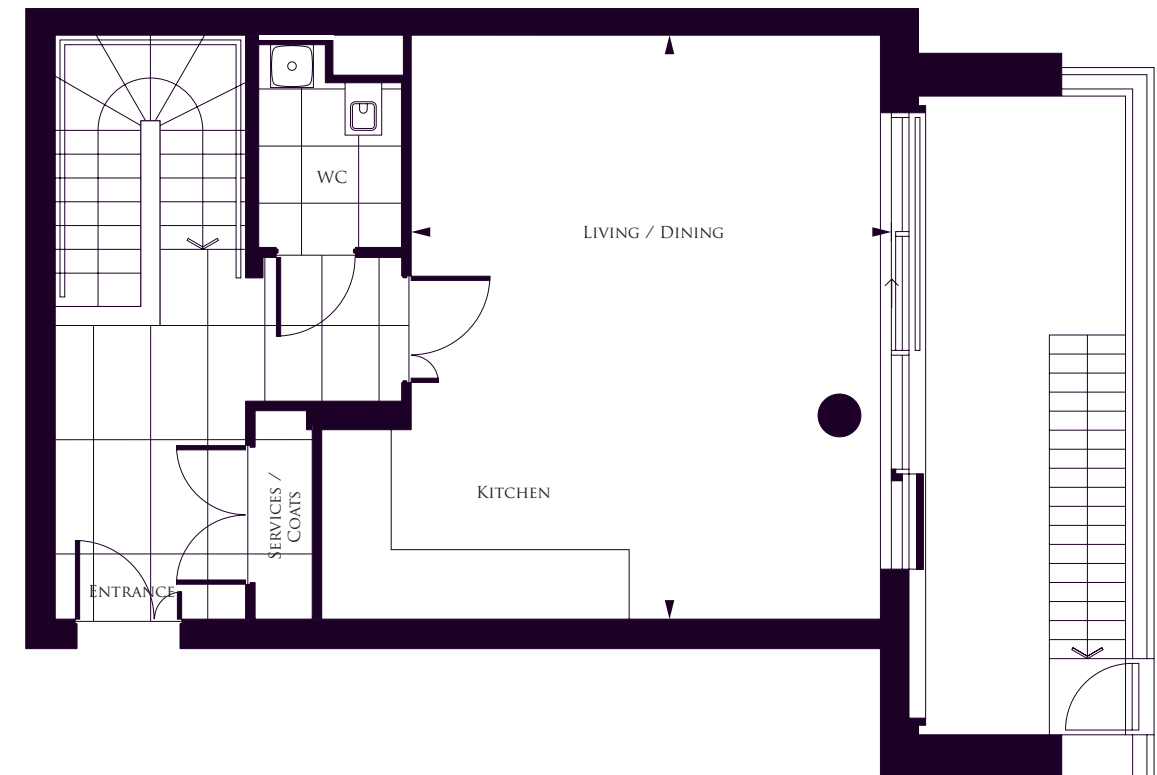
TOTAL AREA	107.8 sq m	1,160 sq ft
BEDROOM 1	4521mm x 3327mm	14'10" x 10'11"
BEDROOM 2	4521mm x 2718mm	14'10" x 8'11"

▲ Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

DUPLEX APARTMENT 4.0.4

GROUND FLOOR



## 2 BEDROOM – LEVEL 0

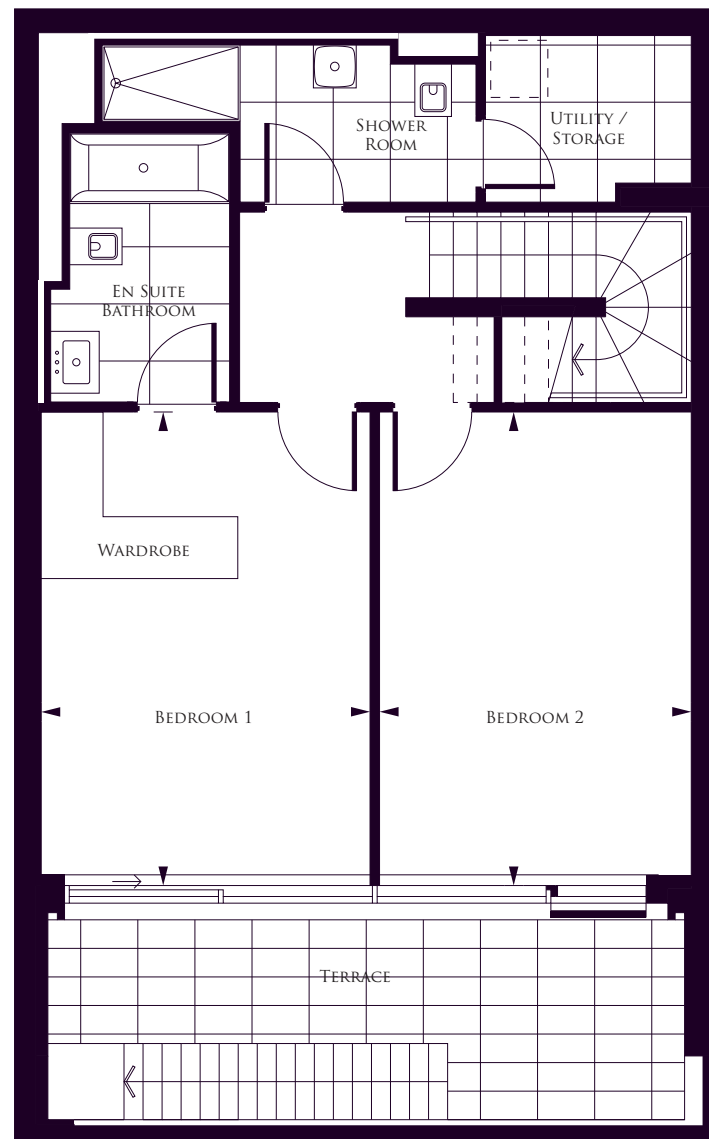
LIVING/DINING/KITCHEN	6147mm x 5055mm	20'2" x 16'7"
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▲ Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

DUPLEX APARTMENT 4.0.2

LOWER GROUND FLOOR



2 BEDROOM – LEVEL -1

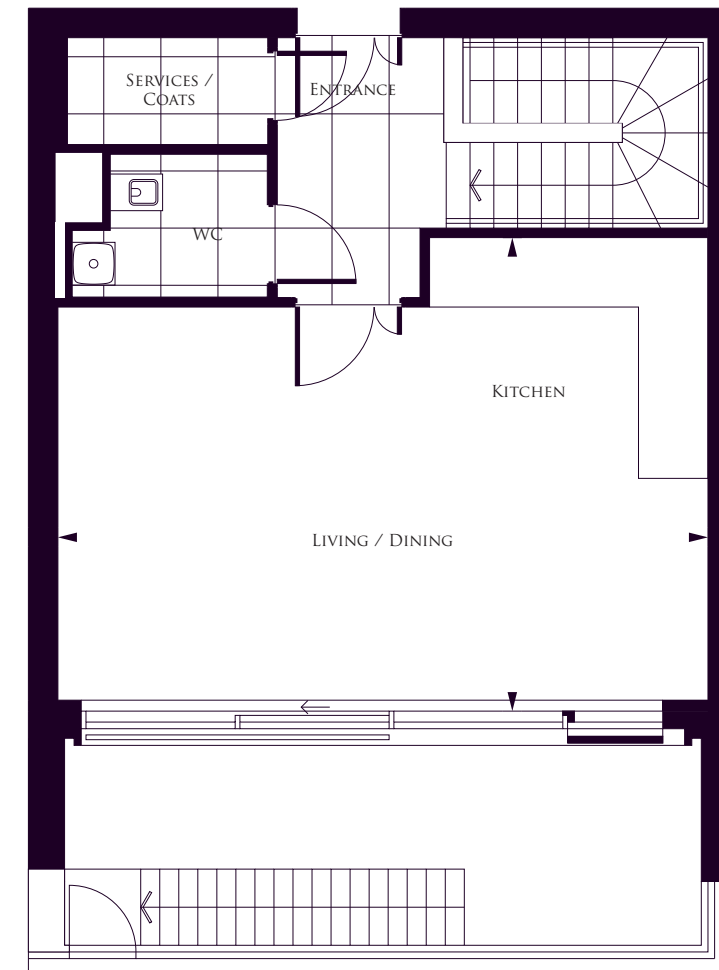
TOTAL AREA	109.3 sq m	1,177 sq ft
BEDROOM 1	4978mm x 3454mm	16'4" x 11'4"
BEDROOM 2	4978mm x 3277mm	16'4" x 10'9"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

DUPLEX APARTMENT 4.0.2

GROUND FLOOR



2 BEDROOM – LEVEL 0

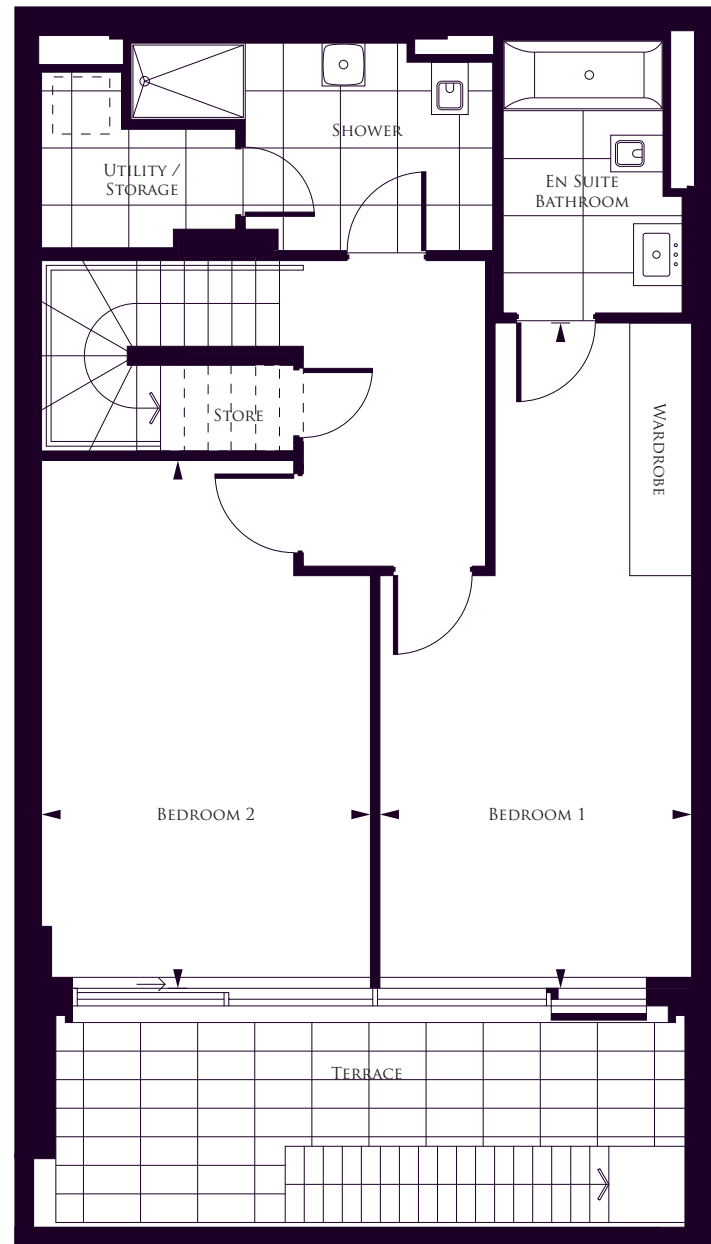
LIVING/DINING/KITCHEN	6833mm x 4978mm	22'5" x 16'4"
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Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

DUPLEX APARTMENT 4.0.1

LOWER GROUND FLOOR



2 BEDROOM – LEVEL -1

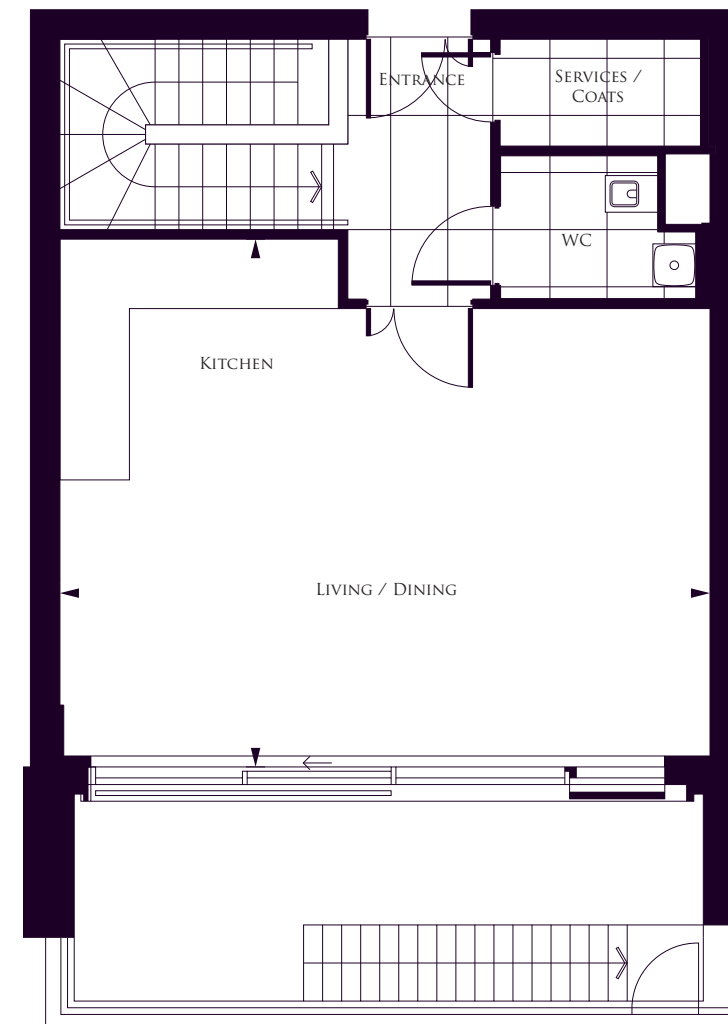
TOTAL AREA	120.7 sq m	1,299 sq ft
BEDROOM 1	6985mm x 3277mm	22'11" x 10'9"
BEDROOM 2	5537mm x 3454mm	18'2" x 11'4"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

DUPLEX APARTMENT 4.0.1

GROUND FLOOR



2 BEDROOM – LEVEL 0

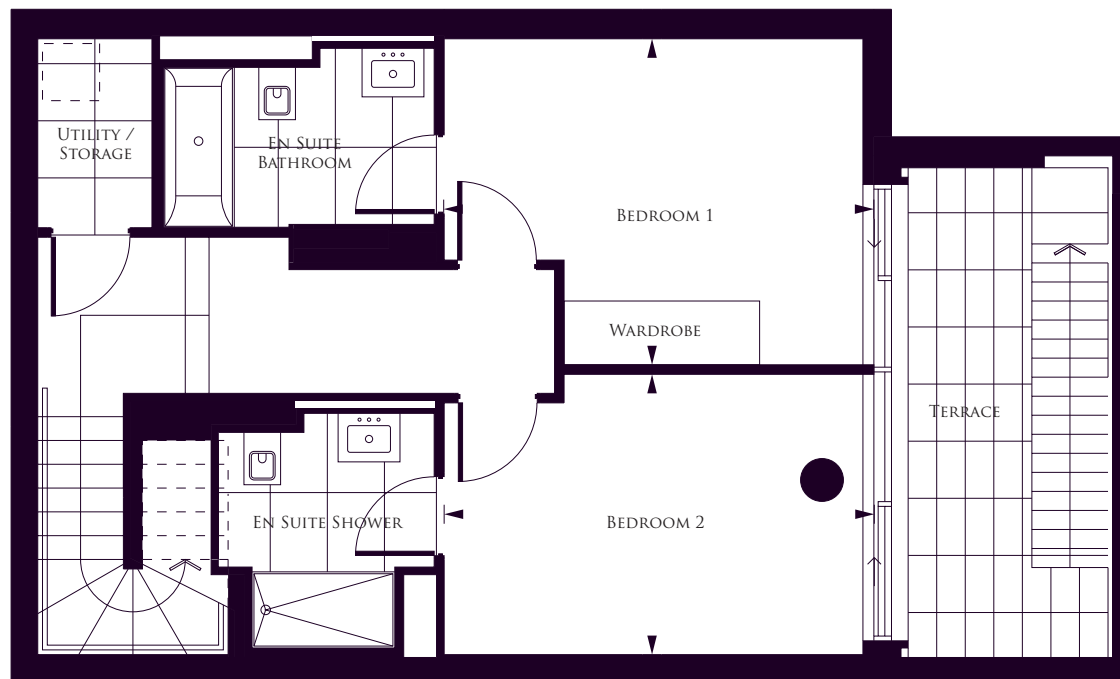
LIVING/DINING/KITCHEN	6833mm x 5537mm	22'5" x 18'2"
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Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

DUPLEX APARTMENT 4.0.3

LOWER GROUND FLOOR



## 2 BEDROOM – LEVEL -1

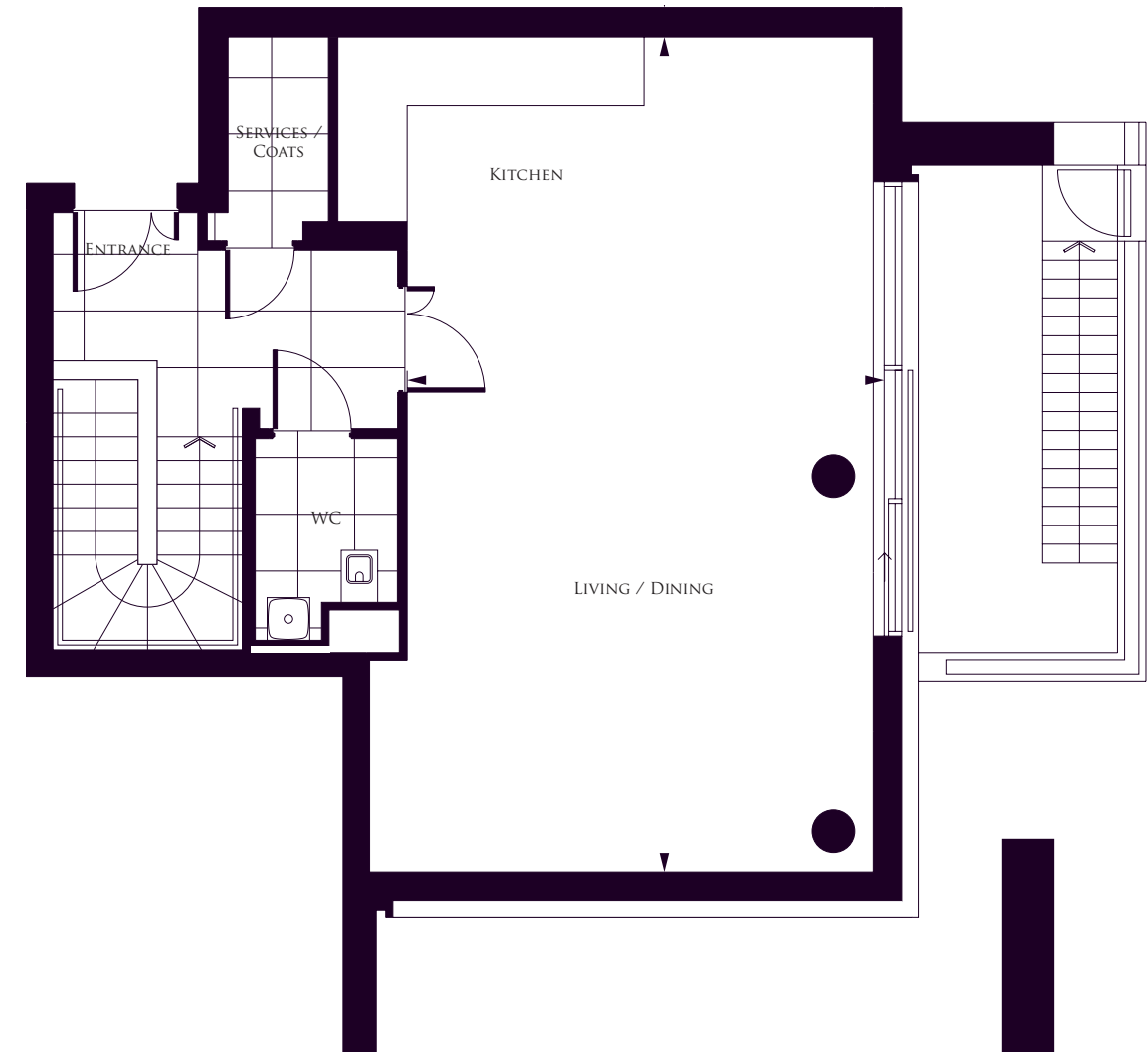
TOTAL AREA	123.6 sq m	1,331 sq ft
BEDROOM 1	4521mm x 3429mm	14'10" x 11'3"
BEDROOM 2	4521mm x 2946mm	14'10" x 9'8"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

DUPLEX APARTMENT 4.0.3

GROUND FLOOR



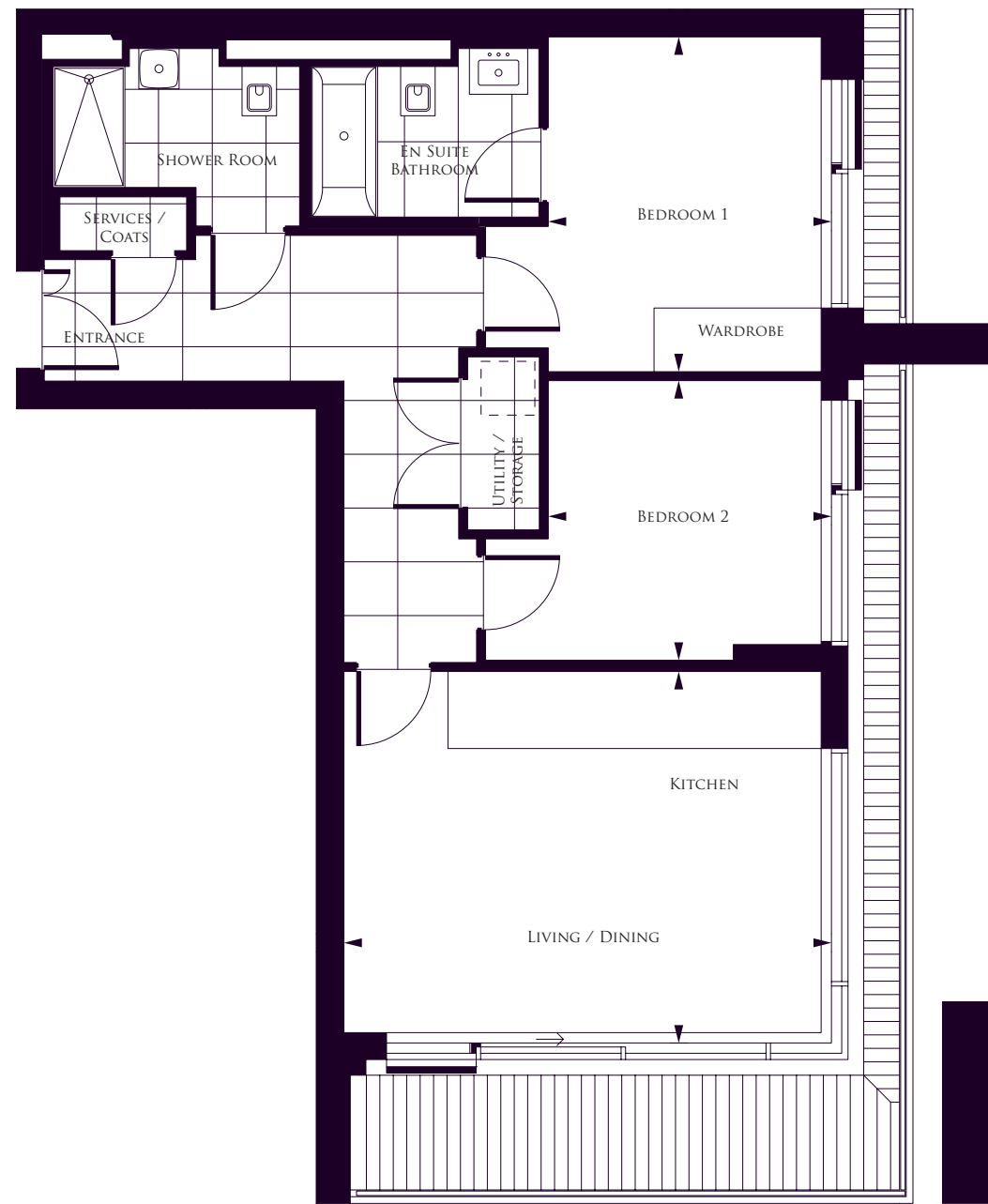
## 2 BEDROOM – LEVEL 0

LIVING/DINING/KITCHEN	8814mm x 5055mm	28'11" x 16'7"
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Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

## APARTMENT 4.1.5



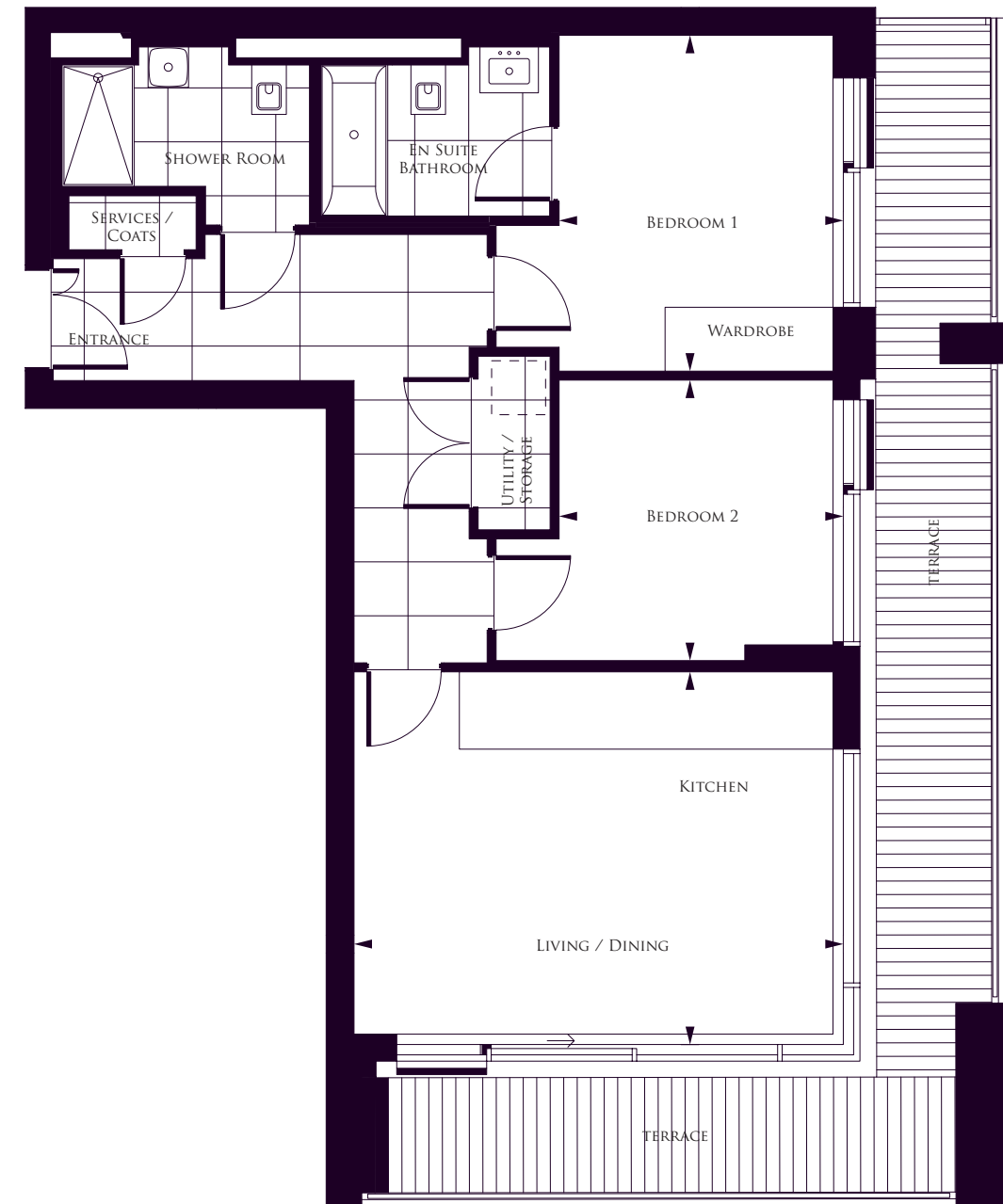
### 2 BEDROOM – LEVEL 1

TOTAL AREA	73.9 sq m	795 sq ft
LIVING/DINING/KITCHEN	5436mm x 4140mm	17'10" x 13'7"
BEDROOM 1	4013mm x 3251mm	13'2" x 10'8"
BEDROOM 2	3150mm x 3124mm	10'4" x 10'3"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

## APARTMENTS 4.1.6, 4.2.5, 4.2.6, 4.9.4, 4.9.5, 4.10.4 AND 4.10.5



### 2 BEDROOM – LEVELS 1, 2, 9 AND 10

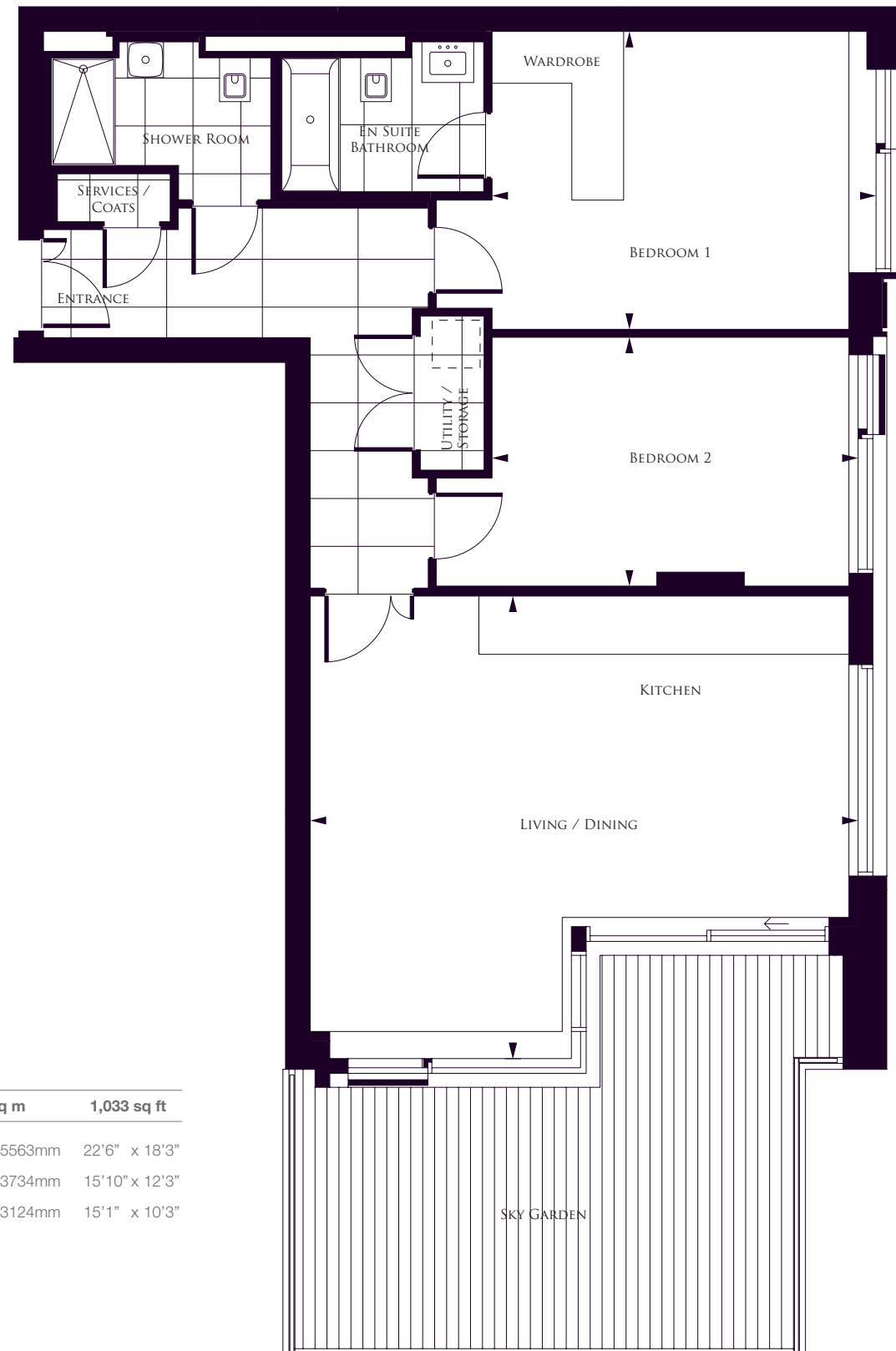
TOTAL AREA	73.9 sq m	796 sq ft
LIVING/DINING/KITCHEN	5436mm x 4140mm	17'10" x 13'7"
BEDROOM 1	3734mm x 3150mm	12'3" x 10'4"
BEDROOM 2	3150mm x 3124mm	10'4" x 10'3"

Apartment 4.1.6 has small terraces on both facades.  
 Apartments 4.10.4 and 4.10.5 have no outdoor space.  
 Apartment 4.9.4 has a sky garden in addition to the terrace.  
 Apartments 4.9.4 and 4.9.5 have a pillar in the living/dining room.  
 Apartments 4.1.6, 4.2.6, 4.9.5 and 4.10.5 are handed.

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

## APARTMENT 4.3.4



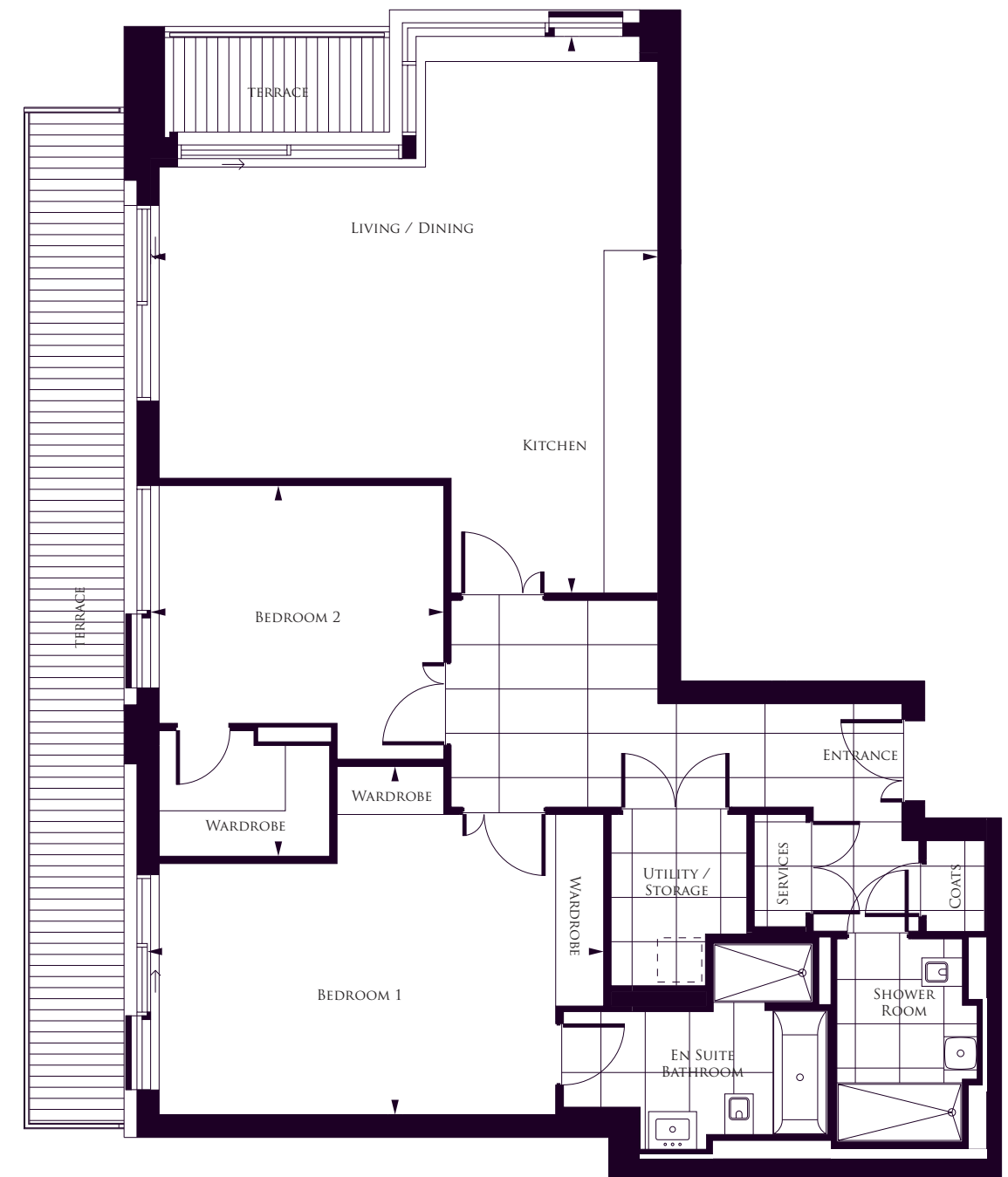
### 2 BEDROOM – LEVEL 3

TOTAL AREA	96.0 sq m	1,033 sq ft
LIVING/DINING/KITCHEN	6858mm x 5563mm	22'6" x 18'3"
BEDROOM 1	4826mm x 3734mm	15'10" x 12'3"
BEDROOM 2	4597mm x 3124mm	15'1" x 10'3"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

## APARTMENT 4.3.8



### 2 BEDROOM – LEVEL 3

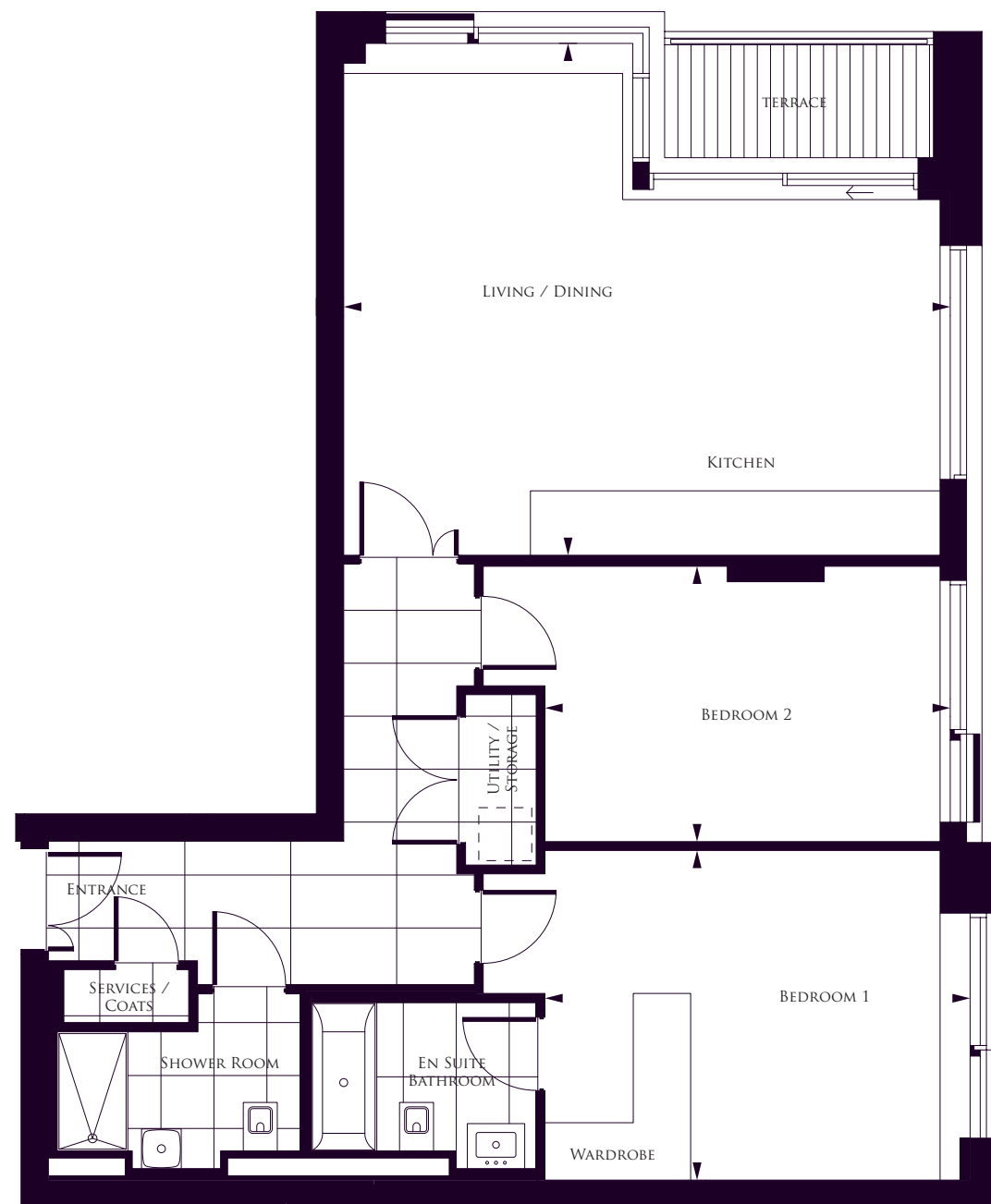
TOTAL AREA	119.6 sq m	1,287 sq ft
LIVING/DINING/KITCHEN	7544mm x 6858mm	24'9" x 22'6"
BEDROOM 1	6172mm x 4724mm	20'3" x 15'6"
BEDROOM 2	5029mm x 3962mm	16'6" x 13'0"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.



# BRIDGEMAN HOUSE

APARTMENTS 4.4.5, 4.5.4, 4.6.5, 4.7.4 AND 4.8.5



2 BEDROOM – LEVELS 4, 5, 6, 7 AND 8

TOTAL AREA	96.0 sq m	1,033 sq ft
LIVING/DINING/KITCHEN	6858mm x 5791mm	22'6" x 19'0"
BEDROOM 1	4826mm x 3734mm	15'10" x 12'3"
BEDROOM 2	4597mm x 3124mm	15'1" x 10'3"

Apartments 4.5.4, and 4.7.4 are handed.

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

APARTMENTS 4.4.8, 4.5.1, 4.6.8, 4.7.1 AND 4.8.8



2 BEDROOM – LEVELS 4, 5, 6, 7 AND 8

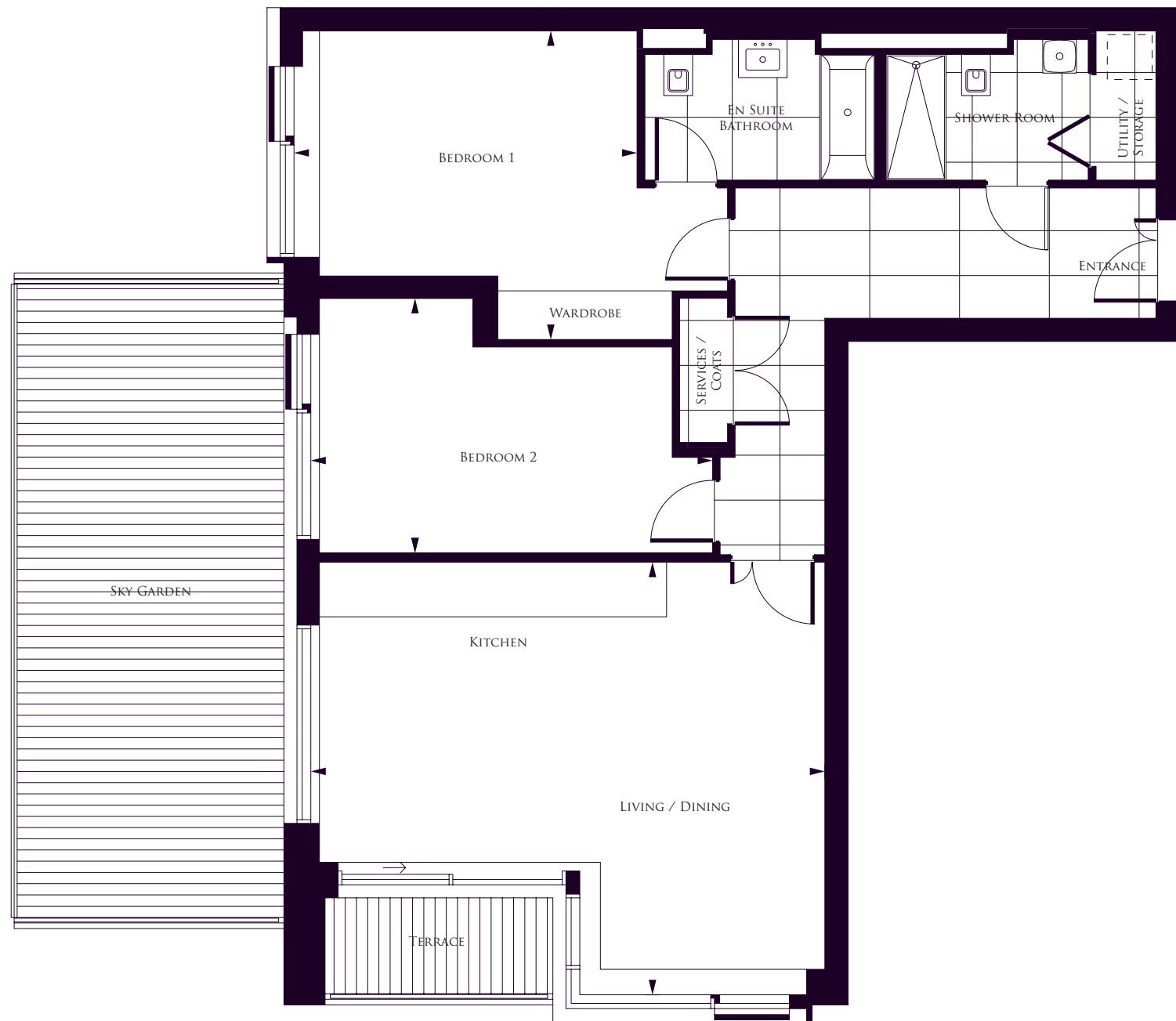
TOTAL AREA	99.3 sq m	1,069 sq ft
LIVING/DINING/KITCHEN	6858mm x 5105mm	22'6" x 16'9"
BEDROOM 1	4597mm x 4013mm	15'1" x 13'2"
BEDROOM 2	3937mm x 3302mm	12'11" x 10'10"

Apartments 4.4.8, 4.5.1, 4.7.1 and 4.8.8 do not have a sky garden.  
Apartments 4.5.1 and 4.7.1 are handed.

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

APARTMENTS 4.4.1, 4.6.1 AND 4.8.1



2 BEDROOM – LEVELS 4, 6 AND 8

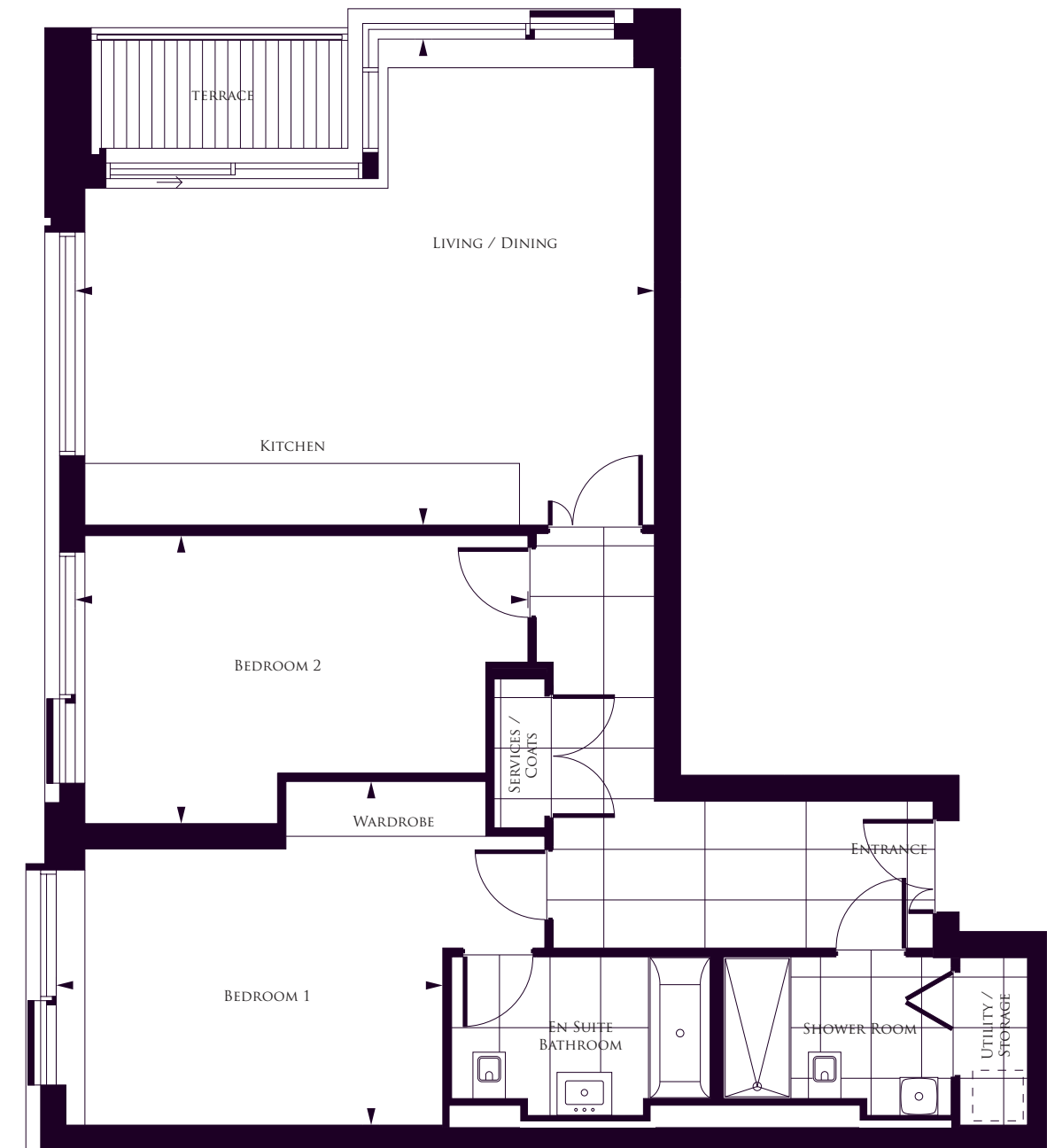
TOTAL AREA	100.2 sq m	1,078 sq ft
LIVING/DINING/KITCHEN	6858mm x 5791mm	22'6" x 19'0"
BEDROOM 1	4597mm x 4115mm	15'1" x 13'6"
BEDROOM 2	5359mm x 3404mm	17'7" x 11'2"

Apartments 4.4.1 and 4.8.1 do not have the sky garden.

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

APARTMENTS 4.5.8 AND 4.7.8



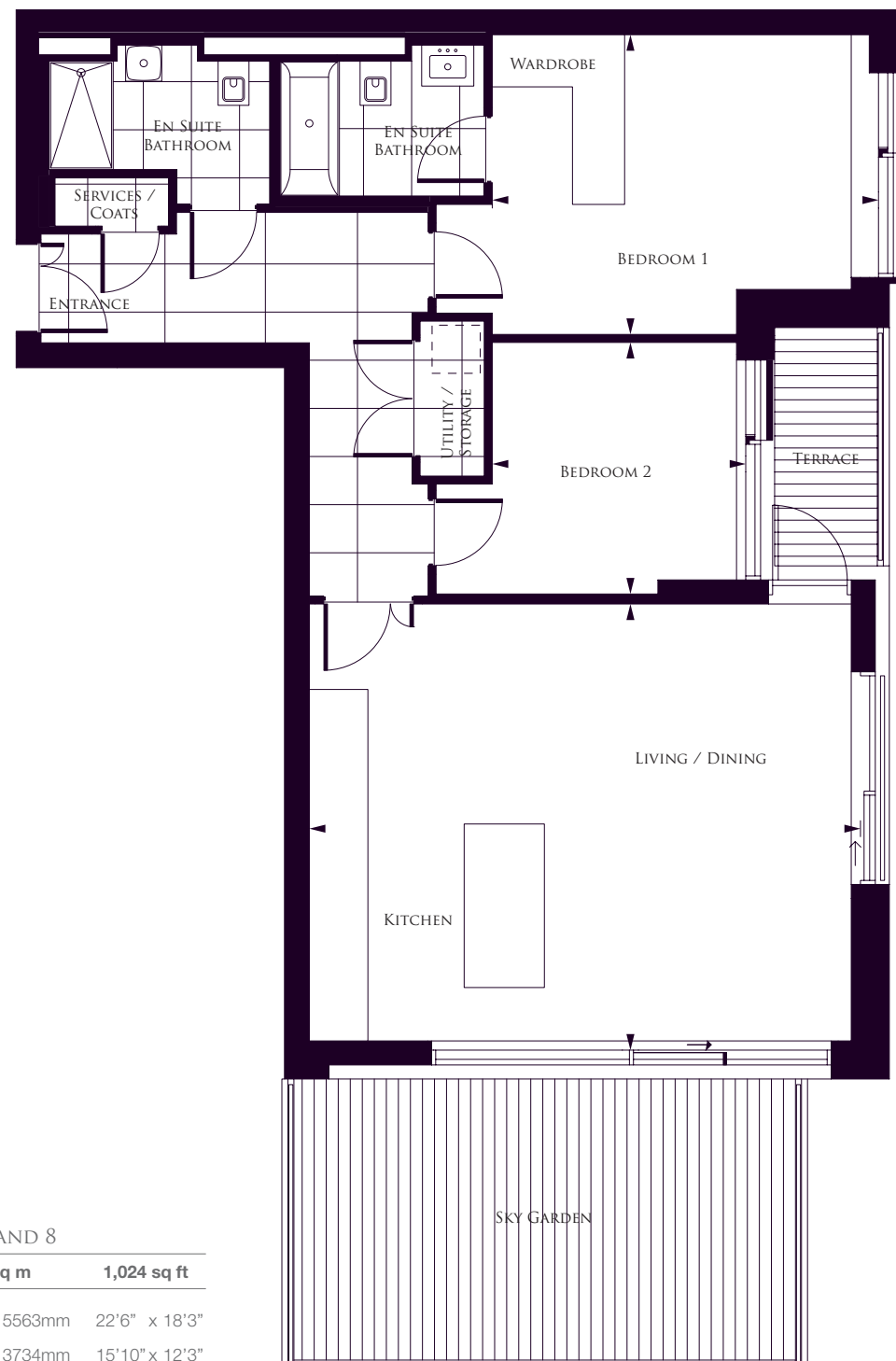
2 BEDROOM – LEVELS 5 AND 7

TOTAL AREA	98.1 sq m	1,056 sq ft
LIVING/DINING/KITCHEN	6858mm x 5766mm	22'6" x 18'11"
BEDROOM 1	4597mm x 4064mm	15'1" x 13'4"
BEDROOM 2	5359mm x 3404mm	17'7" x 11'2"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

APARTMENTS 4.3.5, 4.4.4, 4.5.5, 4.6.4, 4.7.5 AND 4.8.4



2 BEDROOM – LEVELS 3, 4, 5, 6, 7 AND 8

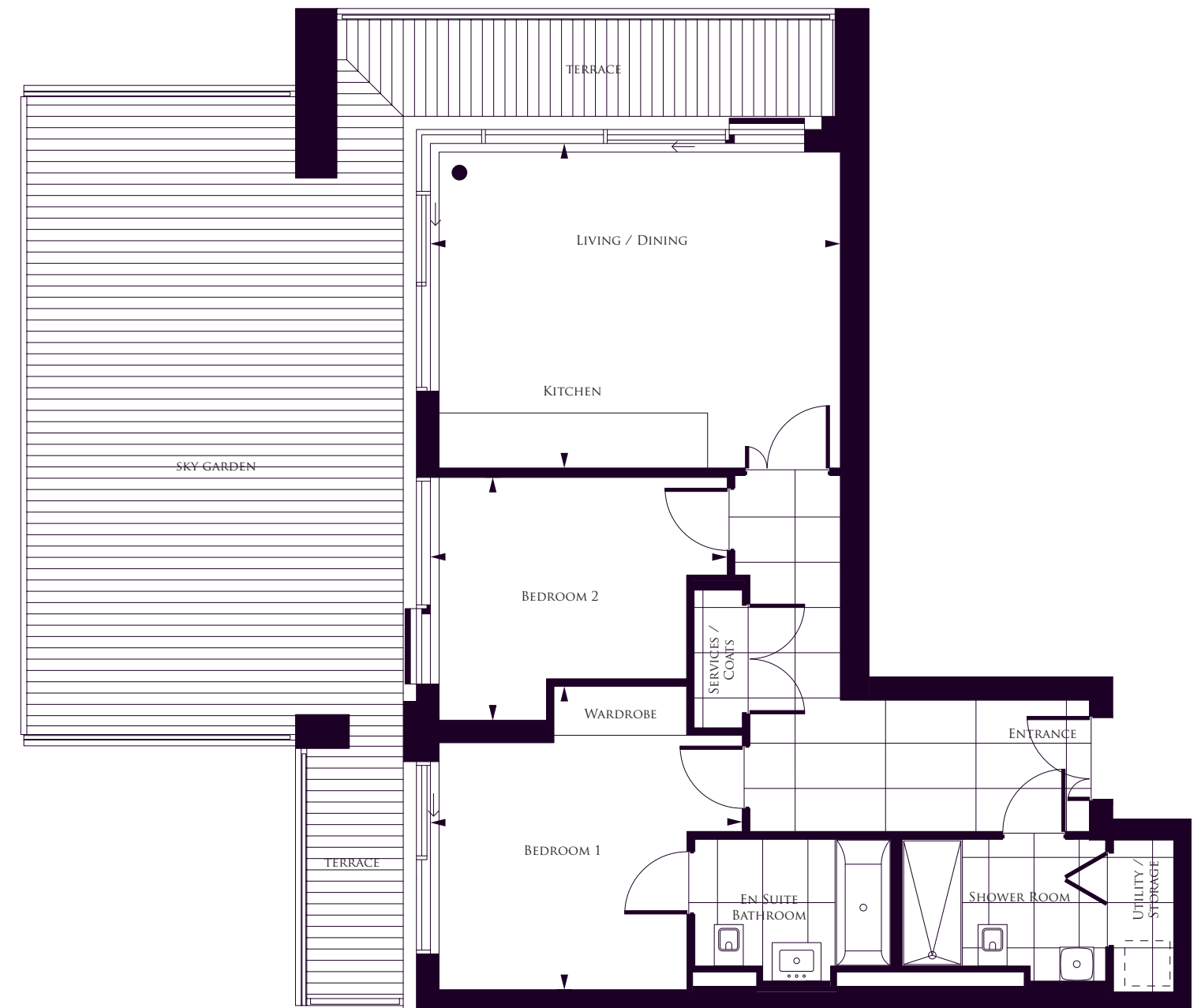
TOTAL AREA	95.1 sq m	1,024 sq ft
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LIVING/DINING/KITCHEN	6858mm x 5563mm	22'6" x 18'3"
BEDROOM 1	4826mm x 3734mm	15'10" x 12'3"
BEDROOM 2	3150mm x 3124mm	10'4" x 10'3"

Only apartment 4.6.4 has the sky garden.  
Apartments 4.3.5, 4.5.5 and 4.7.5 are handed.

# BRIDGEMAN HOUSE

APARTMENTS 4.9.8 AND 4.10.8



2 BEDROOM – LEVELS 9 AND 10

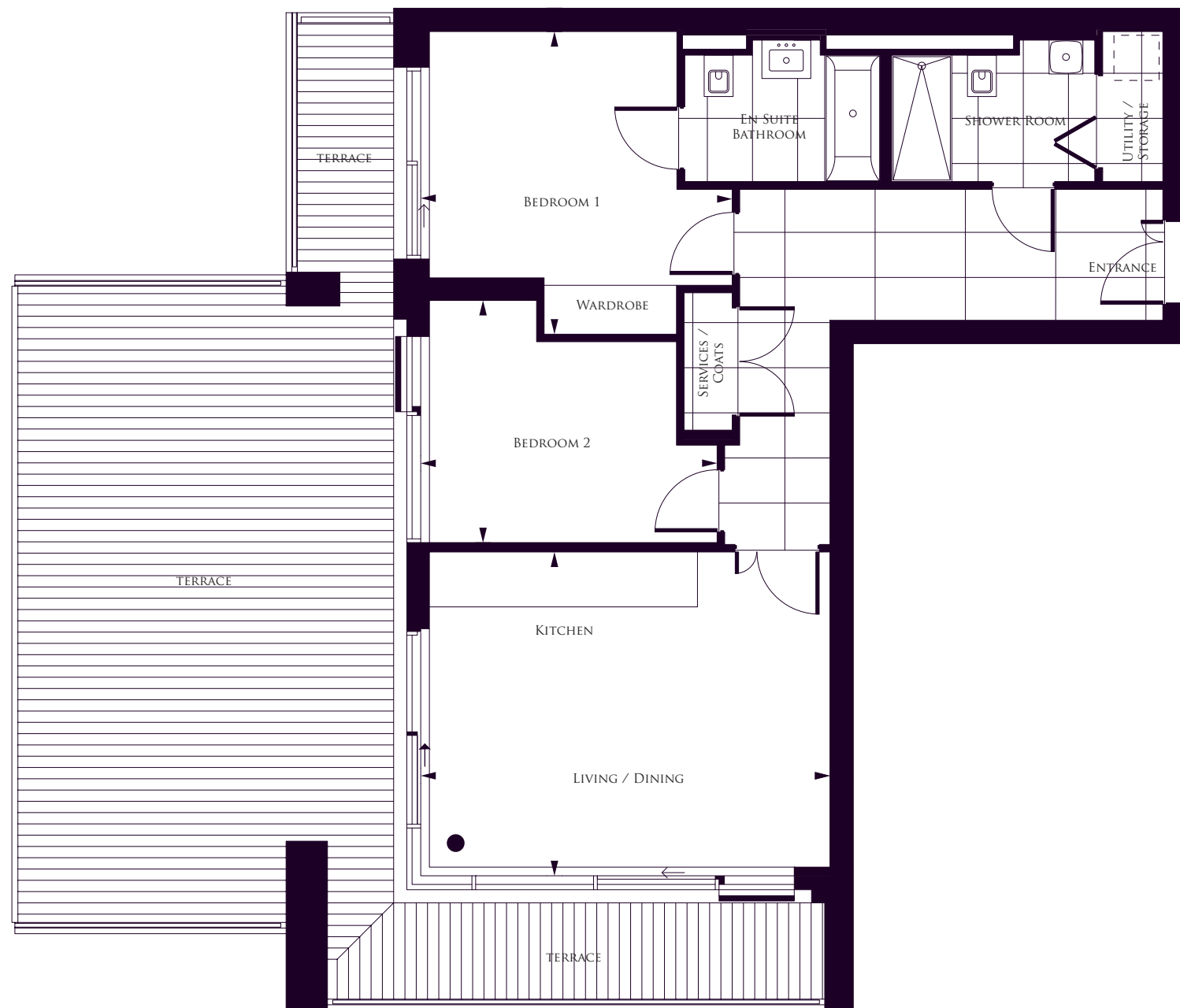
TOTAL AREA	76.0 sq m	818 sq ft
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LIVING/DINING/KITCHEN	5436mm x 4293mm	17'10" x 14'1"
BEDROOM 1	4140mm x 4013mm	13'7" x 13'2"
BEDROOM 2	3937mm x 3226mm	12'11" x 10'7"

Apartment 4.10.8 has no outdoor space.

# BRIDGEMAN HOUSE

APARTMENTS 4.9.1 AND 4.10.1



## 2 BEDROOM – LEVELS 9 AND 10

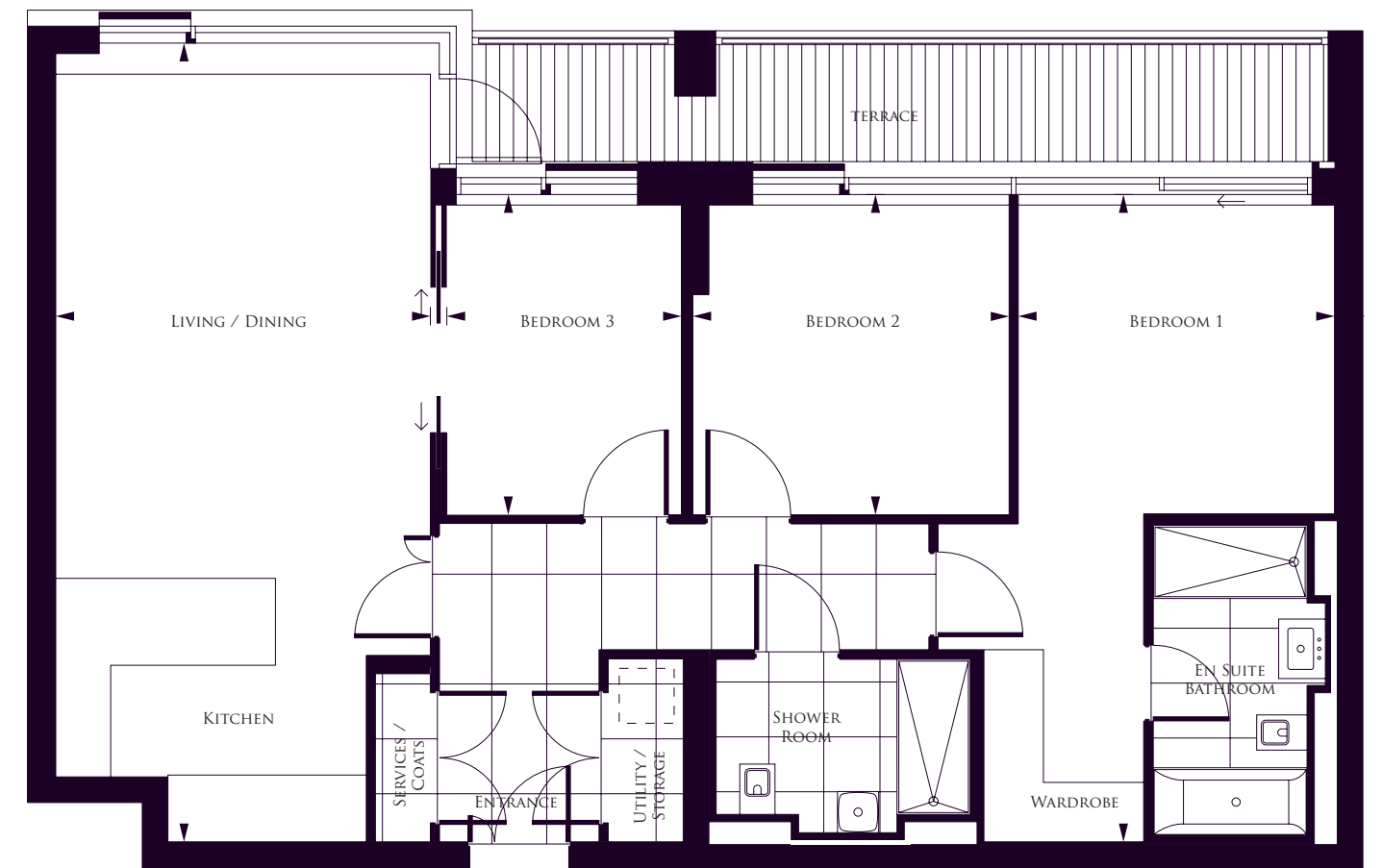
TOTAL AREA	78.1 sq m	840 sq ft
LIVING/DINING/KITCHEN	5436mm x 4293mm	17'10" x 14'1"
BEDROOM 1	4140mm x 4013mm	13'7" x 13'2"
BEDROOM 2	3937mm x 3226mm	12'11" x 10'7"

Apartment 4.10.1 has no outdoor space.

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

APARTMENTS 4.3.6, 4.5.6 AND 4.7.6



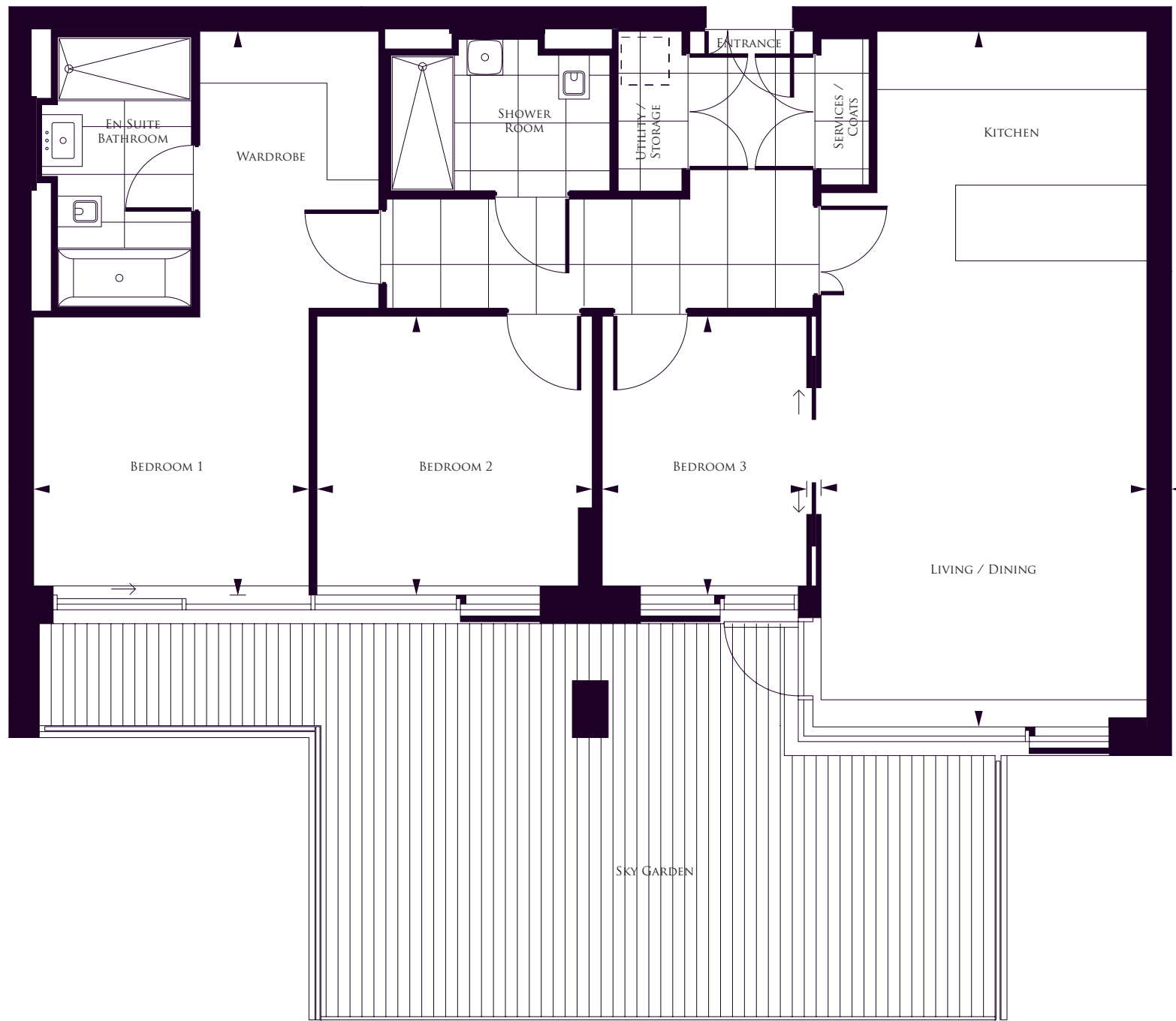
## 3 BEDROOM – LEVELS 3, 5 AND 7

TOTAL AREA	104.9 sq m	1,129 sq ft
LIVING/DINING/KITCHEN	8738mm x 4089mm	28'8" x 13'5"
BEDROOM 1	7087mm x 3454mm	23'3" x 11'4"
BEDROOM 2	3505mm x 3454mm	11'6" x 11'4"
BEDROOM 3	3505mm x 2565mm	11'6" x 8'5"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

APARTMENTS 4.3.2, 4.4.2, 4.5.2, 4.6.2, 4.7.2 AND 4.8.2



3 BEDROOM – LEVELS 3, 4, 5, 6, 7 AND 8

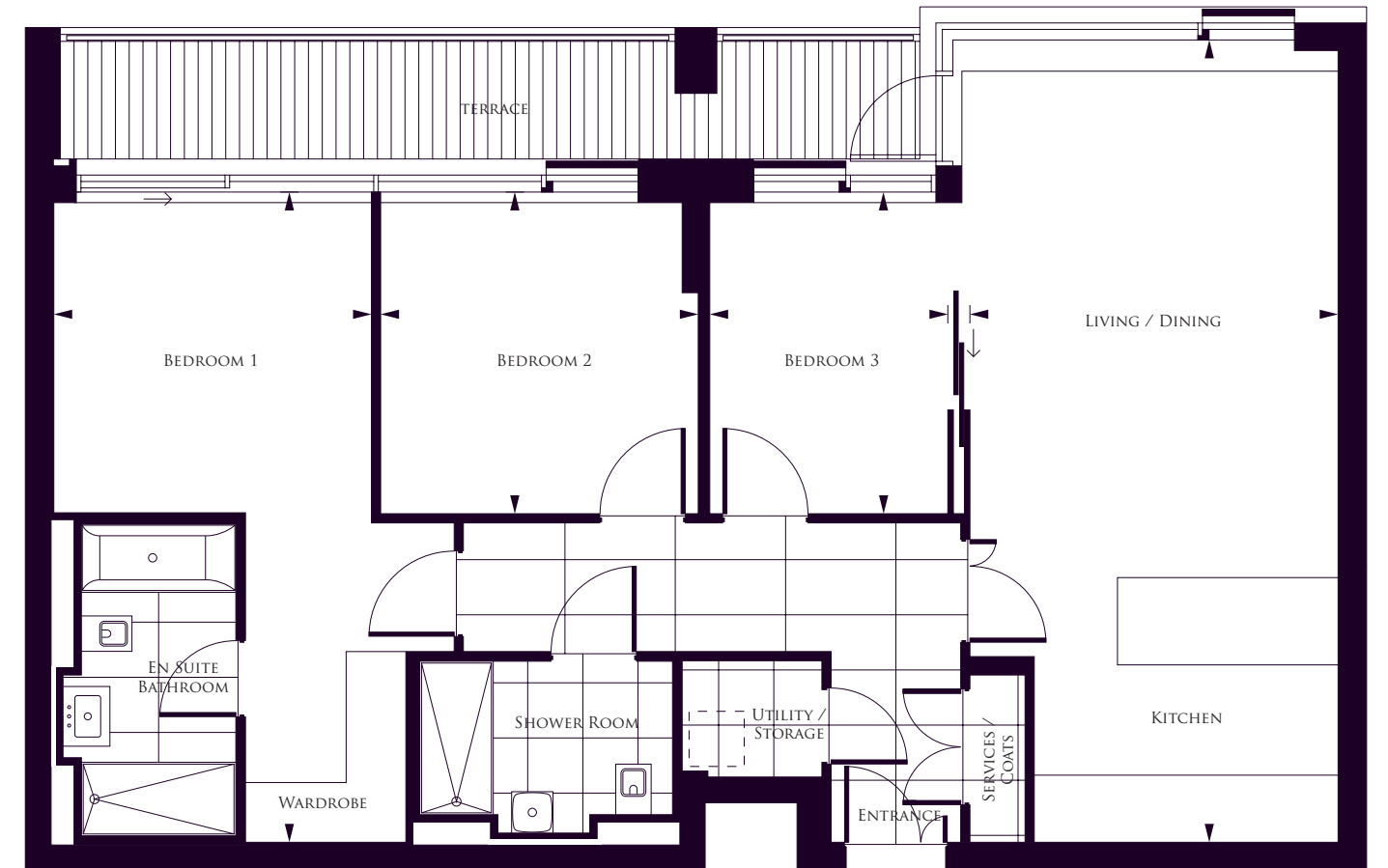
TOTAL AREA	105.8 sq m	1,139 sq ft
LIVING/DINING/KITCHEN	8738mm x 4089mm	28'8" x 13'5"
BEDROOM 1	7087mm x 3454mm	23'3" x 11'4"
BEDROOM 2	3505mm x 3454mm	11'6" x 11'4"
BEDROOM 3	3505mm x 2565mm	11'6" x 8'5"

Apartments 4.4.2, 4.5.2, 4.7.2 and 4.8.2 have a terrace, not a sky garden.

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

APARTMENTS 4.4.7, 4.6.7 AND 4.8.7



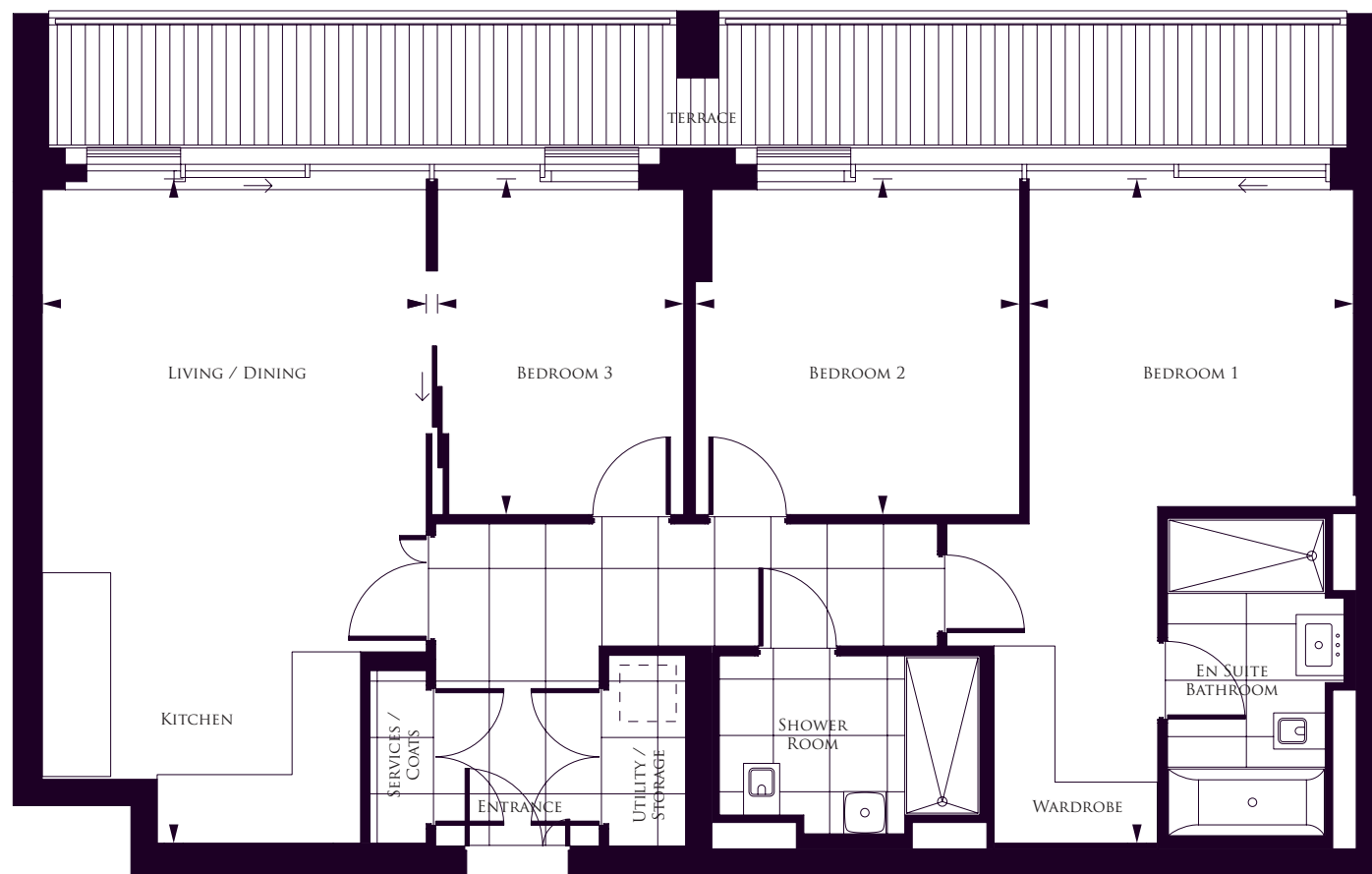
3 BEDROOM – LEVELS 4, 6 AND 8

TOTAL AREA	104.7 sq m	1,127 sq ft
LIVING/DINING/KITCHEN	8738mm x 4013mm	28'8" x 13'2"
BEDROOM 1	7087mm x 3454mm	23'3" x 11'4"
BEDROOM 2	3505mm x 3454mm	11'6" x 11'4"
BEDROOM 3	3480mm x 2591mm	11'5" x 8'6"

Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# BRIDGEMAN HOUSE

APARTMENTS 4.9.6 AND 4.10.6



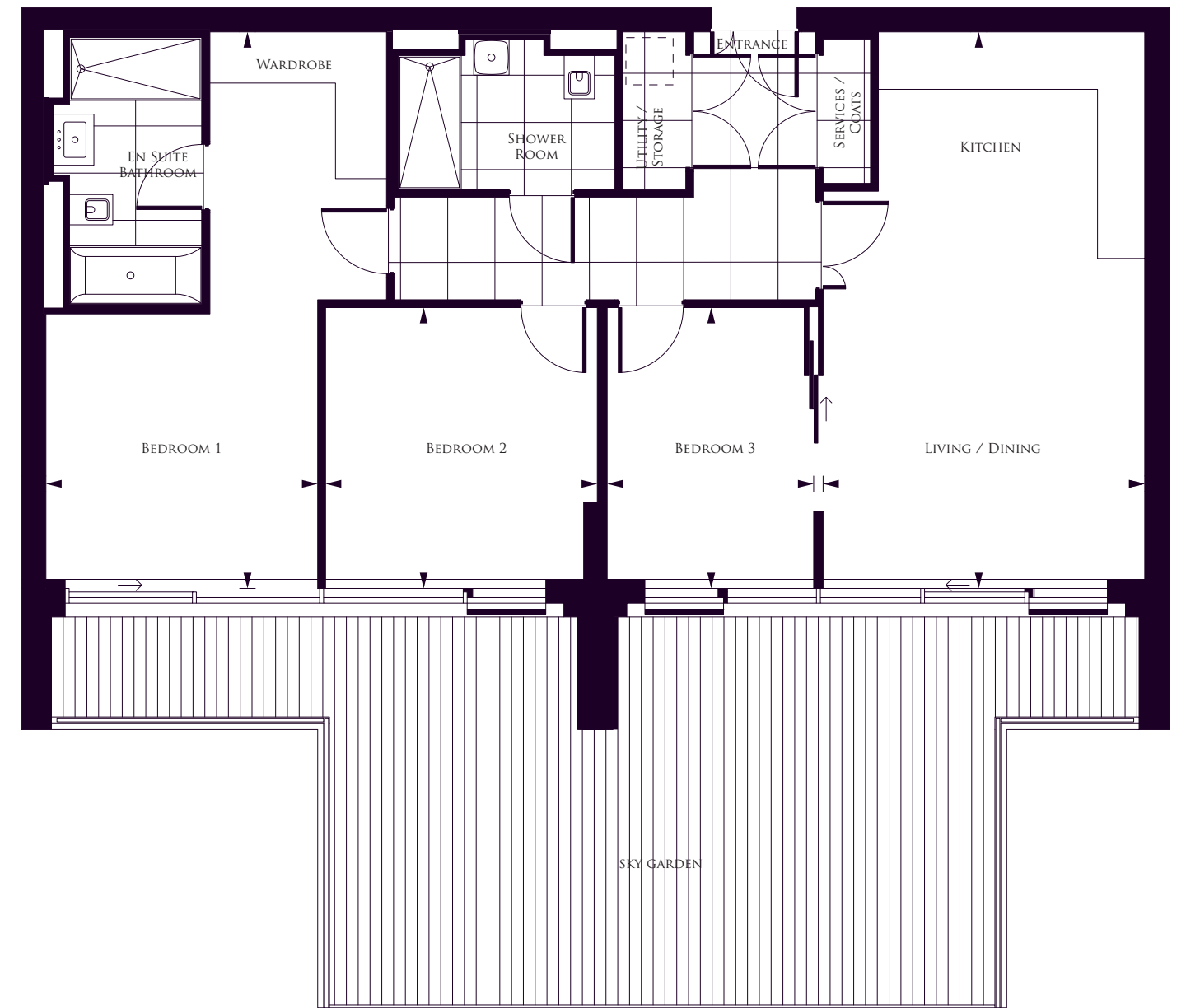
### 3 BEDROOM – LEVELS 9 AND 10

TOTAL AREA	98.0 sq m	1,055 sq ft
LIVING/DINING/KITCHEN	7087mm x 4089mm	23'3" x 13'5"
BEDROOM 1	7087mm x 3454mm	23'3" x 11'4"
BEDROOM 2	3581mm x 3454mm	11'9" x 11'4"
BEDROOM 3	3581mm x 2616mm	11'9" x 8'7"

Apartment 4.10.6 has no outdoor space.

# BRIDGEMAN HOUSE

APARTMENTS 4.9.2 AND 4.10.2



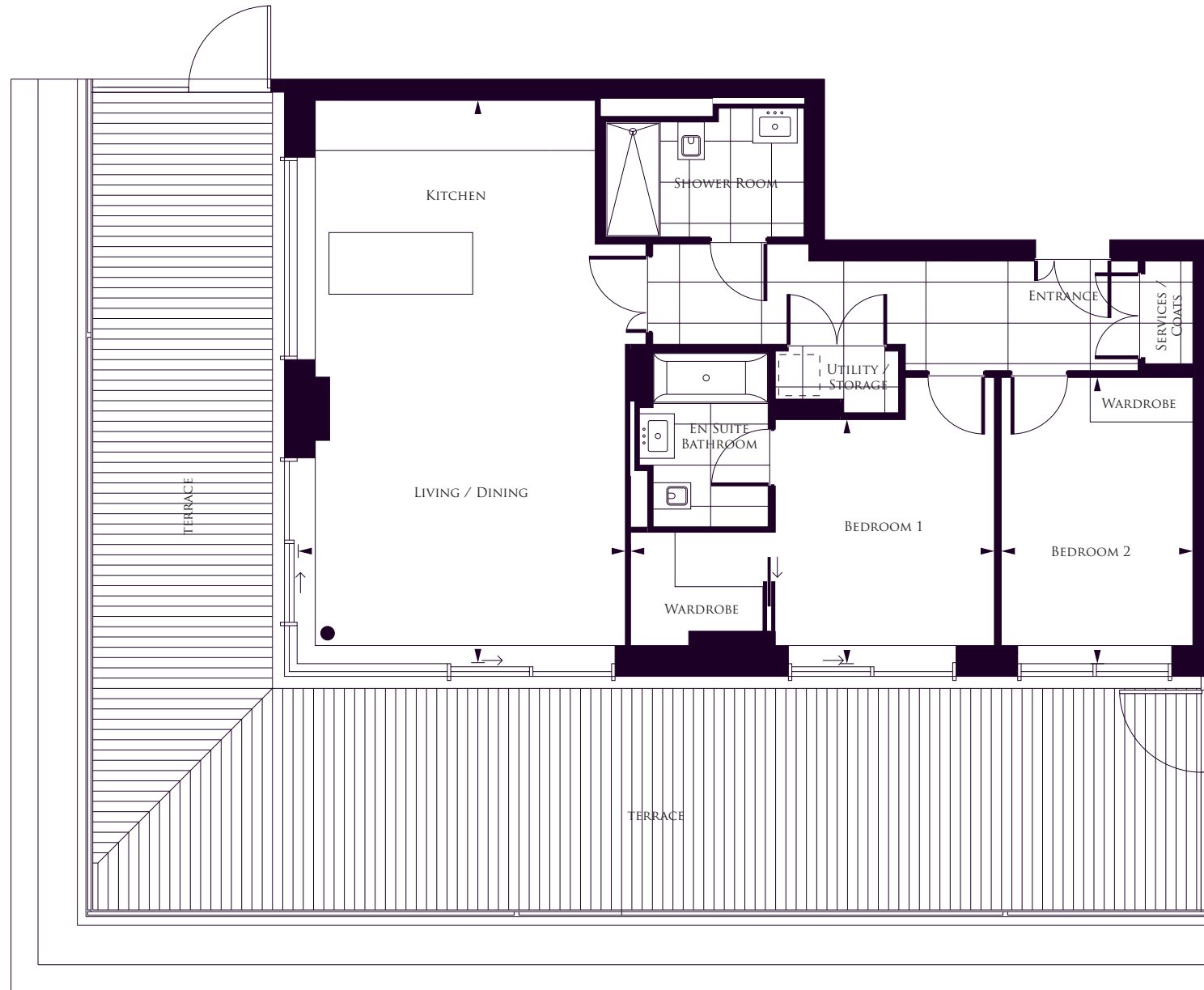
### 3 BEDROOM – LEVELS 9 AND 10

TOTAL AREA	98.8 sq m	1,063 sq ft
LIVING/DINING/KITCHEN	7087mm x 4089mm	23'3" x 13'5"
BEDROOM 1	7087mm x 3454mm	23'3" x 11'4"
BEDROOM 2	3581mm x 3454mm	11'9" x 11'4"
BEDROOM 3	3581mm x 2616mm	11'9" x 8'7"

Apartment 4.10.2 has no outdoor space.

# BRIDGEMAN HOUSE

## PENTHOUSE 4.11.1

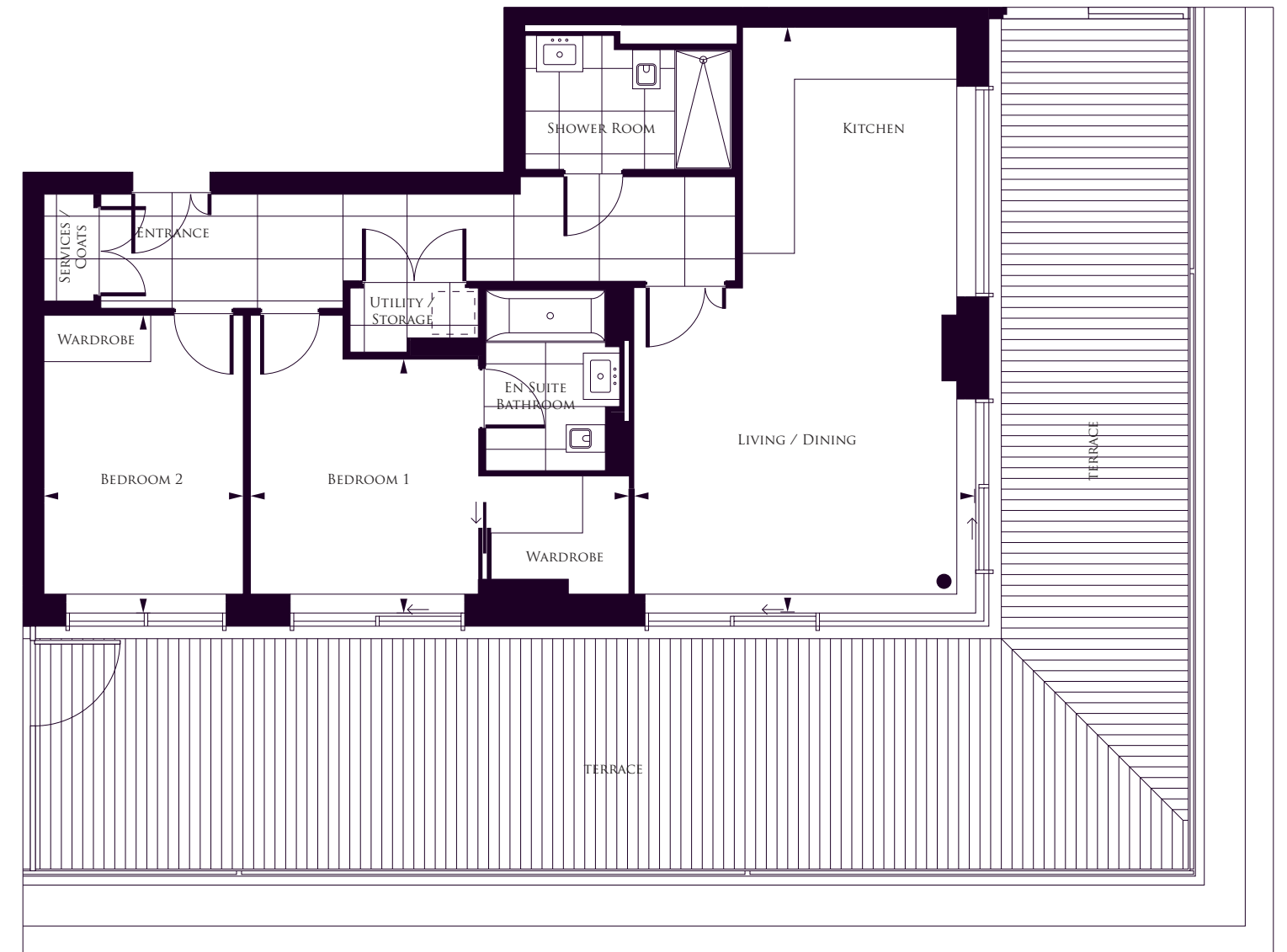


### 2 BEDROOM – LEVEL 11

TOTAL AREA	93.6 sq m	1,007 sq ft
LIVING/DINING/KITCHEN	8204mm x 4775mm	26'11" x 15'8"
BEDROOM 1	3556mm x 5309mm	11'8" x 17'5"
BEDROOM 2	4191mm x 2794mm	13'9" x 9'2"

# BRIDGEMAN HOUSE

## PENTHOUSE 4.11.2



### 2 BEDROOM – LEVEL 11

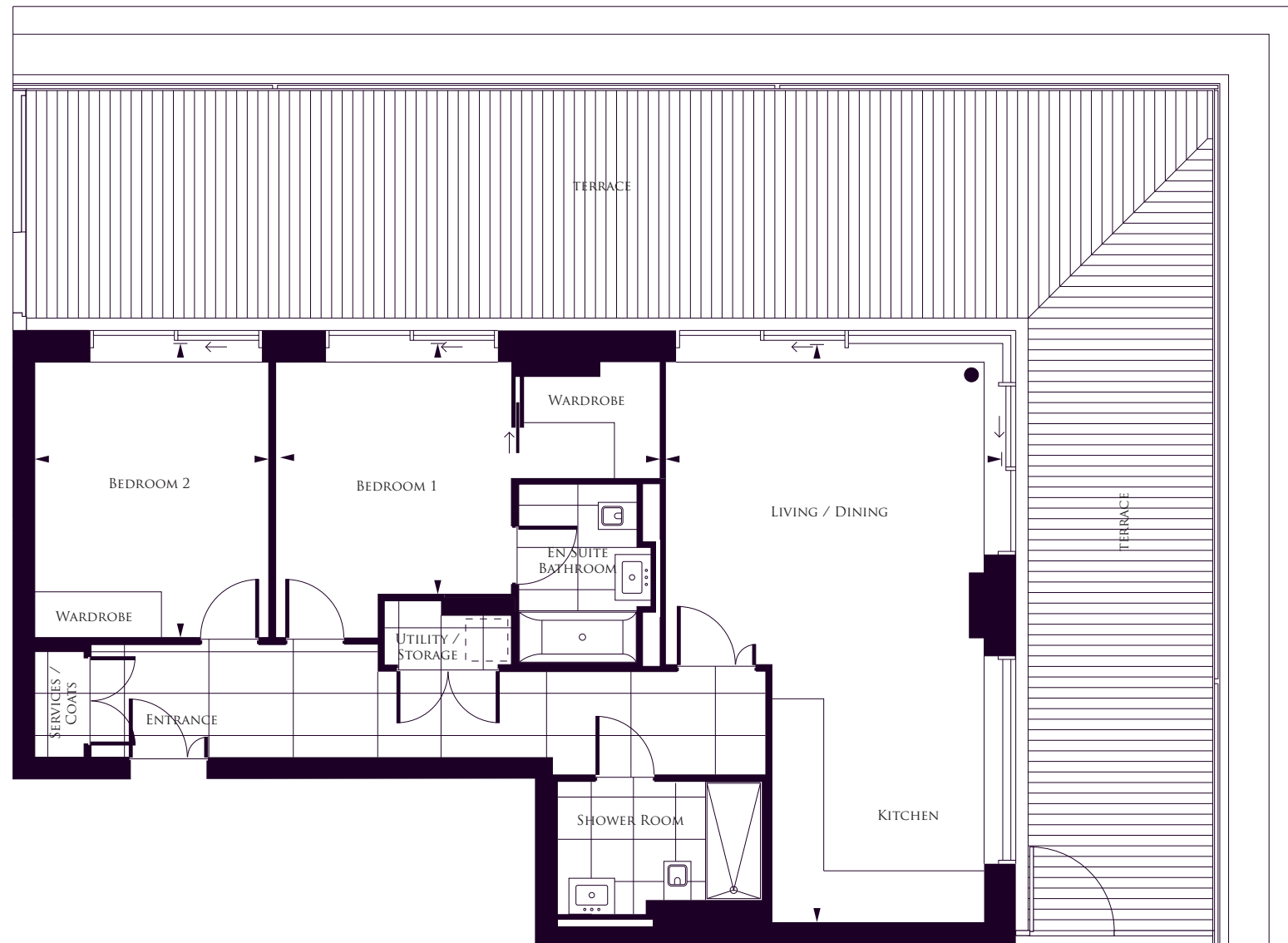
TOTAL AREA	91.0 sq m	980 sq ft
LIVING/DINING/KITCHEN	8204mm x 4775mm	26'11" x 15'8"
BEDROOM 1	5309mm x 3556mm	17'5" x 11'8"
BEDROOM 2	4191mm x 2794mm	13'9" x 9'2"

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# BRIDGEMAN HOUSE

PENTHOUSE 4.11.3

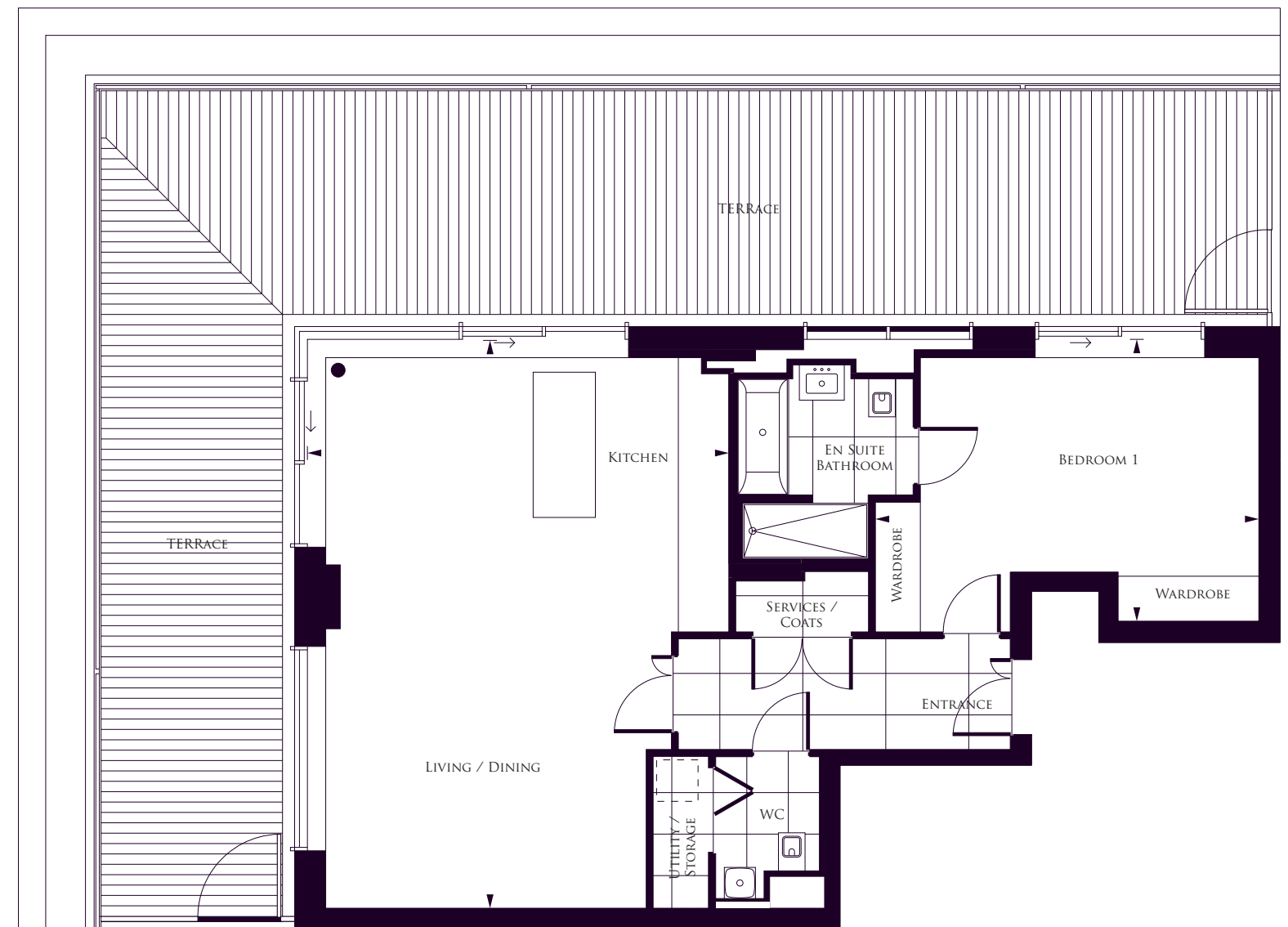


## 2 BEDROOM – LEVEL 11

TOTAL AREA	94.9 sq m	1,022 sq ft
LIVING/DINING/KITCHEN	8204mm x 4775mm	26'11" x 15'8"
BEDROOM 1	5461mm x 3556mm	17'11" x 11'8"
BEDROOM 2	4191mm x 3327mm	13'9" x 10'11"

# BRIDGEMAN HOUSE

PENTHOUSE 4.11.4



## 1 BEDROOM – LEVEL 11

TOTAL AREA	90.0 sq m	969 sq ft
LIVING/DINING/KITCHEN	8204mm x 6096mm	26'11" x 20'0"
BEDROOM 1	5537mm x 4064mm	18'2" x 13'4"

◄ Denotes measurement points. Bridgeman House apartment floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

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# VISION2020. OUR VISION FOR YOUR FUTURE



## SIMPLY A MORE NATURAL WAY TO LIVE

The Berkeley Group already leads the field in sustainable development, and we are now raising standards higher still with our Vision2020 initiative. When you buy a new home from a Berkeley Group company such as St Edward you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

### An exceptional customer experience

- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

### Greener, more economical homes

- Use 26% less water per person than the average house\*
- Save around £380\* per year on energy bills
- Reduce CO2 emissions by 76%\*
- Recycling bins in every home
- Space for a home office
- A safe place to store bicycles

### Creating sustainable communities

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

### A commitment to the future

- St Edward pledges to reduce CO<sub>2</sub> emissions and water consumption by 5% per year until 2012
- We also pledge to reduce or recycle over 80% of our construction, excavation and demolition waste



Buying a home is one of the most important decisions you will ever make. The qualities that make St Edward, part of the Berkeley Group, different mean that you can choose a new home from us with complete confidence.

### Award winning and Royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2008 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These prestigious awards recognise and reward outstanding achievements in business performance.

### 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. Our homes also benefit from a ten year warranty, the first two years of which are covered by St Edward.

### Green living and 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 Edward, 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 Edward operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

### 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'll 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

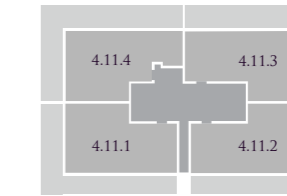
St Edward's homes and developments are not just built for today, but are designed as permanent enhancements to the neighbourhoods they are located in. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards in sustainability, addressing the needs not only of our customers but their neighbours, and the broader community they are part of. It is a long-term view; we want to create exceptional places for people to live, work and relax in, and promote community cohesion for today and the years to come.



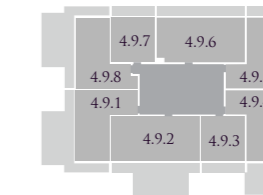
Proud to be members of the Berkeley Group of companies



## BRIDGEMAN HOUSE



LEVEL 11



LEVEL 9



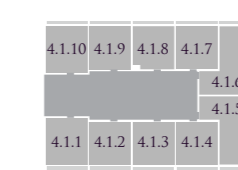
LEVEL 7



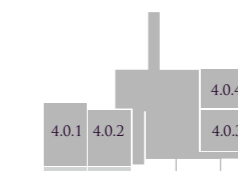
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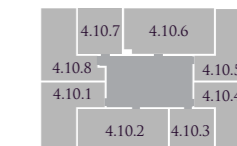
LEVEL 3



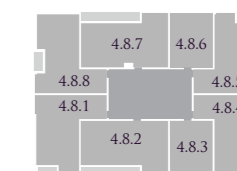
LEVEL 1



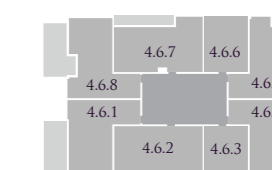
LEVEL -1



LEVEL 10



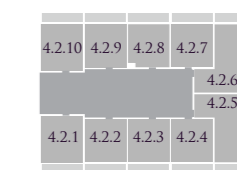
LEVEL 8



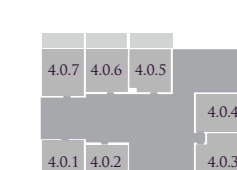
LEVEL 6



LEVEL 4

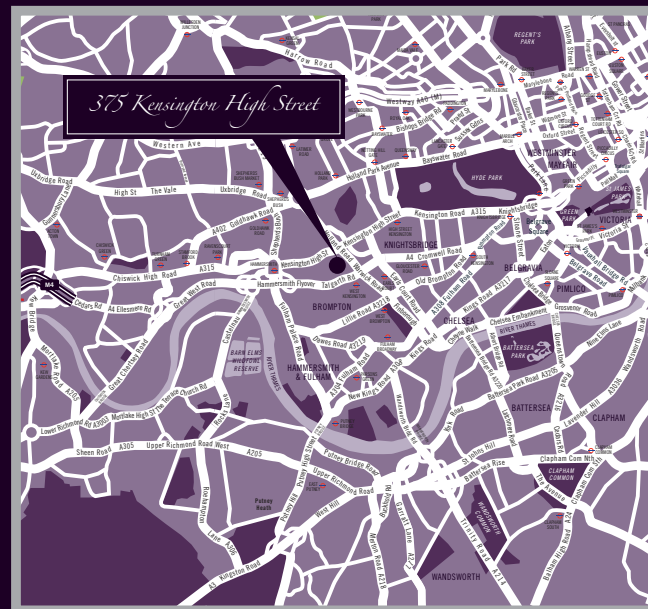


LEVEL 2



LEVEL 0

# DIRECTIONS



## By road from M4 Junction 4B/ M25 Junction 15

Follow M4 and then A4 into central London. Go over the Hammersmith flyover onto A4 Talgarth Road / West Cromwell Road, merging left at the traffic lights into Warwick Road. 375 Kensington High Street is where Warwick Road joins Kensington High Street.

## By Public Transport

If arriving at Heathrow Airport, take the Piccadilly Line and change at Earl's Court for the District Line to High Street Kensington. Turn left when you leave the station and walk along Kensington High Street as far as the junction with Warwick Road. 375 Kensington High Street is on this junction.

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**St Edward**

Designed for life

A Joint Venture company owned by the  
Prudential & Berkeley