

HERITAGE WALK

KEW BRIDGE WEST

St James
Designed for life



HERITAGE
WALK

KEW BRIDGE WEST

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ST JAMES

A LIFE OF QUALITY AND ELEGANCE

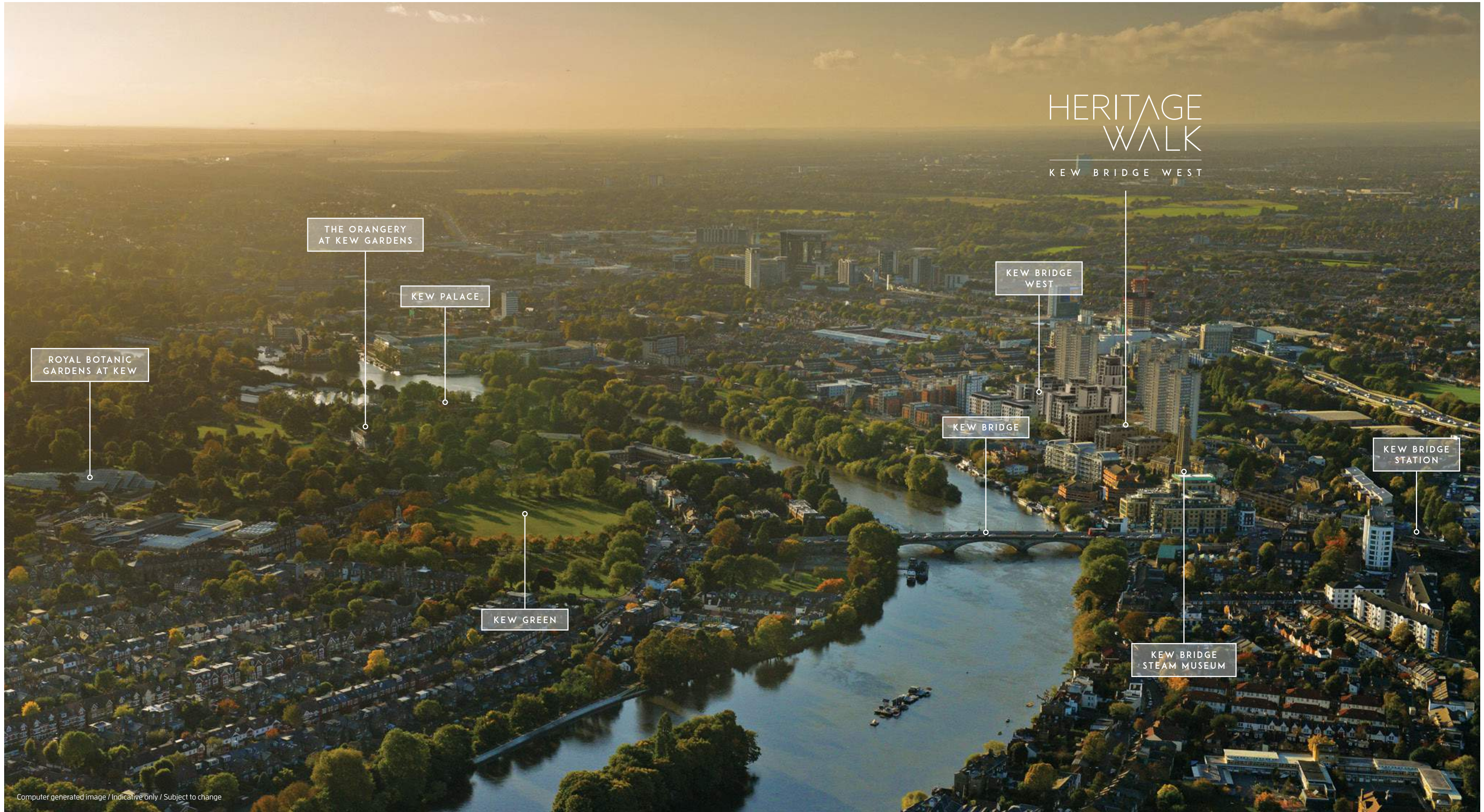
Heritage Walk is a stunning collection of 74 private suites, one, two and three bedroom apartments and 17 shared ownership apartments together with commercial space for local businesses, all within landscaped grounds. This unique development unites contemporary living space with a heritage setting. Situated adjacent to St James's Kew Bridge West, the development incorporates courtyard gardens on elevated terraces and benefits from a concierge, residents gym and gated undercroft parking.

Located close to the Grade II listed Steam and Water Museum, with the magnificent Kew Gardens minutes away and within easy reach of Central London, Heritage Walk offers London village living with access to world class parks and open spaces.

THE ST JAMES DIFFERENCE

Part of the Berkeley Group, St James is a design conscious, residential developer which has a proven track record for delivering fantastic homes in amazing locations, utilising architecture, cultural initiative, landscape and interior design to create a unique sense of place. St James prides itself on adding value through the design, quality and customer service it provides.





HERITAGE WALK

KEW BRIDGE WEST

THE ORANGERY AT KEW GARDENS

KEW PALACE

ROYAL BOTANIC GARDENS AT KEW

KEW BRIDGE WEST

KEW BRIDGE

KEW BRIDGE STATION

KEW GREEN

KEW BRIDGE STEAM MUSEUM

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A NATURAL

**BALANCE
OF LIVING**

THE WORLD'S
MOST EXCITING CITY

With its ancient heritage and twenty-first century energy, London brings a mix of glorious contrasts. World-class in every sense, the capital never fails to delight and surprise – and from Heritage Walk, it's all yours to enjoy.

From the Tower of London to Buckingham Palace, history comes alive in London – yet this dynamic city also leads the world in everything from business to culture, and architecture to cuisine. For shoppers, the capital is simply unrivalled. Eclectic retail experiences span everything from Bond Street's magnificent couture houses to the East End's renowned markets. By night, dine at the world's most celebrated restaurants or see a sell-out West End show. However you choose to enjoy it, London is a place of excitement and vibrancy.



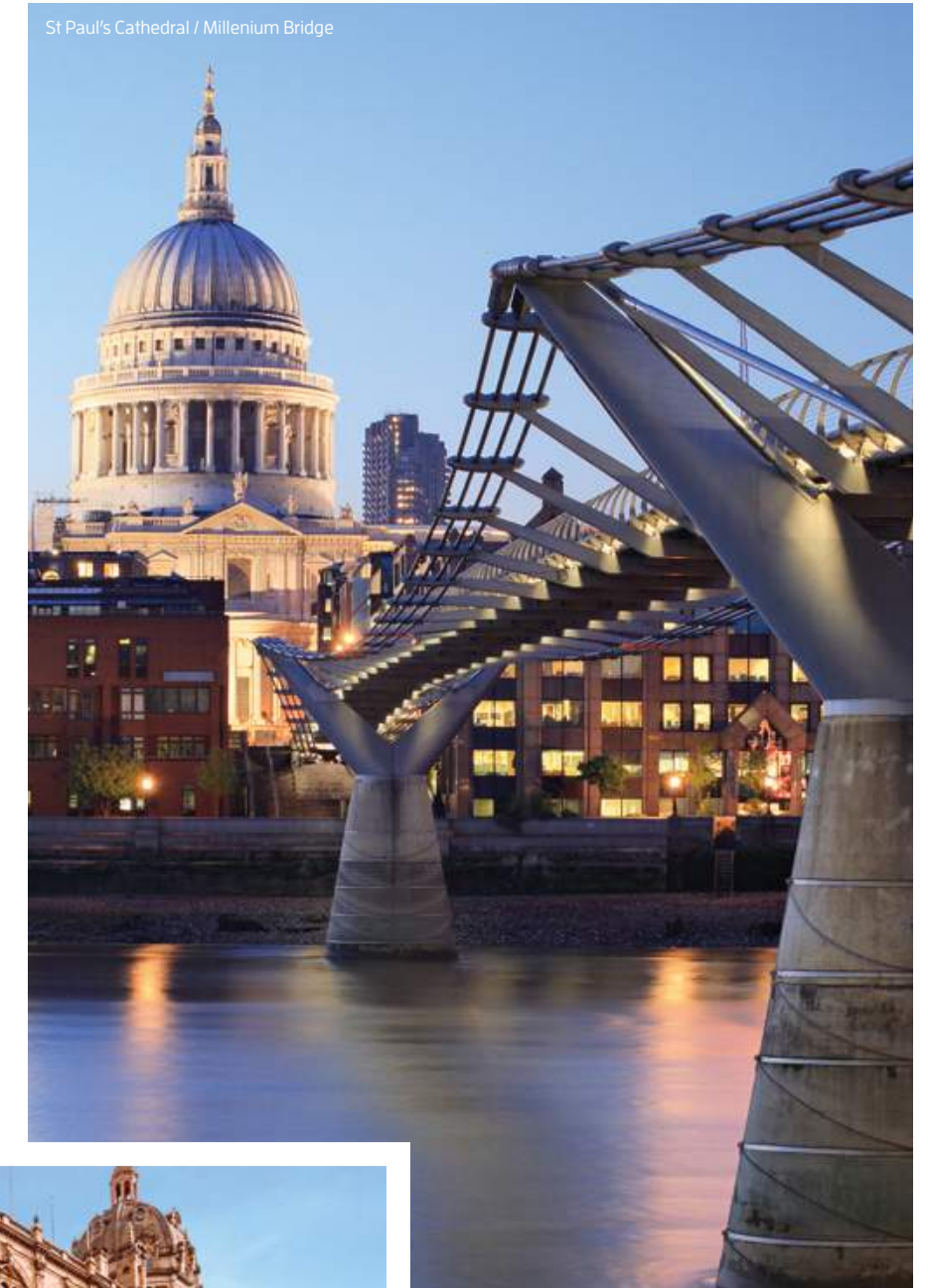
St James's Park / Westminster



Liberty of London / Regent Street



Carnaby Street / Westminster

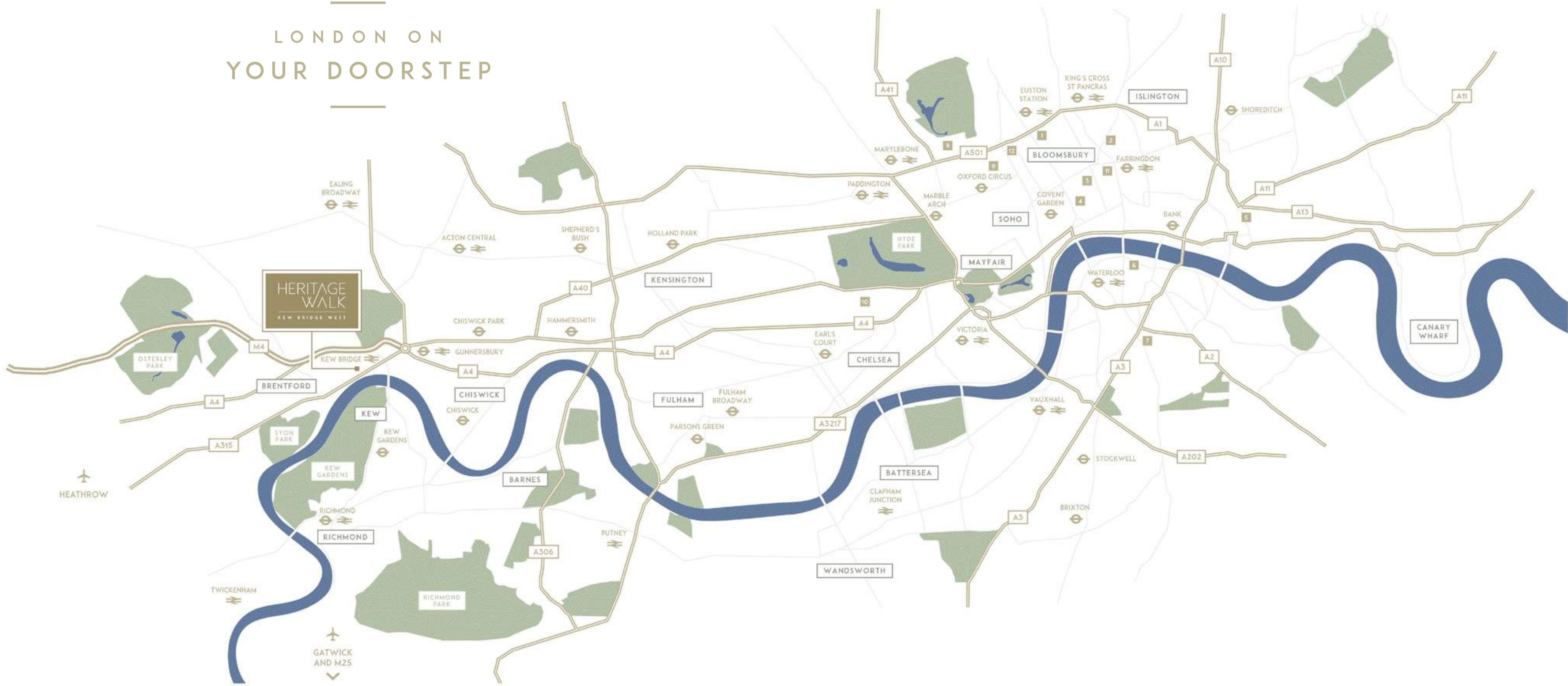


St Paul's Cathedral / Millenium Bridge



Harrods / Knightsbridge

LONDON ON
YOUR DOORSTEP



JOURNEY TIMES



VAUXHALL	23 mins
WATERLOO	30 mins
VICTORIA	32 mins
OXFORD CIRCUS	33 mins
ST PANCRAS INTERNATIONAL	37 mins
KNIGHTSBRIDGE	38 mins

Source: TFL Kew Bridge Station / Kew Gardens

DRIVE TIMES



M4	3 mins
CHISWICK	5 mins
RICHMOND PARK	9 mins
HEATHROW	12 mins
M25	12 mins
GATWICK	48 mins

Source: Google maps

UNIVERSITIES



- 1 UNIVERSITY OF CENTRAL LONDON
- 2 CITY UNIVERSITY LONDON
- 3 UNIVERSITY OF THE ARTS LONDON
- 4 LONDON SCHOOL OF ECONOMICS
- 5 LONDON METROPOLITAN UNIVERSITY
- 6 KING'S COLLEGE LONDON

- 7 SOUTHBANK UNIVERSITY
- 8 UNIVERSITY OF WESTMINSTER
- 9 ROYAL ACADEMY OF MUSIC
- 10 IMPERIAL COLLEGE LONDON
- 11 SCHOOL OF BUSINESS & FINANCE
- 12 UNIVERSITY COLLEGE LONDON



AN AREA RICH IN HERITAGE

From the lavish curves of Syon Park's Great Conservatory, the historic London Museum of Water and Steam, to the world's best-loved gardens at Kew, this pocket of south-west London offers a showcase of history and heritage.

As you discover this area, it's easy to feel as though you're stepping back in time – from the sixteenth-century splendour of Syon House, to the triumphant Victorian architecture of Kew Garden's glasshouses. Vast expanses of renowned parklands have for centuries been a place of relaxation and contemplation. In the villages of Kew and Chiswick, chic modernity brushes with period architecture, creating an atmosphere that is both contemporary and timeless.



The River Thames / Thames Path



Temperate House / Kew Gardens



The Historic Kew Bridge / Kew



London Museum of Water & Steam / Kew

THE CHARM OF KEW

With fine period architecture, a pretty village green and beautiful riverside walks, Kew Village is just over the river, a few minutes stroll from Heritage Walk.

Kew is best known for its Royal Botanic Gardens, a World Heritage Site and one of Britain's favourite attractions. This superb destination sets a distinctive tone for Kew – one that celebrates history and tradition, and retains a charismatic village atmosphere.

In the village itself, you'll find a captivating mix of organic delicatessens, independent boutiques, floral designers, antique dealers and some of West London's best bistros, bars and cafés.

MOMENTS FROM
THE RIVER THAMES

Discover a spectacular setting in one of London's most peaceful and picturesque neighbourhood's. Superbly situated close to the banks of the River Thames, you'll have easy access to the historic Thames Path, the perfect surroundings for a leisurely sunset stroll or an early morning jog.



CHISWICK'S
CONTEMPORARY
VILLAGE
LIFESTYLE

The Farmers Market / Chiswick High Street



Oliver's Wholefood / Richmond

Just a short walk away, Chiswick boasts a diverse mix of shopping, eateries, patisseries and gastro pubs. Here you'll find lifestyle brands such as Jigsaw, Cath Kidston and Cowshed sitting side by side with the independent Wild Swans Boutique and The Old Cinema vintage emporium that entices you to look inside.

Additionally, every Sunday afternoon the authentic farmer's market comes to Chiswick, with award winning producers offering everything from home made cheese to fresh artisan bread and organic vegetables. Everything for the contemporary village lifestyle on your doorstep.



Public House / Chiswick

WEST LONDON'S
TOP CULINARY
TREATS

From the local cafés to some of the UK's most highly awarded fine dining destinations, at Heritage Walk you can taste it all. Whether its a fashionable gastropub, or your favourite restaurant chain – it's all here for you to enjoy.

Favoured by national food critics and local residents alike, La Trompette and The Glasshouse both boast Michelin stars. At Carvosso's at 210, the elegant and relaxed atmosphere reflects the best of Chiswick.



La Trompette / Chiswick



Carvosso's at 210 / Chiswick



Al Fresco Dining / Chiswick High Street

A WORLD FAMOUS
ENVIRONMENT

OF INCREDIBLE
NATURAL BEAUTY

Red Deer Stag / Richmond Park

With Kew's Royal Botanic Gardens and Syon Park on your doorstep, Richmond Park to the south and Gunnersbury Park to the north, Heritage Walk is the gateway to London's most magnificent green spaces and largest Royal Park.



Richmond Park Cycle Path / Richmond Park

THE GREENER SIDE
OF LIVING

From a serene walk through the world's best-loved gardens, to a stroll beside the River Thames, Heritage Walk is ideally located for those who love to enjoy the outdoors.



St James's Park / Westminster

Explore the diversity of Syon Park, where wildflower meadows and oaks jostle with formal gardens, lakes and breathtaking river views. At Richmond Park, London's largest Royal Park, great swathes of grasslands play home to ancient trees and Red Deer.

Even closer to Heritage Walk, you can discover the centuries-old Thames Path, one of the capital's most beautiful riverside walks.

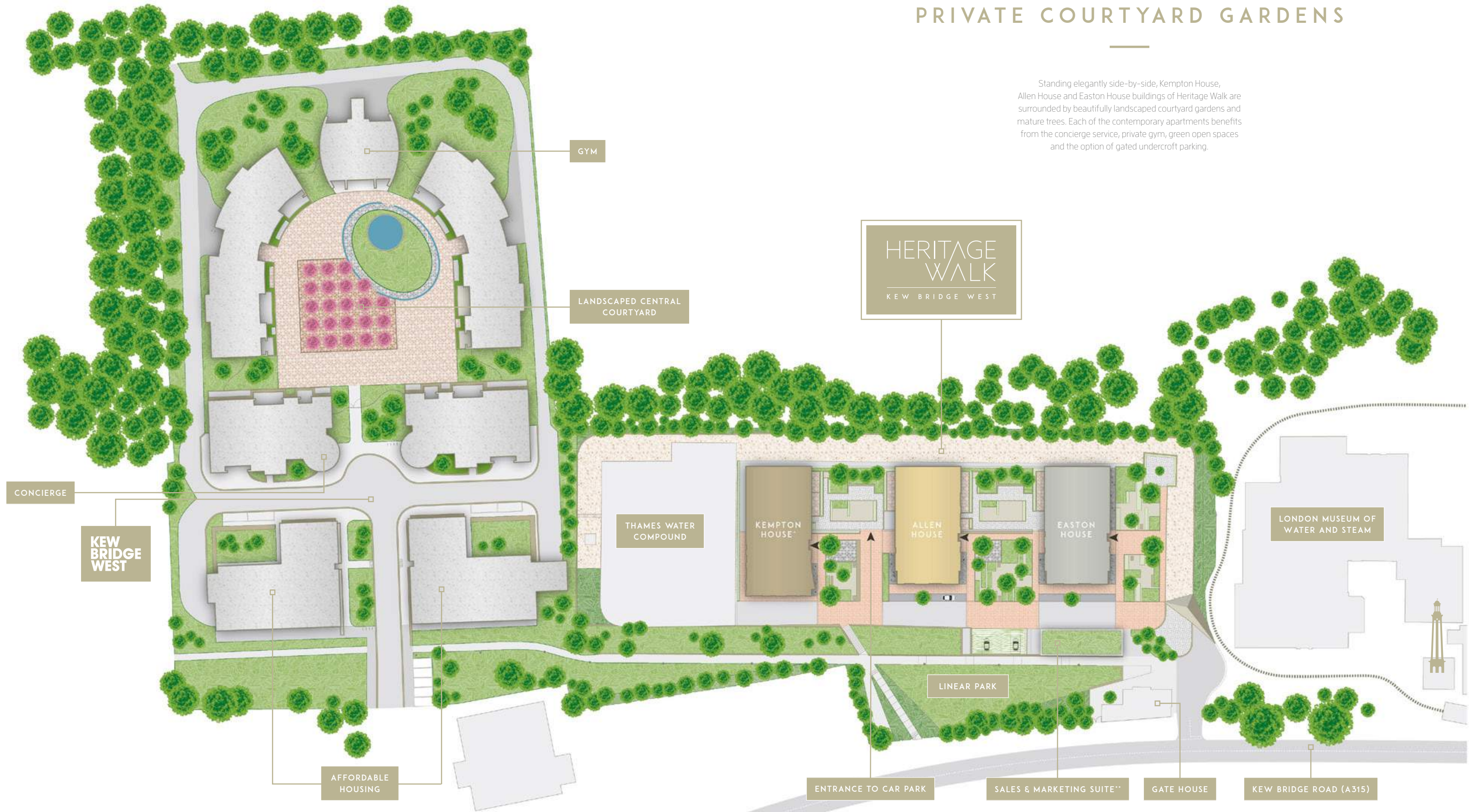


WELCOME TO
LANDSCAPED
TRANQUILLITY

With full height glazed doors opening onto private balconies, many of the apartments enjoy a tranquil and relaxing outlook over the landscaped courtyard gardens of Heritage Walk. Taking inspiration from the surrounding parkland, the landscaping incorporates mature specimen trees for summer shade and soft naturalistic planting to recharge all the senses.

STUNNING ARCHITECTURE AND PRIVATE COURTYARD GARDENS

Standing elegantly side-by-side, Kempton House, Allen House and Easton House buildings of Heritage Walk are surrounded by beautifully landscaped courtyard gardens and mature trees. Each of the contemporary apartments benefits from the concierge service, private gym, green open spaces and the option of gated undercroft parking.



HERITAGE WALK
KEW BRIDGE WEST

KEW BRIDGE WEST

CONCIERGE

GYM

LANDSCAPED CENTRAL COURTYARD

THAMES WATER COMPOUND

KEMPTON HOUSE

ALLEN HOUSE

EASTON HOUSE

LONDON MUSEUM OF WATER AND STEAM

LINEAR PARK

AFFORDABLE HOUSING

ENTRANCE TO CAR PARK

SALES & MARKETING SUITE**

GATE HOUSE

KEW BRIDGE ROAD (A315)



Residents Gym / Indicative only



Contemporary Reception / Heritage Walk



—
 WELCOME TO
**SUPERIOR
 SERVICE**
 —

Within the contemporary reception, the concierge is on hand to help make West London living secure, comfortable and stress-free, with a full range of essential services.

Enjoy the fully equipped residents-only gym, where you can make use of the state-of-the-art cardio, resistance and free weight equipment.

Gated undercroft parking is also available to purchase.

Concierge Service / Heritage Walk



A COLLECTION OF
74 LUXURY
APARTMENTS

Introducing the apartments at Heritage Walk:
A collection of 74 generously proportioned and superbly designed contemporary homes, that maximise natural light and internal space with full height glazing and private balconies. Beautifully landscaped courtyard gardens and mature trees surround the apartments, providing a tranquil outlook and space to relax and recharge.





Computer generated image / Indicative only / Subject to change

Decoration and dressing are not included



Computer generated image / Indicative only / Subject to change

Decoration and dressing are not included



EVERY DETAIL
CONSIDERED

CREATING LUXURIOUS LIVING SPACE THROUGH
CAREFULLY CONSIDERED DESIGN

KITCHENS

- Contemporary designed kitchens with modern handleless design
- Matt glass fronted doors to wall units and gloss doors to base and full height units
- Full height splash back
- Composite stone worktop with drainer
- Integrated appliances throughout including:
 - Extractor
 - Single oven
 - Microwave
 - 4-Zone induction hob
 - Dishwasher
 - Fridge freezer
- Freestanding washer dryer located in utility cupboard
- Hansgrohe polished chrome mono block mixer
- Stainless steel under mount sink
- Multi-compartment recycle bin

BATHROOM/ENSUITE

- Tiled and painted walls to all bathrooms
- Vanity unit with timber effect frame and surround
- Composite stone countertop
- Matt mirror to vanity unit behind basin
- Mirrored cabinet with shaver socket
- Timber effect bath panel
- Under mount basin
- Wall hung dual flush WC pan and dual flush button
- Bath with glass bath screen to family bathrooms
- Large shower tray and glass shower screen to master bedroom enSuites
- Hansgrohe brassware in polished chrome finish including:
 - Basin mixer
 - Ceiling mounted showerhead
 - Thermostatic mixer to bath/shower
 - Toilet roll holder
 - Robe hooks
- Polished chrome heated towel rail

ELECTRICS/LIGHTING

- LED downlighters throughout
- Kitchen wall units with feature lighting
- Lighting above and below bathroom mirrored cabinet
- Automatic lighting to utility cupboard
- Polished chrome sockets and switches at high level, white plastic finish at low level
- Provision for Sky+ and HD compatible to lounge and master bedroom
- High and low level HDMI connection to lounge
- Audio/Video door entry phone system linked to main block entrance
- BT points to lounge and to all bedrooms
- CAT 5 data points to lounge and master bedroom
- Home office provision

JOINERY

- Entrance doors with multi-point locking system, door viewer, letter plate, and night latch in polished chrome finish
- White doors throughout
- White painted skirting and architraves

WARDROBES

- Fitted wardrobe with sliding door system with shelf and hanging rail to master bedrooms
- Shelf with hanging rail to coat cupboard

WALL/FLOOR FINISHES

- White painted internal walls and ceilings
- Carpet to bedrooms
- Laminate floor to reception, kitchen, hallway and coat cupboard
- Tiling to utility cupboard

PRIVATE EXTERNAL AREAS

- Timber decking or paving (dependent on location)

IRONMONGERY

- Polished chrome lever handles throughout

HEATING/COOLING

- Mechanical ventilation heat recovery system
- Underfloor heating to principle rooms*
- Comfort cooling to penthouses

SECURITY

- Communal CCTV
- Entrance to building door entry system
- Gated undercroft car park**

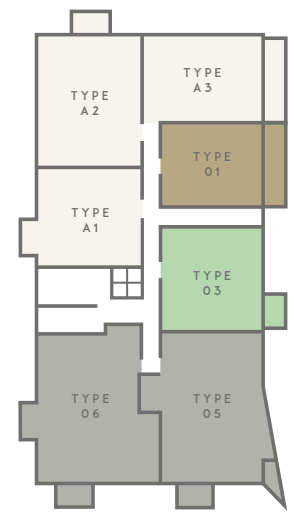
COMMUNAL AREAS

- Seating, feature wall panelling and tiling to main entrance lobbies
- Carpet to communal corridors
- PIR movement controlled lighting to all corridors and car park
- Mechanical ventilation to communal corridors
- Internally accessed refuse stores
- Cycle stores at ground level

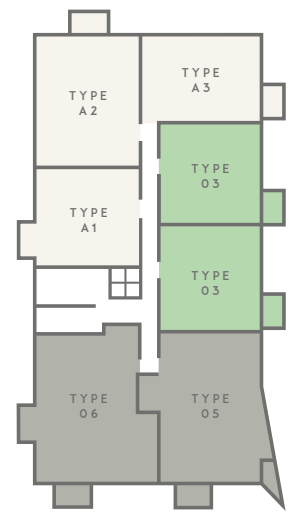
* Principal rooms defined as kitchen, dining area, living area and bedroom (s)
** Available at an extra cost

KEMPTON HOUSE APARTMENT PLANS

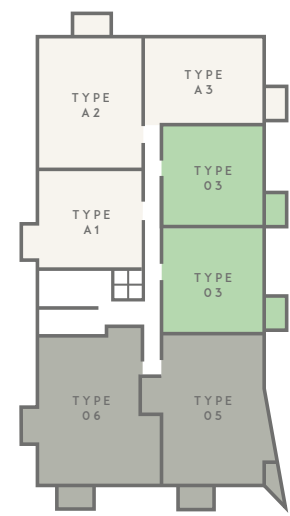
FIRST FLOOR



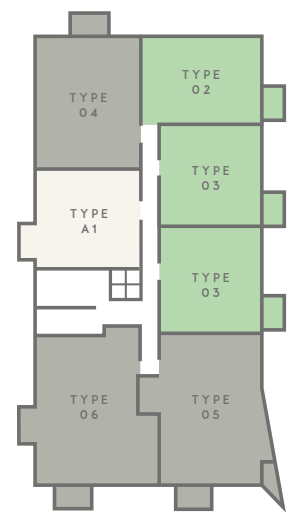
SECOND TO FOURTH FLOOR



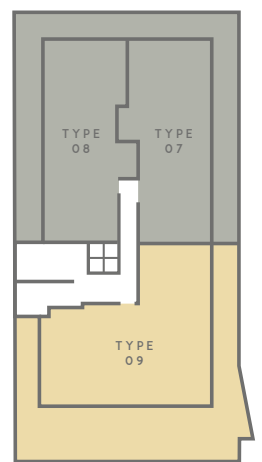
FIFTH FLOOR



SIXTH TO SEVENTH FLOOR



EIGHTH FLOOR



- SUITE APARTMENTS
- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS
- SHARED OWNERSHIP APARTMENTS
- ⊕ RESIDENTS' LIFT

KEMPTON HOUSE



HERITAGE WALK



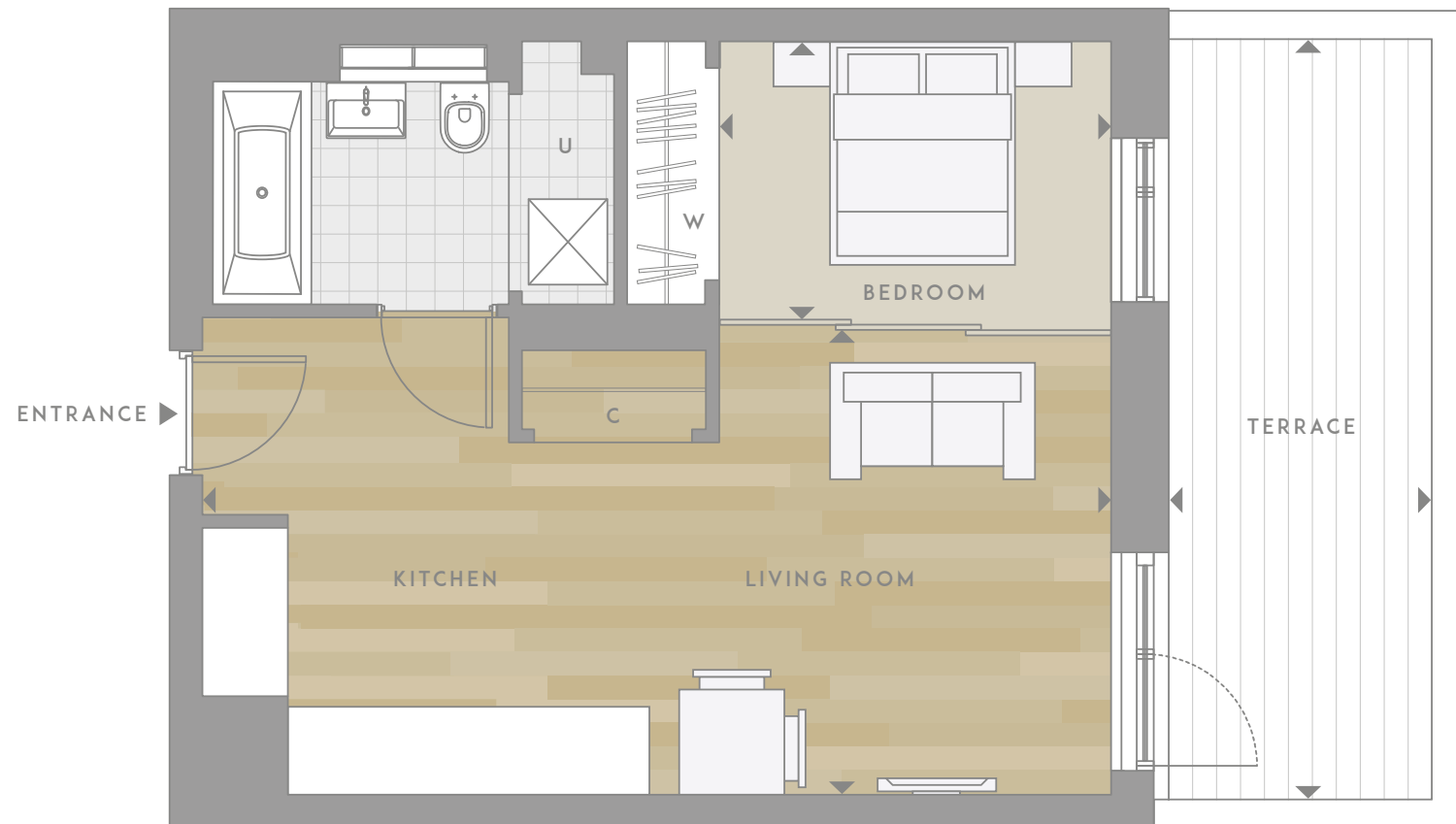
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KEMPTON HOUSE

KEMPTON HOUSE

TYPE 01
SUITE APARTMENT

PLOT: A104



ACCOMMODATION

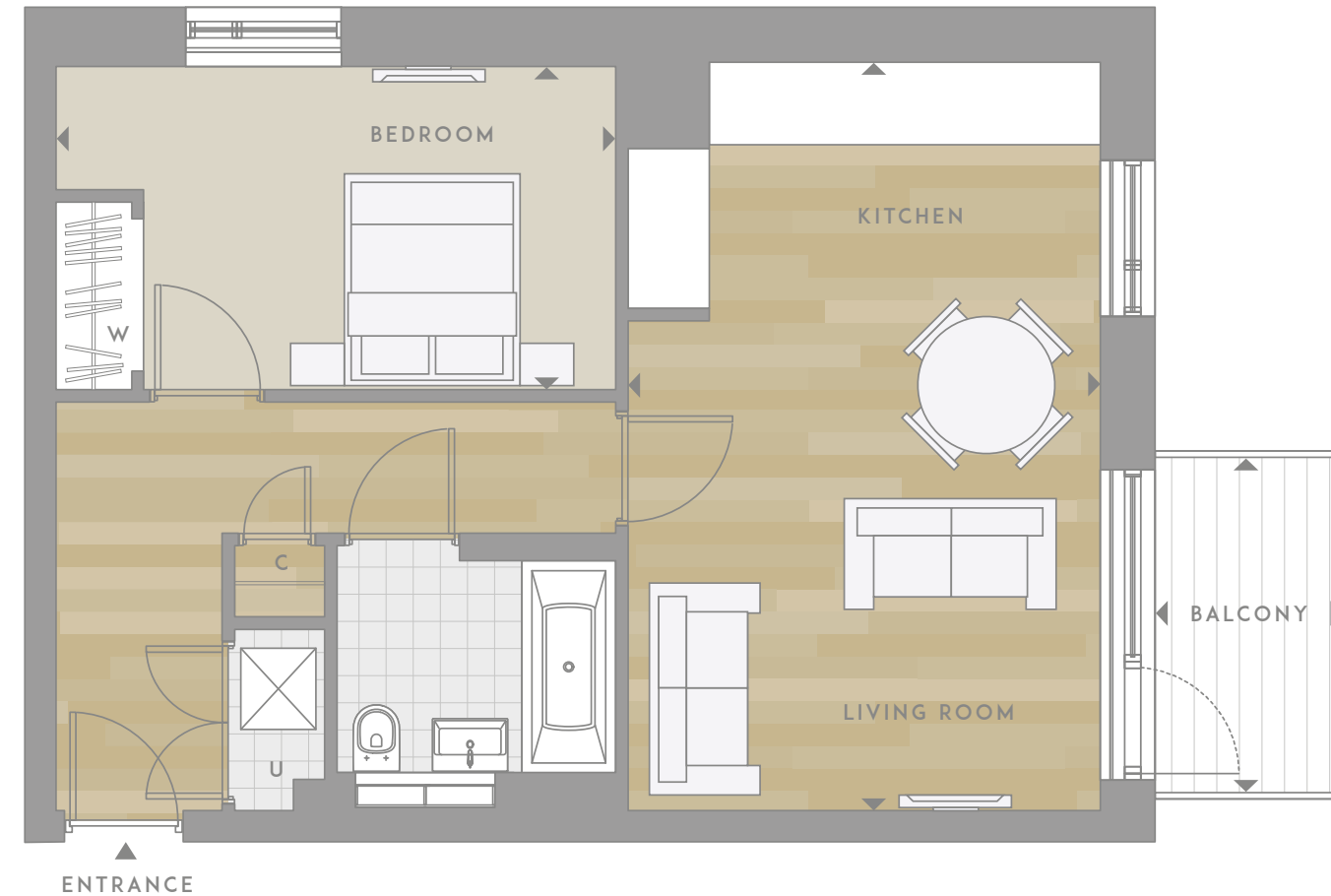
Kitchen / Living room	6.9 m x 3.5 m	22'8" x 11'6"
Bedroom	2.98 m x 2.11 m	9'9" x 6'11"
TOTAL INTERNAL AREA	39.6 SQ M	426 SQ FT
Terrace	5.78 m x 2 m	18'11" x 6'6"
TOTAL TERRACE AREA	11 SQ M	118 SQ FT

Measurement Points	↔
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 02
ONE BEDROOM APARTMENT

PLOTS: A603, A703



ACCOMMODATION

Kitchen / Living	5.99 m x 3.78 m	19'7" x 12'4"
Bedroom	4.48 m x 2.58 m	14'8" x 8'5"
TOTAL INTERNAL AREA	50 SQ M	538 SQ FT
Balcony	2.67 m x 1.5 m	8'9" x 4'11"
TOTAL BALCONY AREA	4 SQ M	43 SQ FT

Measurement Points	↔
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 03

ONE BEDROOM APARTMENT

PLOTS: A105, A204, A205, A304, A305, A404
A405, A504, A505, A604, A605, A704, A705



ACCOMMODATION

Kitchen / Living	6.99 m x 3.68 m	22'11" x 12"
Bedroom	3.43 m x 3.26 m	11'3" x 10'8"
TOTAL INTERNAL AREA	50.1 SQ M	539 SQ FT
Balcony	2.47 m x 1.5 m	8'1" x 4'11"
TOTAL BALCONY AREA	3.7 SQ M	39 SQ FT

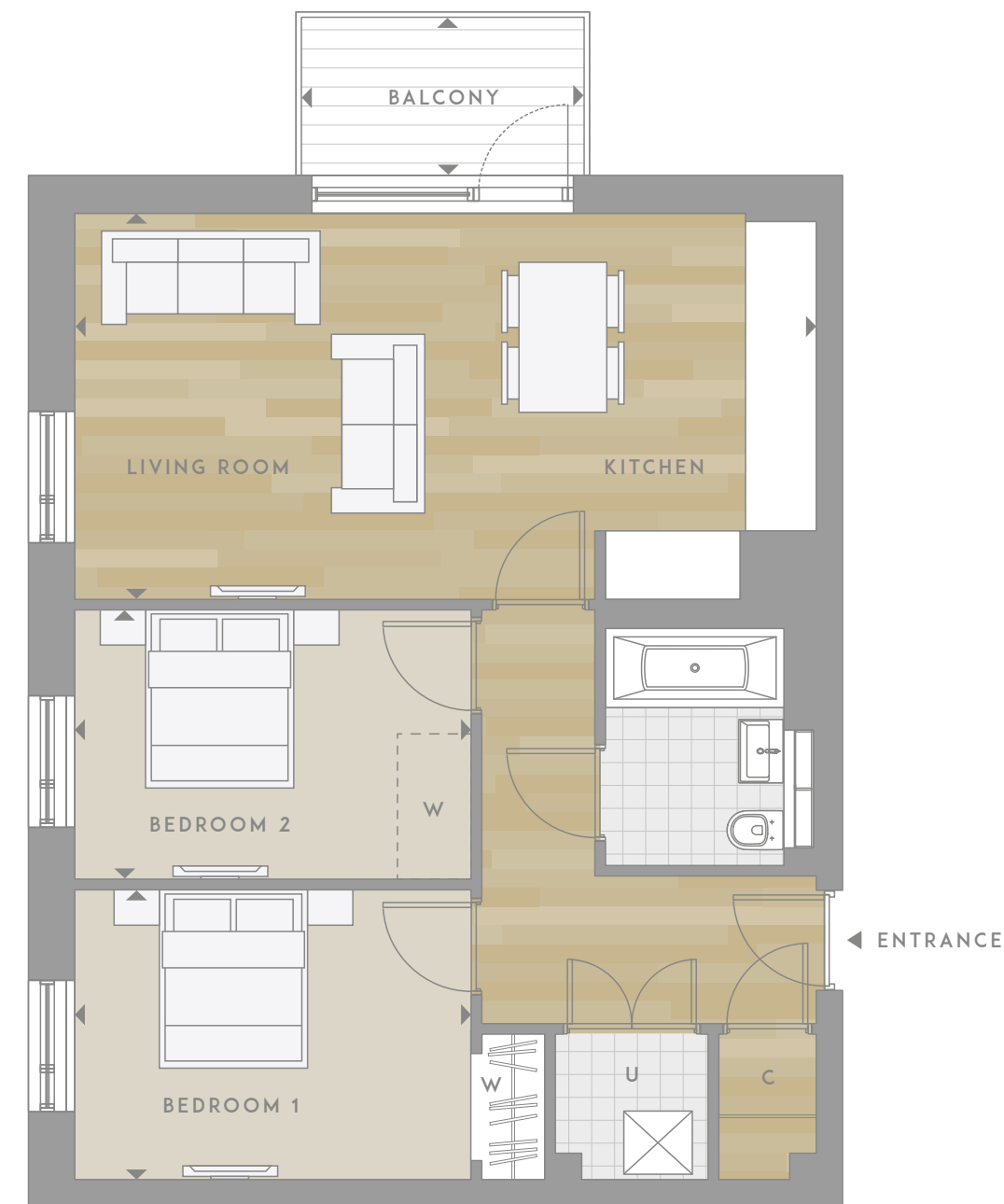
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 04

TWO BEDROOM APARTMENT

PLOTS: A602, A702



ACCOMMODATION

Kitchen / Living	7.03 m x 3.66 m	23' x 12'
Bedroom 1	3.76 m x 2.75 m	12'4" x 9'
Bedroom 2	3.76 m x 2.55 m	12'4" x 8'4"
TOTAL INTERNAL AREA	64.5 SQ M	694 SQ FT
Balcony	2.67 m x 1.5 m	8'9" x 4'11"
TOTAL BALCONY AREA	4 SQ M	43 SQ FT

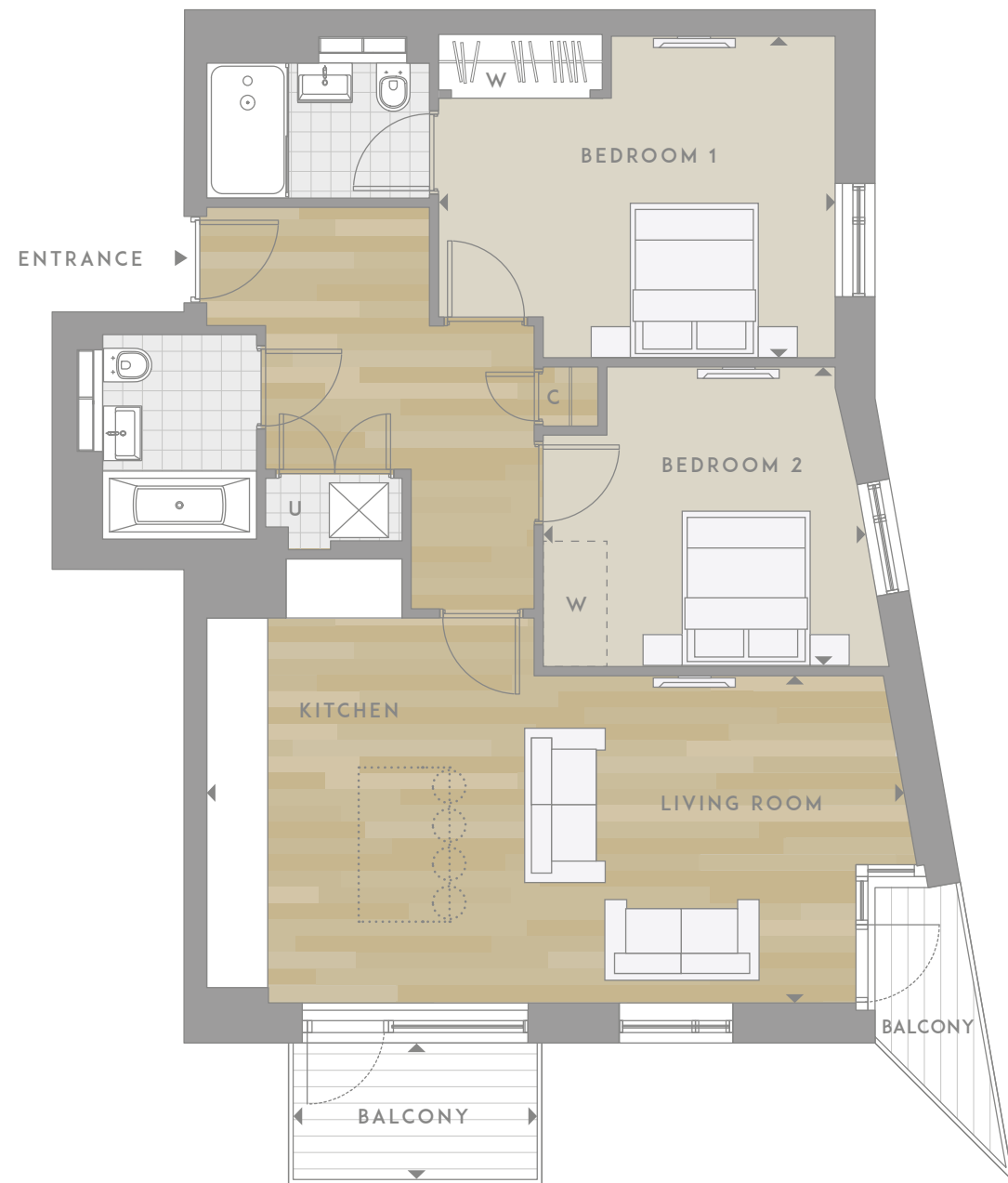
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 05

TWO BEDROOM APARTMENT

PLOTS: A106, A206, A306, A406, A506, A606, A706



ACCOMMODATION

Kitchen / Living	7.66 m x 3.59 m	25'1" x 11'9"
Bedroom 1	4.36 m x 3.53 m	14'3" x 11'6"
Bedroom 2	3.54 m x 3.29 m	11'7" x 10'9"
TOTAL INTERNAL AREA	79.6 SQ M	857 SQ FT
Balcony	2.67 m x 1.5 m	8'9" x 4'11"
Feature Balcony	1.59 m x 0.91 m	5'2" x 3'
TOTAL BALCONY AREA	7 SQ M	75 SQ FT

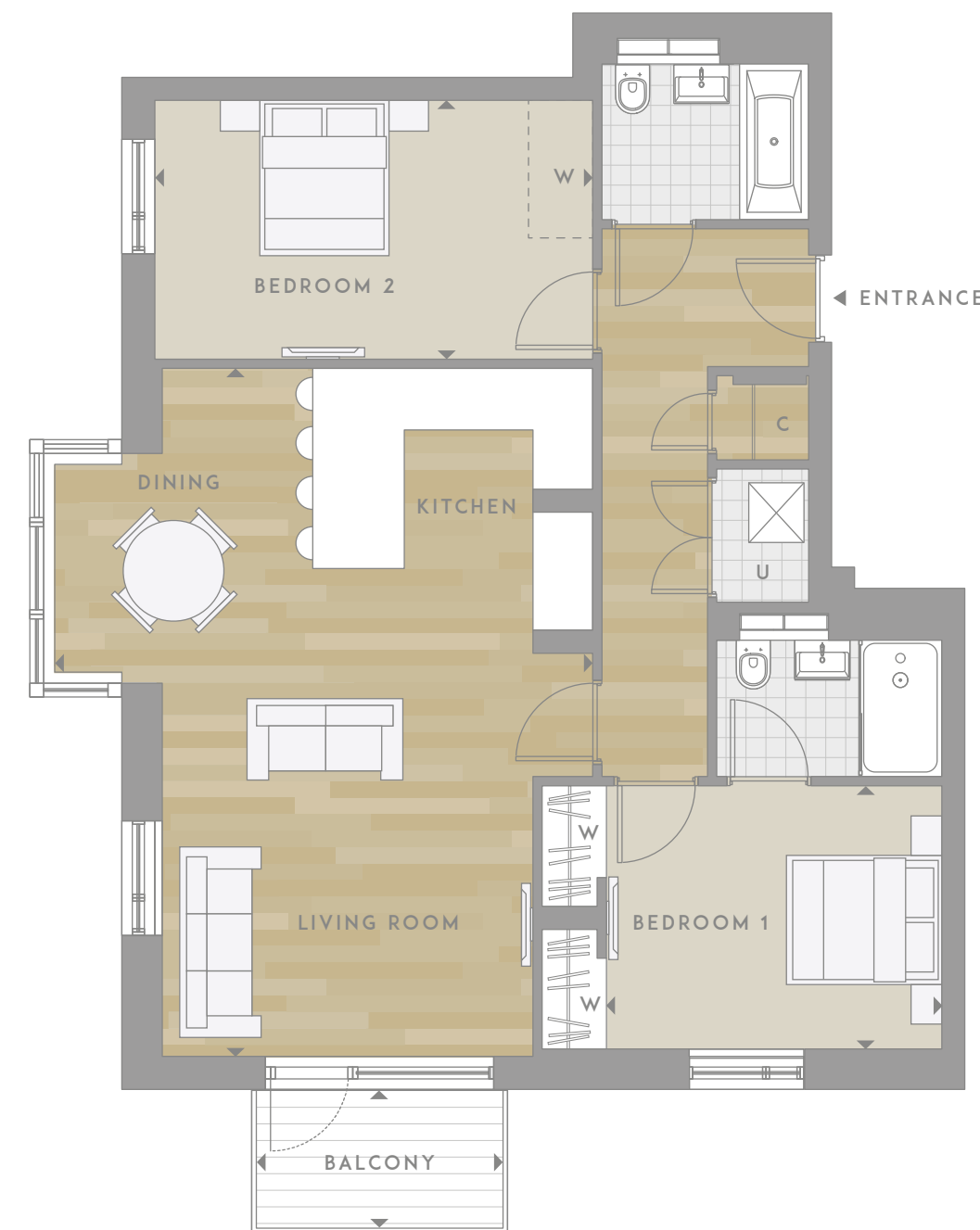
Measurement Points	↔
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 06

TWO BEDROOM APARTMENT

PLOTS: A107, A207, A307, A407, A507, A607, A707



ACCOMMODATION

Kitchen / Living	7.49 m x 5.85 m	24'6" x 19'2"
Bedroom 1	3.65 m x 2.86 m	11'11" x 9'9"
Bedroom 2	4.76 m x 2.82 m	15'7" x 9'3"
TOTAL INTERNAL AREA	84.9 SQ M	914 SQ FT
Balcony	2.67 m x 1.5 m	8'9" x 4'11"
TOTAL BALCONY AREA	4 SQ M	43 SQ FT

Measurement Points	↔
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

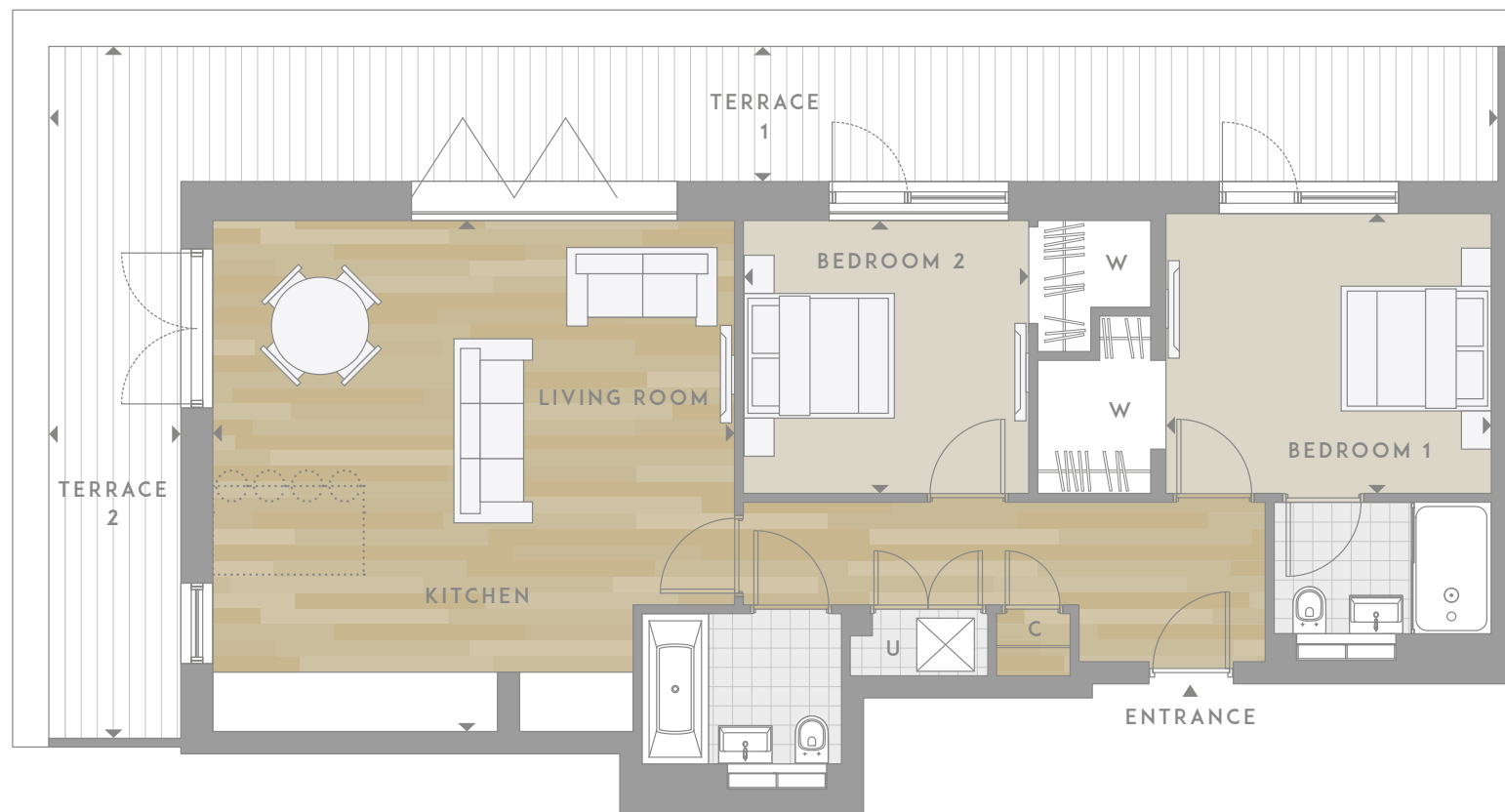
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TYPE 07

TWO BEDROOM PENTHOUSE



PLOT: A802



ACCOMMODATION

Kitchen / Living	5.88 m x 5.76 m	19'3" x 18'10"
Bedroom 1	3.67 m x 3.15 m	12' x 10'4"
Bedroom 2	3.22 m x 3.07 m	10'6" x 10'
TOTAL INTERNAL AREA	79.5 SQ M	856 SQ FT
Terrace 1	16.34 m x 1.52 m	53'7" x 4'11"
Terrace 2	7.8 m x 1.49 m	25'7" x 4'10"
TOTAL TERRACE AREA	32 SQ M	344 SQ FT

Measurement Points	↔
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

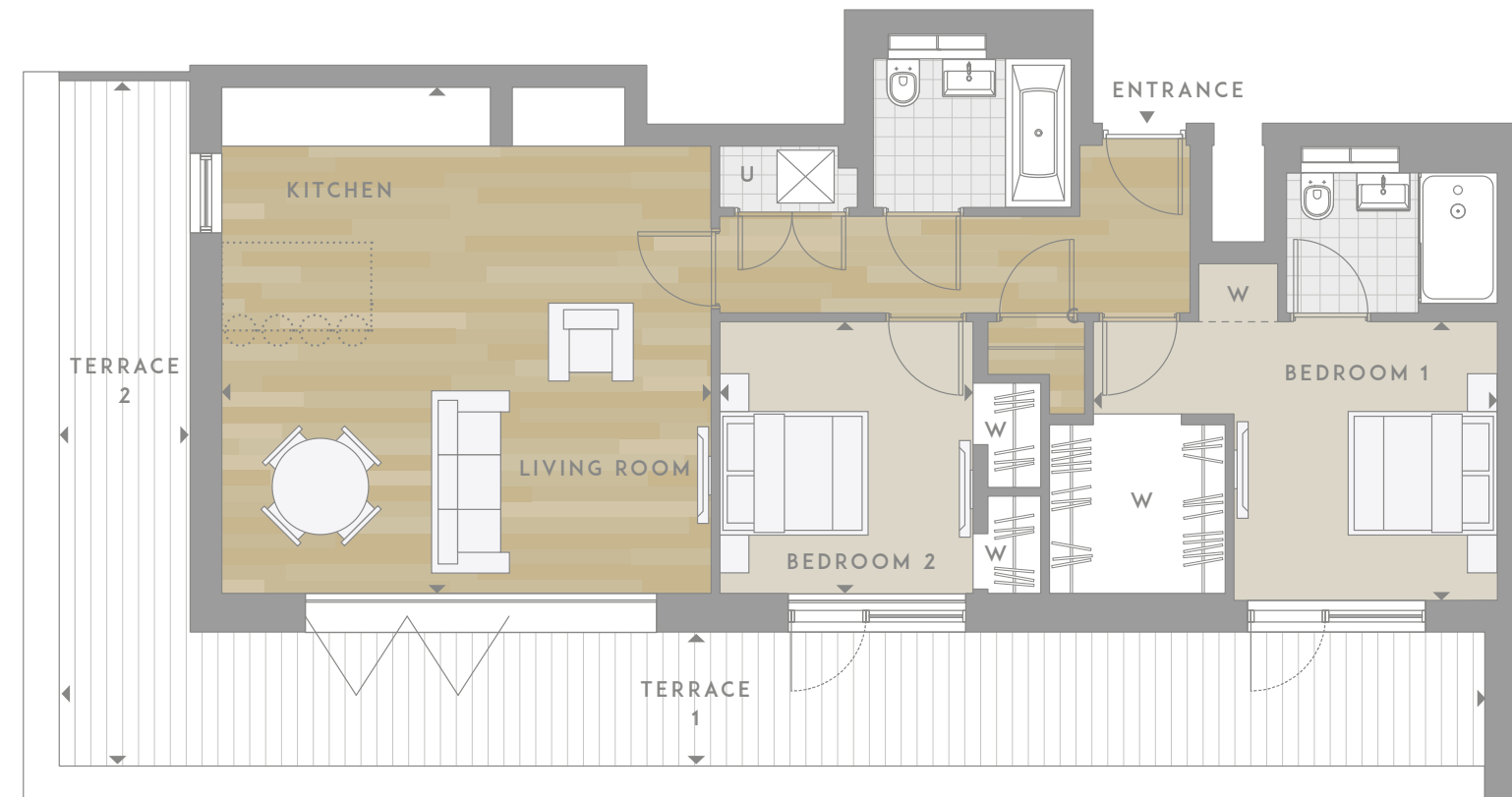
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TYPE 08

TWO BEDROOM PENTHOUSE



PLOT: A801



ACCOMMODATION

Kitchen / Living	5.76 m x 5.57 m	18'10" x 18'3"
Bedroom 1	4.6 m x 3.17 m	15'1" x 10'4"
Bedroom 2	3.09 m x 2.88 m	10'1" x 9'5"
TOTAL INTERNAL AREA	80.2 SQ M	863 SQ FT
Terrace 1	16.22 m x 1.52 m	53'2" x 4'11"
Terrace 2	7.8 m x 1.49 m	25'7" x 4'10"
TOTAL TERRACE AREA	32 SQ M	344 SQ FT

Measurement Points	↔
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 09
THREE BEDROOM PENTHOUSE

PLOT: A803



ALLEN HOUSE
APARTMENT PLANS

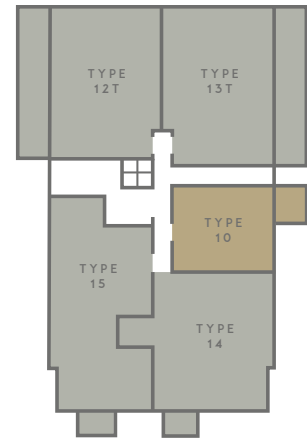
ACCOMMODATION

Kitchen / Living	8.76 m x 4.96 m	28'8" x 16'3"
Bedroom 1	6.31 m x 3.07 m	20'8" x 10'
Bedroom 2	3.7 m x 2.9 m	12'1" x 9'6"
Bedroom 3	3.37 m x 2.82 m	11' x 9'3"
TOTAL INTERNAL AREA	105.3 SQ M	1,133 SQ FT
Terrace 1	15.9 m x 3.51 m	52'1" x 11'6"
Terrace 2	15.46 m x 1.52 m	50'8" x 4'11"
Terrace 3	10.15 m x 1.52 m	33'3" x 4'11"
TOTAL TERRACE AREA	83 SQ M	893 SQ FT

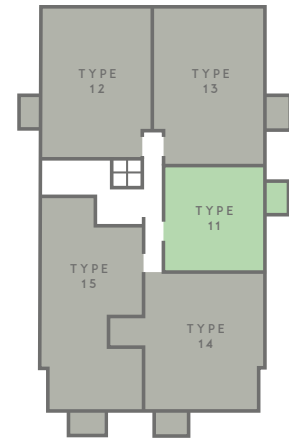
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	⋯⋯
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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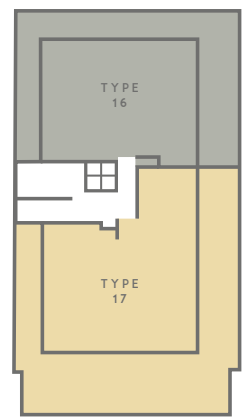
FIRST FLOOR



SECOND TO FOURTH FLOOR



FIFTH FLOOR



- SUITE APARTMENTS
- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS
- ⊕ RESIDENTS' LIFT

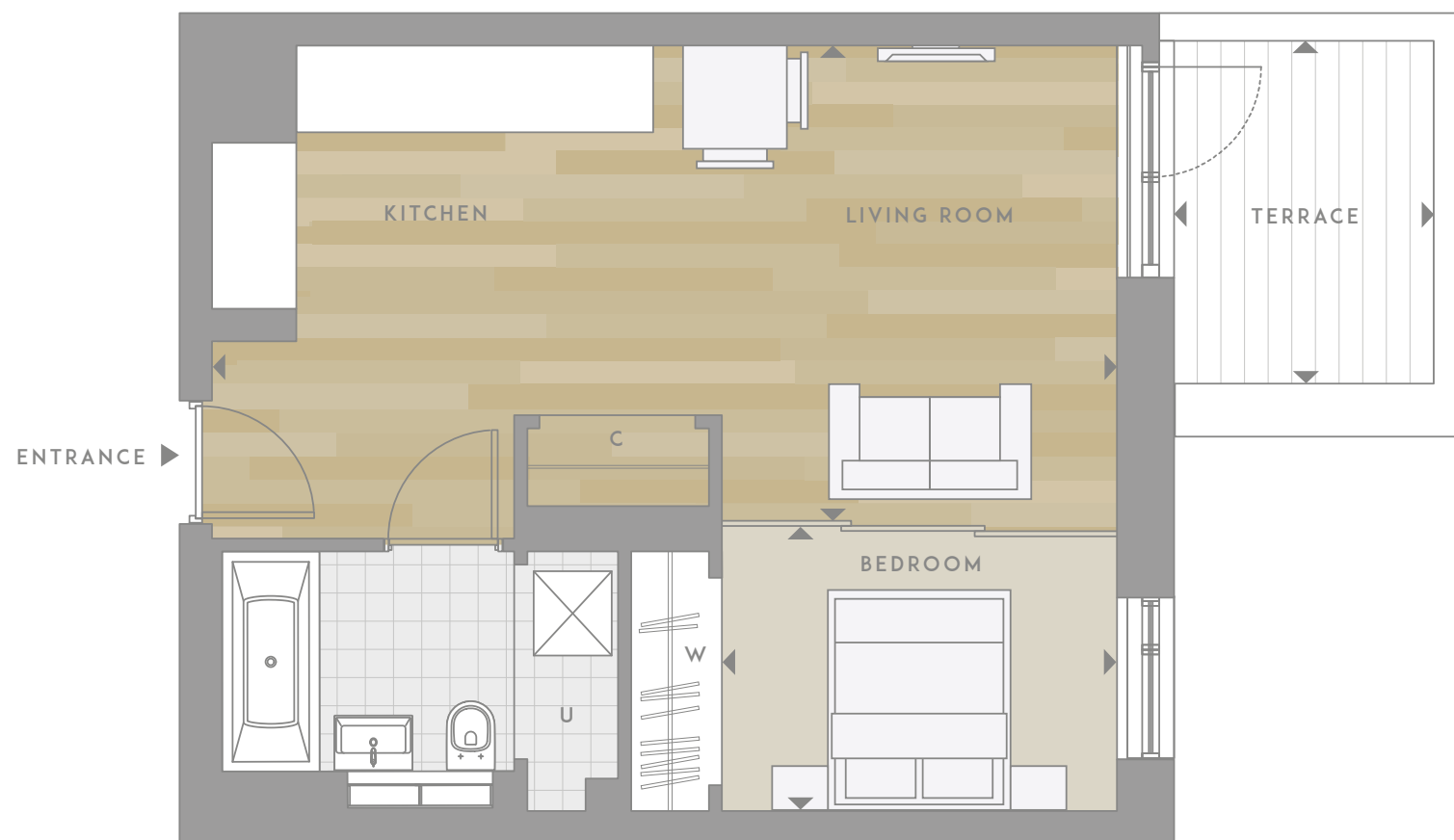
ALLEN HOUSE



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TYPE 10
SUITE APARTMENT

PLOT: B103



ACCOMMODATION

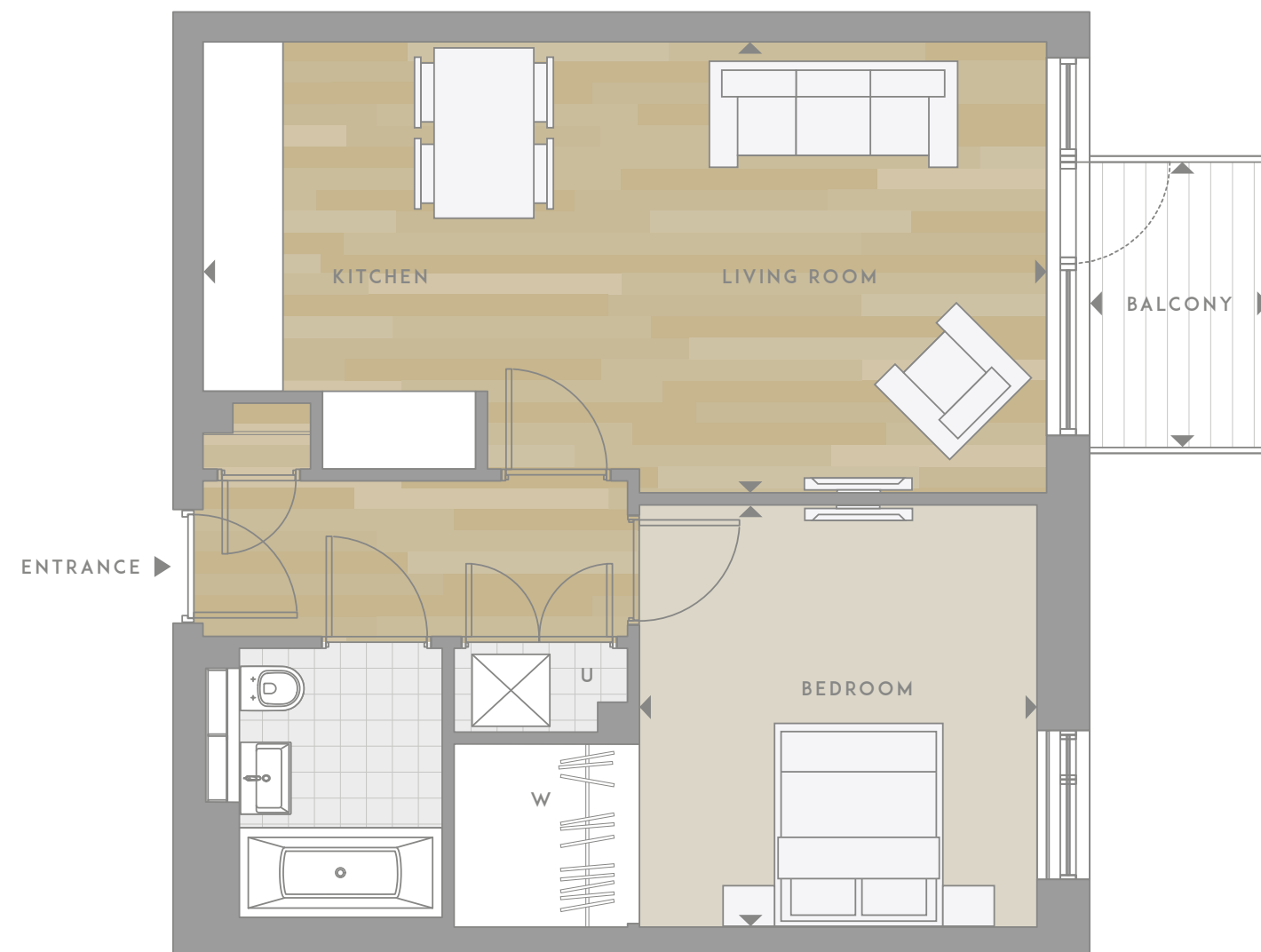
Kitchen / Living	6.97 m x 3.66 m	22'10" x 12'
Bedroom	3.04 m x 2.15 m	9'11" x 7'
TOTAL INTERNAL AREA	41 SQ M	441 SQ FT
Terrace	2.64 m x 2 m	8'8" x 6'6"
TOTAL TERRACE AREA	8 SQ M	86 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	···
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 11
ONE BEDROOM APARTMENT

PLOTS: B203, B303, B403



ACCOMMODATION

Kitchen / Living	7.05 m x 3.77 m	23'1" x 12'4"
Bedroom	3.53 m x 3.32 m	11'6" x 10'10"
TOTAL INTERNAL AREA	51.8 SQ M	558 SQ FT
Balcony	2.47 m x 1.5 m	8'1" x 4'11"
TOTAL BALCONY AREA	3.7 SQ M	33 SQ FT

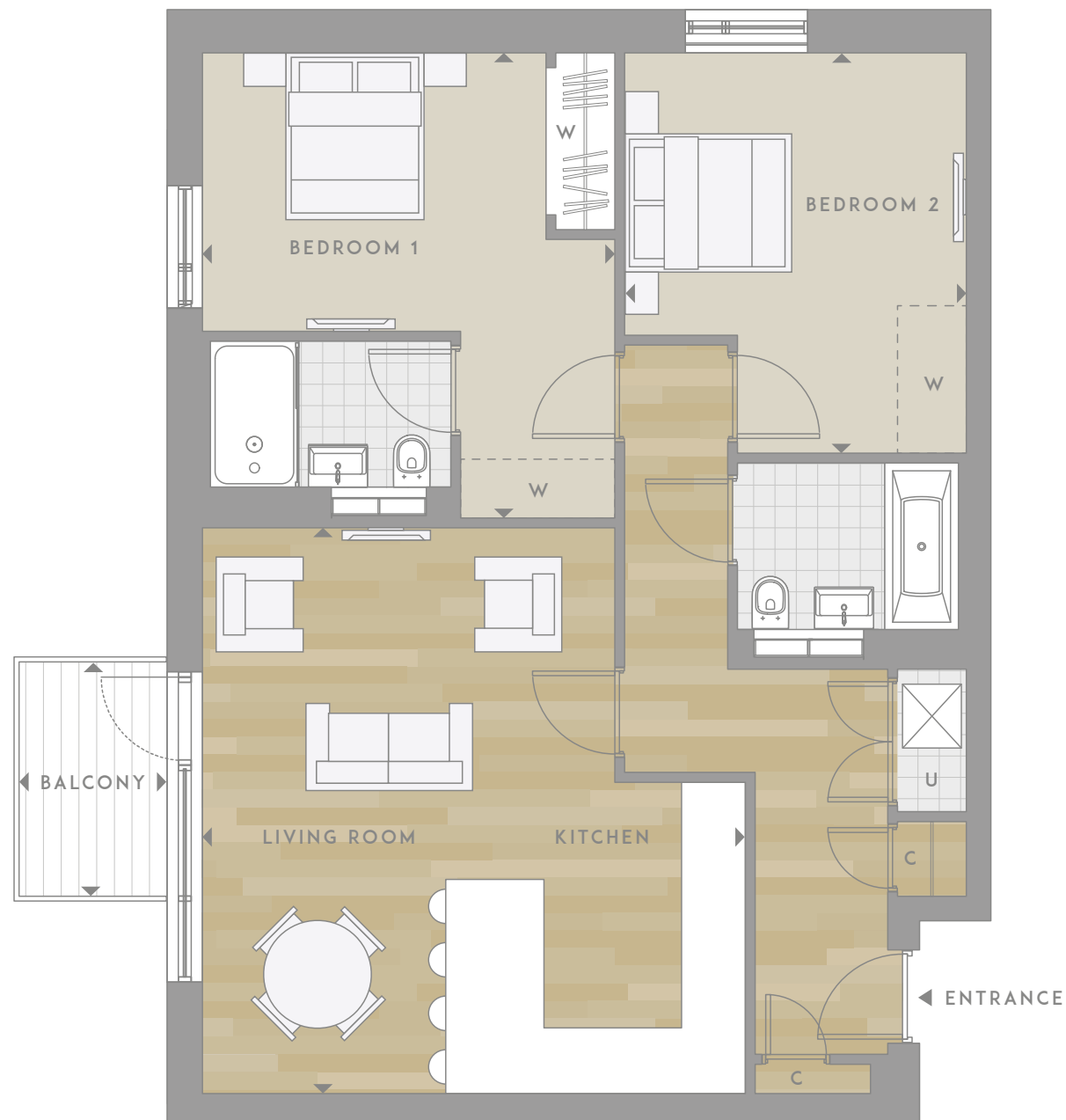
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	···
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 12

TWO BEDROOM APARTMENT

PLOTS: B201, B301, B401



ACCOMMODATION

Kitchen / Living	5.76 m x 5.52 m	18'10" x 18'1"
Bedroom 1	4.73 m x 4.19 m	15'6" x 13'8"
Bedroom 2	4.07 m x 3.48 m	13'4" x 11'5"
TOTAL INTERNAL AREA	80.7 SQ M	869 SQ FT
Balcony	2.47 m x 1.5 m	8'1" x 4'11"
TOTAL BALCONY AREA	3.7 SQ M	39 SQ FT

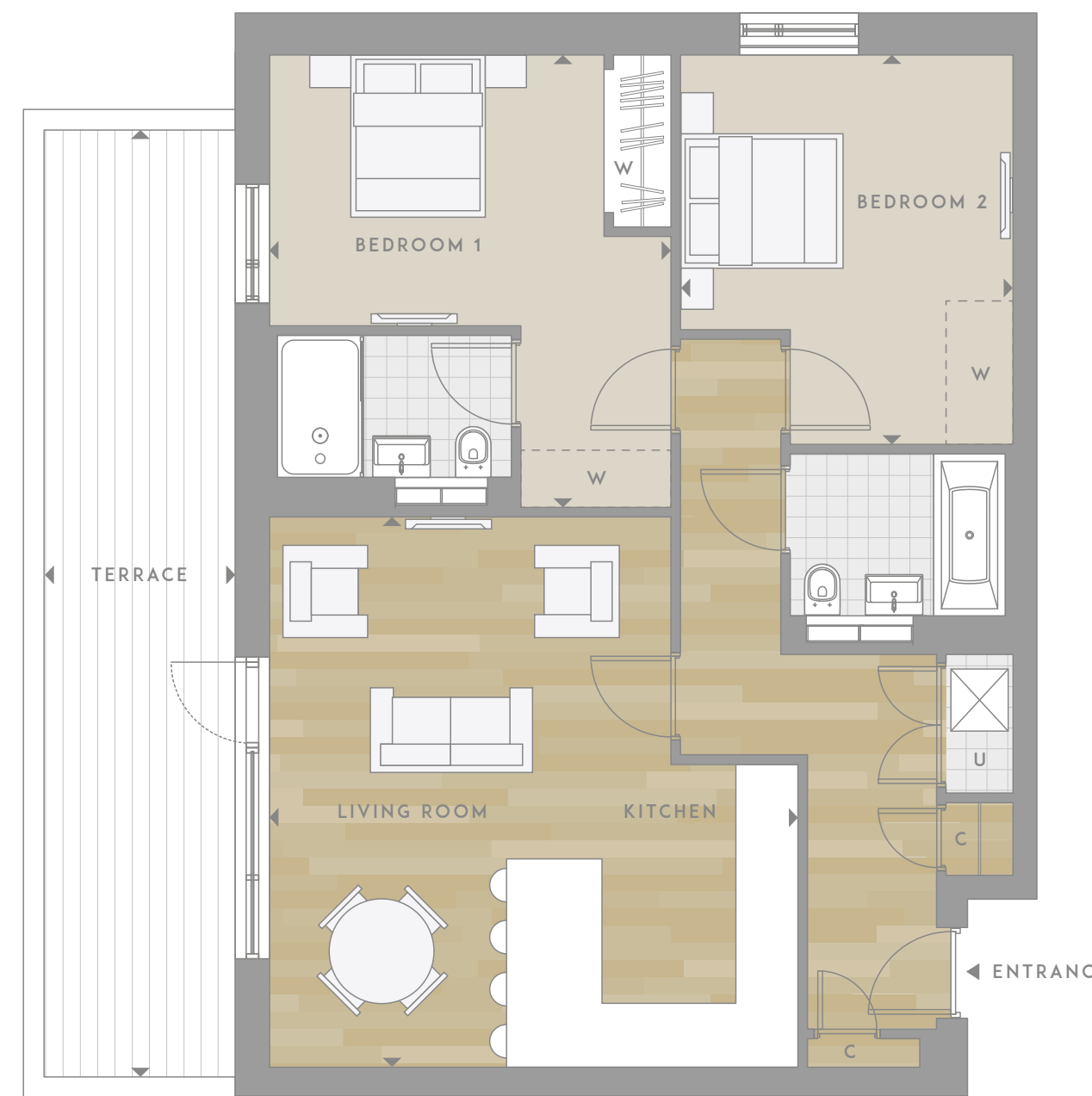
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 12T

TWO BEDROOM APARTMENT

PLOT: B101



ACCOMMODATION

Kitchen / Living	5.76 m x 5.52 m	18'10" x 18'1"
Bedroom 1	4.73 m x 4.19 m	15'6" x 13'8"
Bedroom 2	4.07 m x 3.48 m	13'4" x 11'5"
TOTAL INTERNAL AREA	80.7 SQ M	869 SQ FT
Terrace	9.91 m x 2 m	32'6" x 6'6"
TOTAL TERRACE AREA	20 SQ M	215 SQ FT

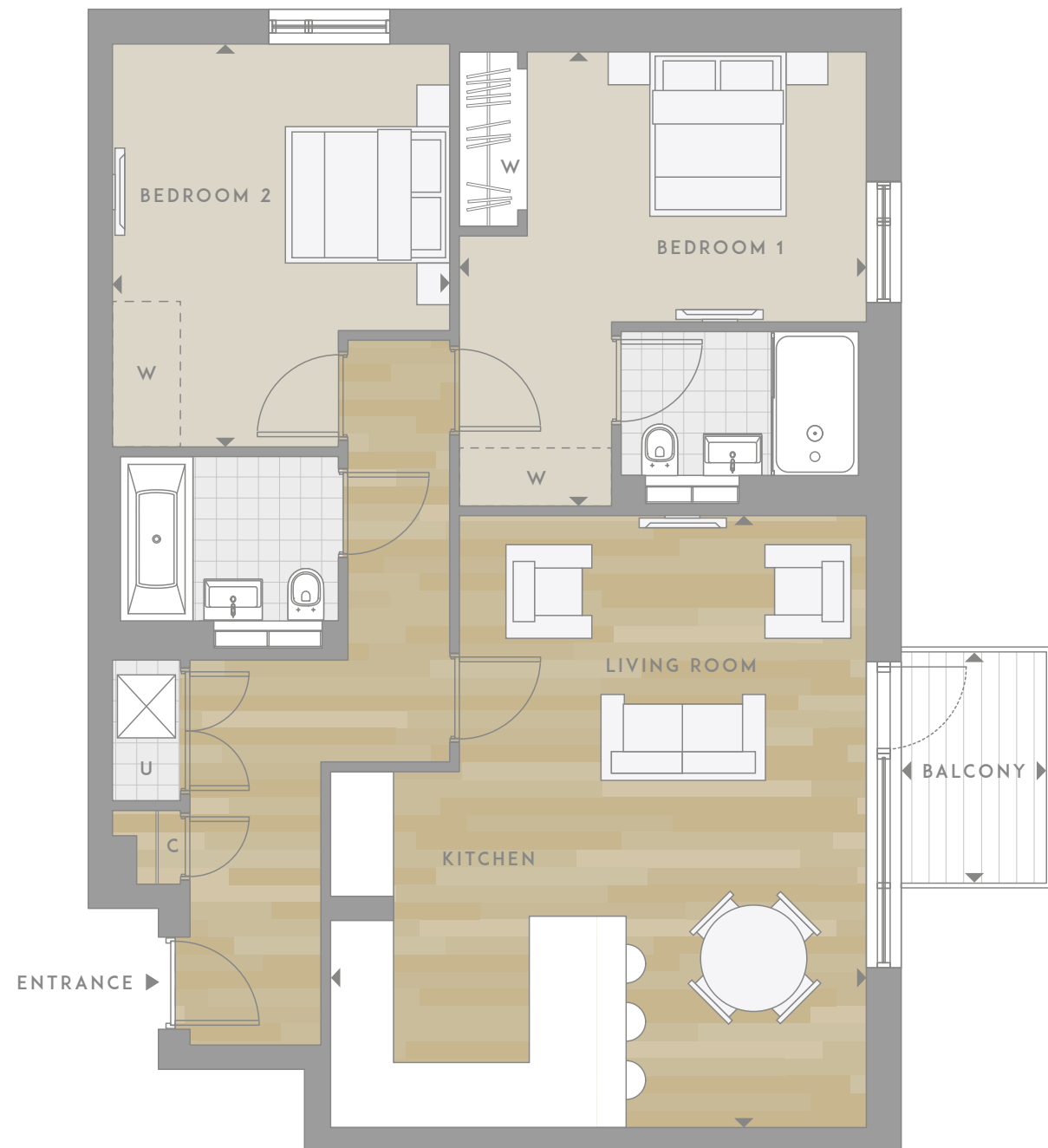
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 13

TWO BEDROOM APARTMENT

PLOTS: B202, B302, B402



ACCOMMODATION

Kitchen / Living	6.31 m x 5.52 m	20'8" x 18'1"
Bedroom 1	4.68 m x 4.19 m	15'4" x 13'8"
Bedroom 2	4.15 m x 3.48 m	13'7" x 11'5"
TOTAL INTERNAL AREA	83.1 SQ M	894 SQ FT
Balcony	2.47 m x 1.5 m	8'1" x 4'11"
TOTAL BALCONY AREA	3.7 SQ M	39 SQ FT

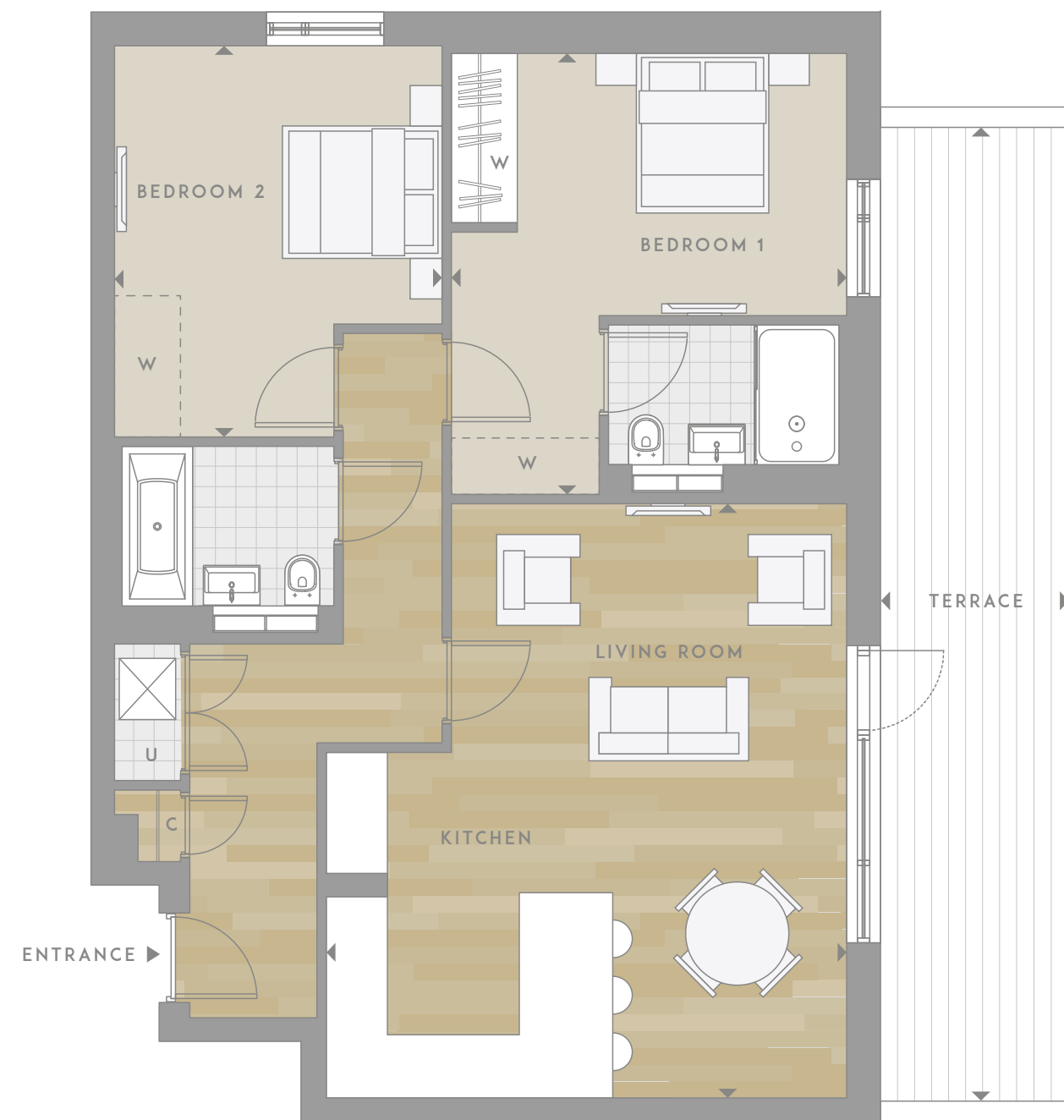
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 13T

TWO BEDROOM APARTMENT

PLOT: B102



ACCOMMODATION

Kitchen / Living	6.31 m x 5.52 m	20'8" x 18'1"
Bedroom 1	4.68 m x 4.19 m	15'4" x 13'8"
Bedroom 2	4.15 m x 3.48 m	13'7" x 11'5"
TOTAL INTERNAL AREA	83.1 SQ M	894 SQ FT
Terrace	10.34 m x 1.99 m	33'11" x 6'6"
TOTAL TERRACE AREA	21 SQ M	226 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 14

TWO BEDROOM APARTMENT

PLOTS: B104, B204, B304, B404



ACCOMMODATION

Kitchen / Living	8.05 m x 5.36 m	26'4" x 17'7"
Bedroom 1	5.89 m x 3.15 m	19'3" x 10'4"
Bedroom 2	3.92 m x 3.19 m	12'10" x 10'5"
TOTAL INTERNAL AREA	85.9 SQ M	925 SQ FT
Balcony	2.47 m x 1.5 m	8'1" x 4'11"
TOTAL BALCONY AREA	3.7 SQ M	39 SQ FT

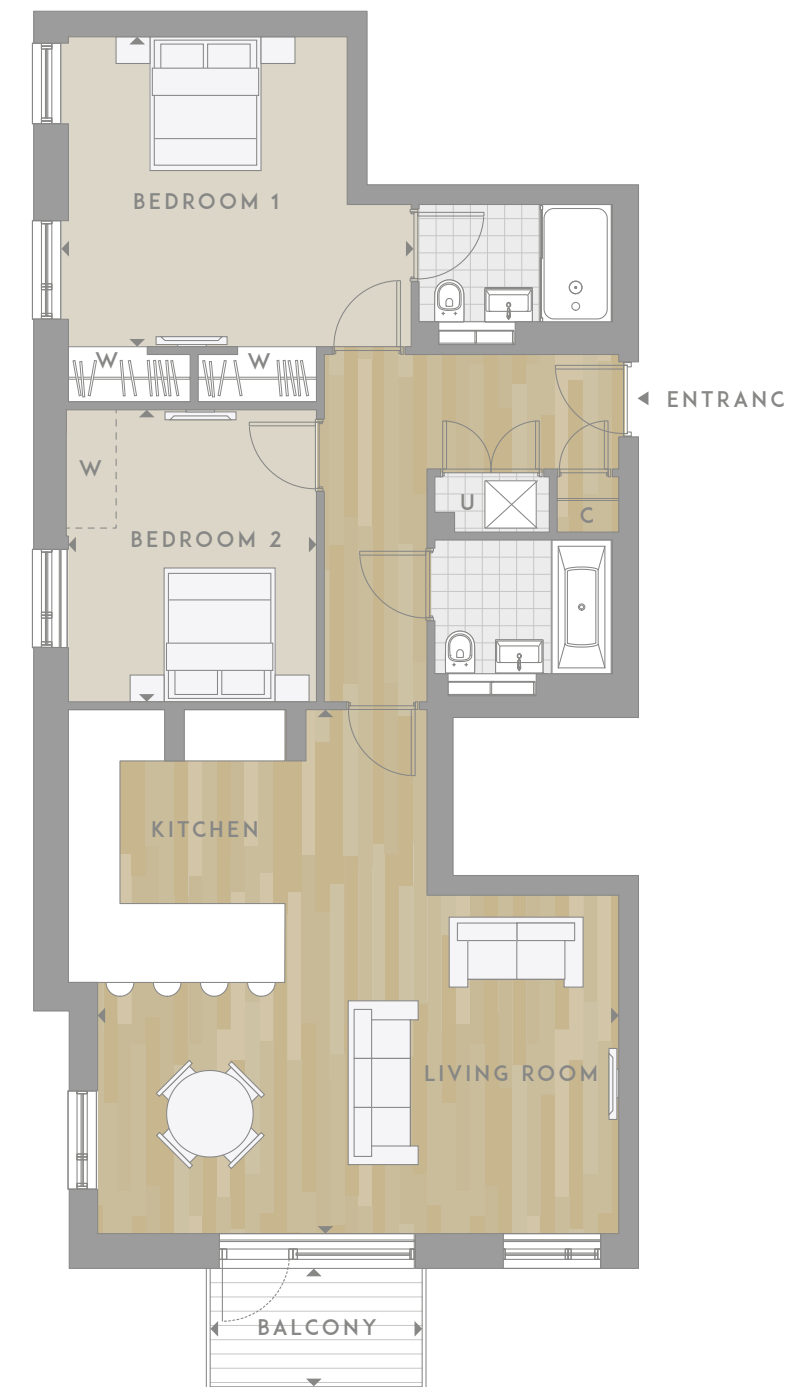
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 15

TWO BEDROOM APARTMENT

PLOTS: B105, B205, B305, B405



ACCOMMODATION

Kitchen / Living	6.64 m x 6.6 m	21'9" x 21'7"
Bedroom 1	4.34 m x 3.92 m	14'2" x 12'10"
Bedroom 2	3.7 m x 3.14 m	12'1" x 10'3"
TOTAL INTERNAL AREA	91 SQ M	980 SQ FT
Balcony	2.67 m x 1.5 m	8'9" x 4'11"
TOTAL BALCONY AREA	4 SQ M	43 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 16

TWO BEDROOM PENTHOUSE



PLOT: B501



ACCOMMODATION

Kitchen / Living	8.97 m x 5.48 m	29'5" x 17'11"
Bedroom 1	4.33 m x 4.12 m	14'2" x 13'6"
Bedroom 2	3.63 m x 3.01 m	11'10" x 9'10"
TOTAL INTERNAL AREA	90.5 SQ M	974 SQ FT
Terrace 1	15.7 m x 1.71 m	51'6" x 5'7"
Terrace 2	11.2 m x 2.68 m	36'8" x 8'9"
Terrace 3	10.48 m x 1.52 m	34'4" x 4'11"
TOTAL TERRACE AREA	62 SQ M	667 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

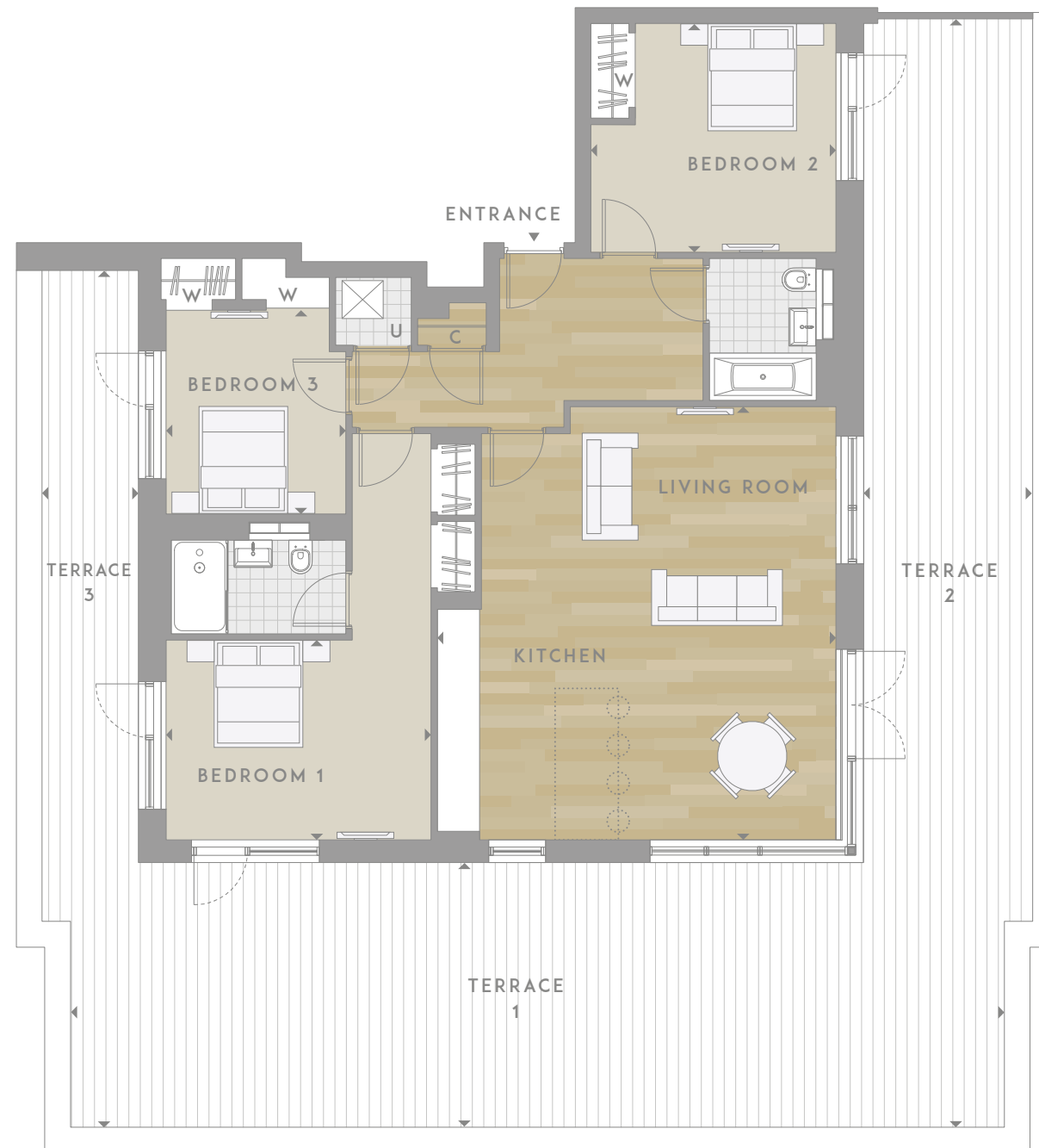
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TYPE 17

THREE BEDROOM PENTHOUSE



PLOT: B502



ACCOMMODATION

Kitchen / Living	6.86 m x 6.32 m	22'6" x 20'8"
Bedroom 1	4.2 m x 3.16 m	13'9" x 10'4"
Bedroom 2	3.88 m x 3.62 m	12'8" x 11'10"
Bedroom 3	3.23 m x 2.85 m	10'7" x 9'4"
TOTAL INTERNAL AREA	110.5 SQ M	1189 SQ FT
Terrace 1	14.8 m x 4.19 m	48'6" x 13'8"
Terrace 2	17.57 m x 2.68 m	57'7" x 8'9"
Terrace 3	13.58 m x 1.52 m	44'6" x 4'11"
TOTAL TERRACE AREA	110 SQ M	1,184 SQ FT

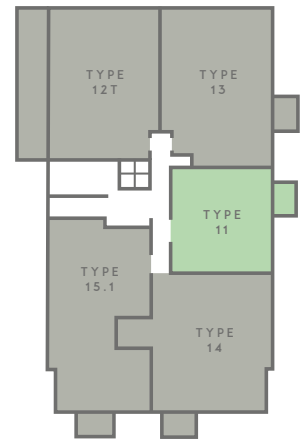
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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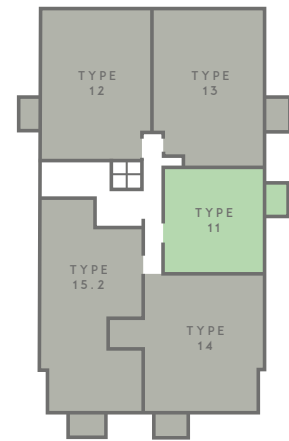
EASTON HOUSE

APARTMENT PLANS

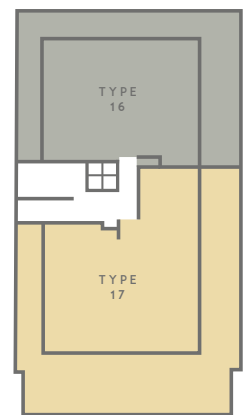
FIRST FLOOR



SECOND TO THIRD FLOOR



FOURTH FLOOR



- SUITE APARTMENTS
- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS
- ⊕ RESIDENTS' LIFT

EASTON HOUSE

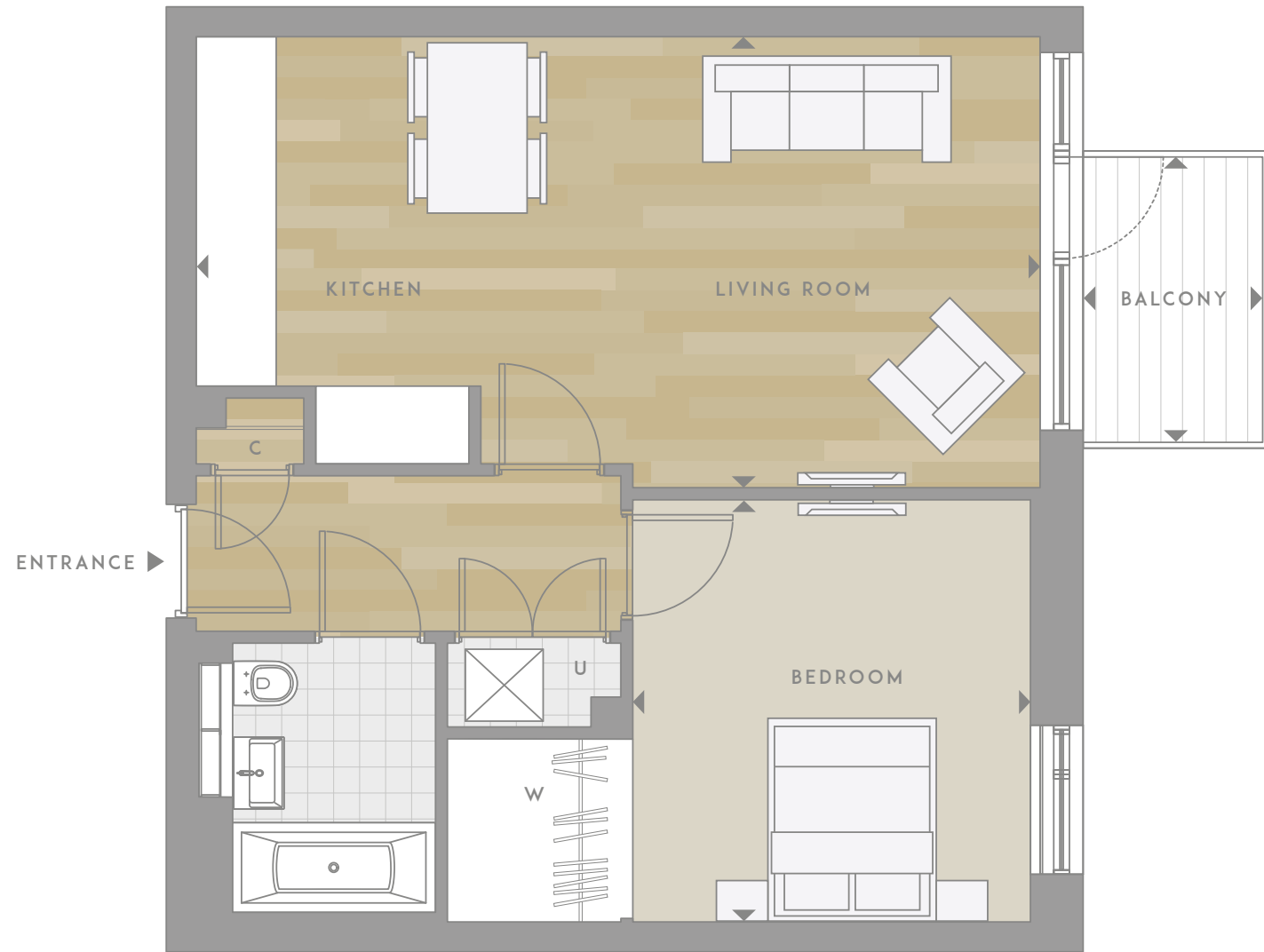


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TYPE 11

ONE BEDROOM APARTMENT

PLOTS: C103, C203, C303



ACCOMMODATION

Kitchen / Living	7.05 m x 3.77 m	23'1" x 12'4"
Bedroom	3.53 m x 3.32 m	11'6" x 10'10"
TOTAL INTERNAL AREA	51.8 SQ M	558 SQ FT
Balcony	2.47 m x 1.5 m	8'1" x 4'11"
TOTAL BALCONY AREA	3.7 SQ M	39 SQ FT

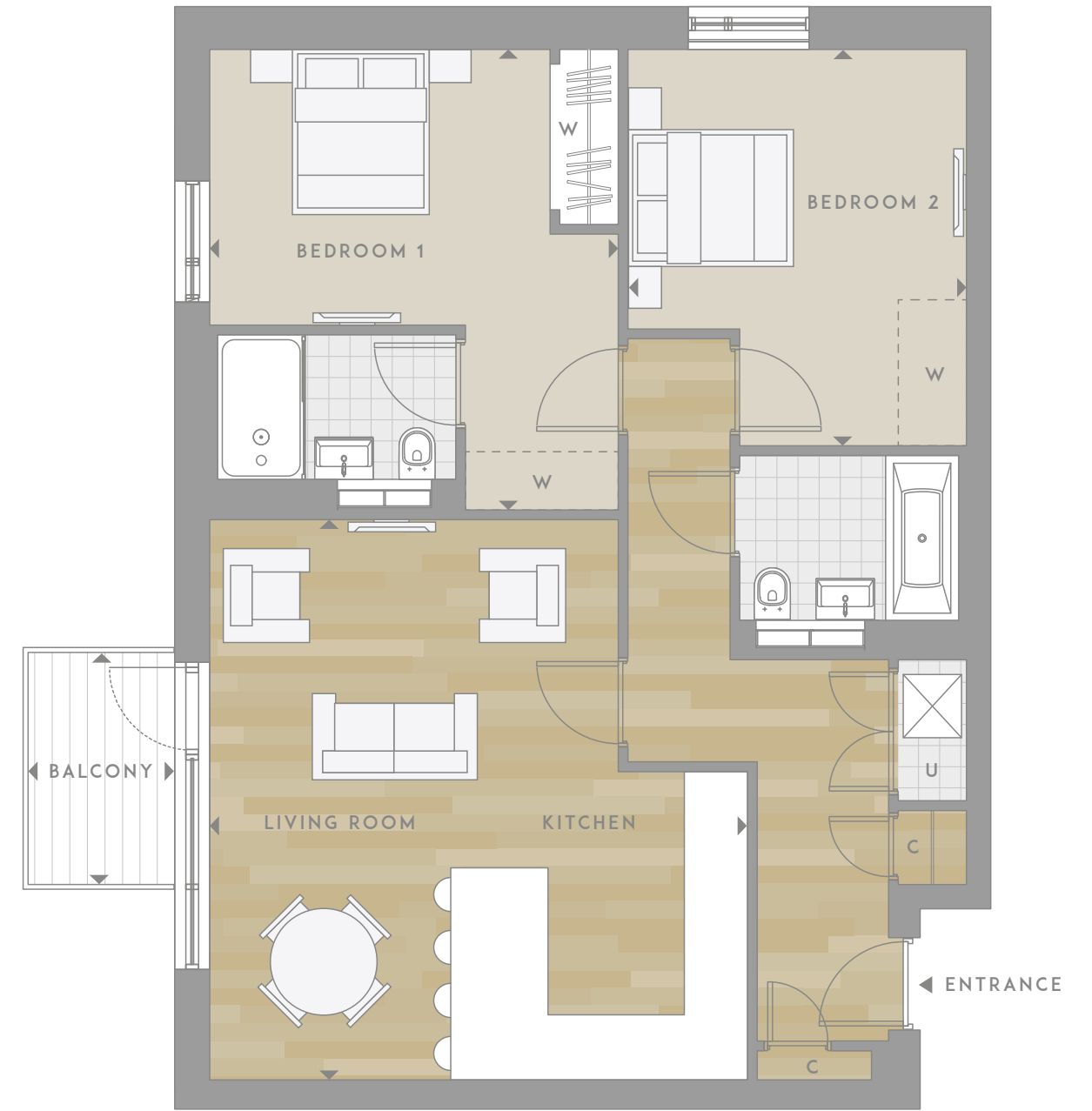
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 12

TWO BEDROOM APARTMENT

PLOTS: C201, C301



ACCOMMODATION

Kitchen / Living	5.76 m x 5.52 m	18'10" x 18'1"
Bedroom 1	4.73 m x 4.19 m	15'6" x 13'8"
Bedroom 2	4.07 m x 3.48 m	13'4" x 11'5"
TOTAL INTERNAL AREA	80.7 SQ M	869 SQ FT
Balcony	2.47 m x 1.5 m	8'1" x 4'11"
TOTAL BALCONY AREA	3.7 SQ M	39 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

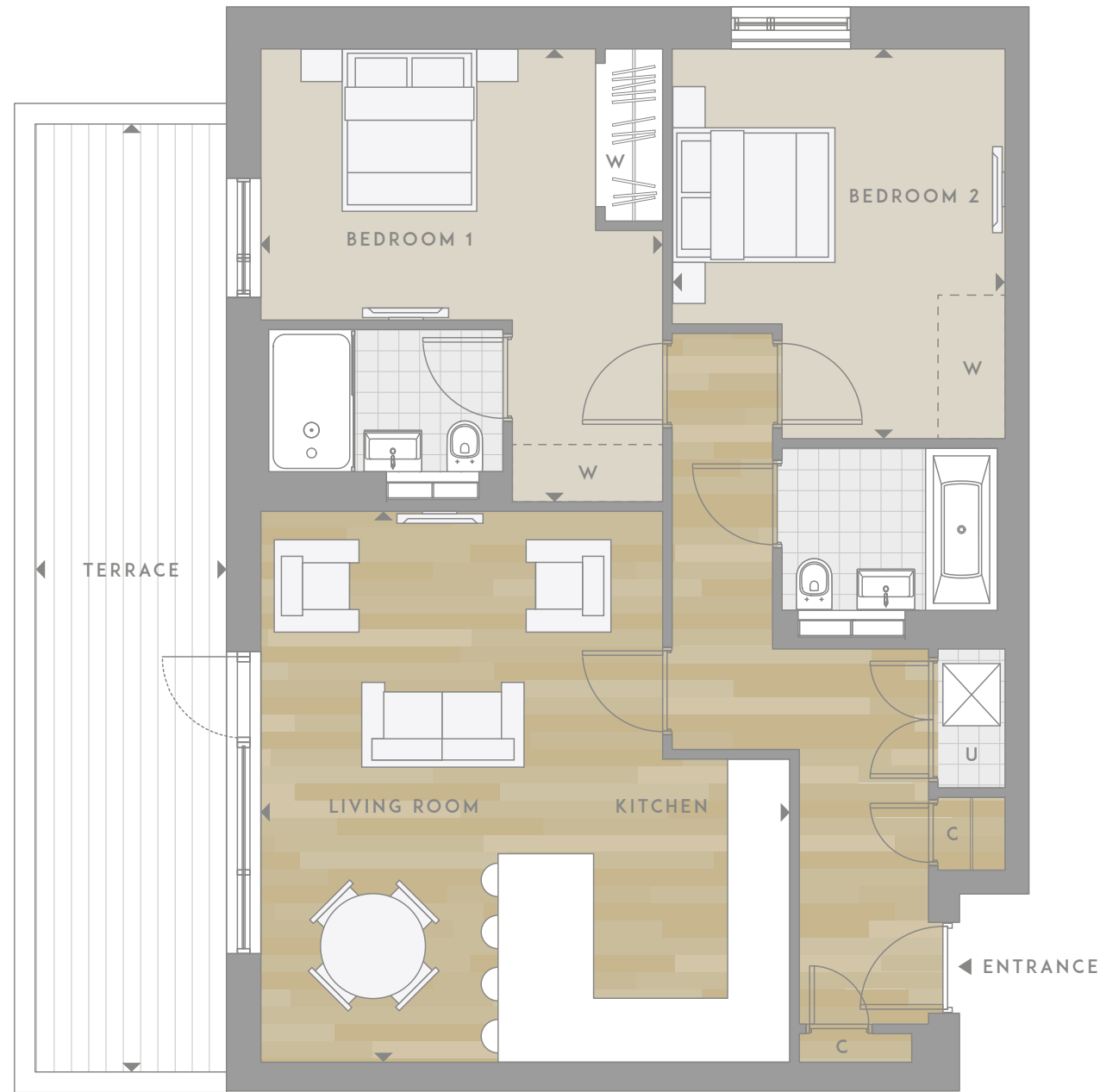
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TYPE 12T

TWO BEDROOM APARTMENT



PLOT: C101



ACCOMMODATION

Kitchen / Living	5.76 m x 5.52 m	18'10" x 18'11"
Bedroom 1	4.73 m x 4.19 m	15'6" x 13'8"
Bedroom 2	4.07 m x 3.48 m	13'4" x 11'5"
TOTAL INTERNAL AREA	80.7 SQ M	869 SQ FT
Terrace	9.91 m x 2 m	32'6" x 6'6"
TOTAL TERRACE AREA	20 SQ M	215 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

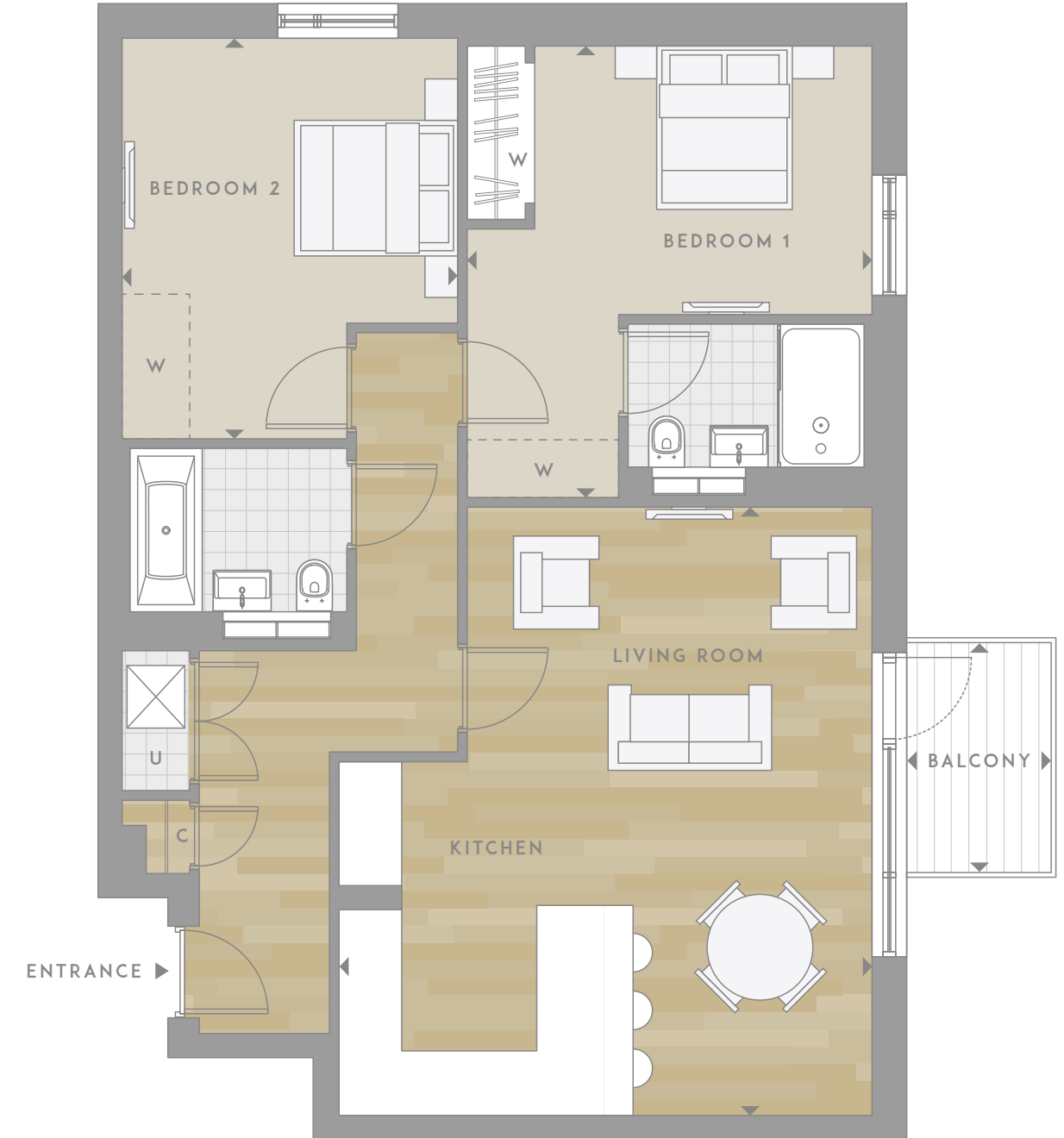
Floorplans shown for Heritage Walk are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Please note furniture layouts are for guidance only, and are not included in the property. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

TYPE 13

TWO BEDROOM APARTMENT



PLOTS: C102, C202, C302



ACCOMMODATION

Kitchen / Living	6.31 m x 5.52 m	20'8" x 18'11"
Bedroom 1	4.68 m x 4.19 m	15'4" x 13'8"
Bedroom 2	4.15 m x 3.48 m	13'7" x 11'5"
TOTAL INTERNAL AREA	83.1 SQ M	894 SQ FT
Balcony	2.47 m x 1.5 m	8'1" x 4'11"
TOTAL BALCONY AREA	3.7 SQ M	39 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 14

TWO BEDROOM APARTMENT

PLOTS: C104, C204, C304



ACCOMMODATION

Kitchen / Living	8.05 m x 5.36 m	26'4" x 17'7"
Bedroom 1	5.89 m x 3.15 m	19'3" x 10'4"
Bedroom 2	3.92 m x 3.19 m	12'10" x 10'5"
TOTAL INTERNAL AREA	85.9 SQ M	925 SQ FT
Balcony	2.47 m x 1.5 m	8'1" x 4'11"
TOTAL BALCONY AREA	3.7 SQ M	39 SQ FT

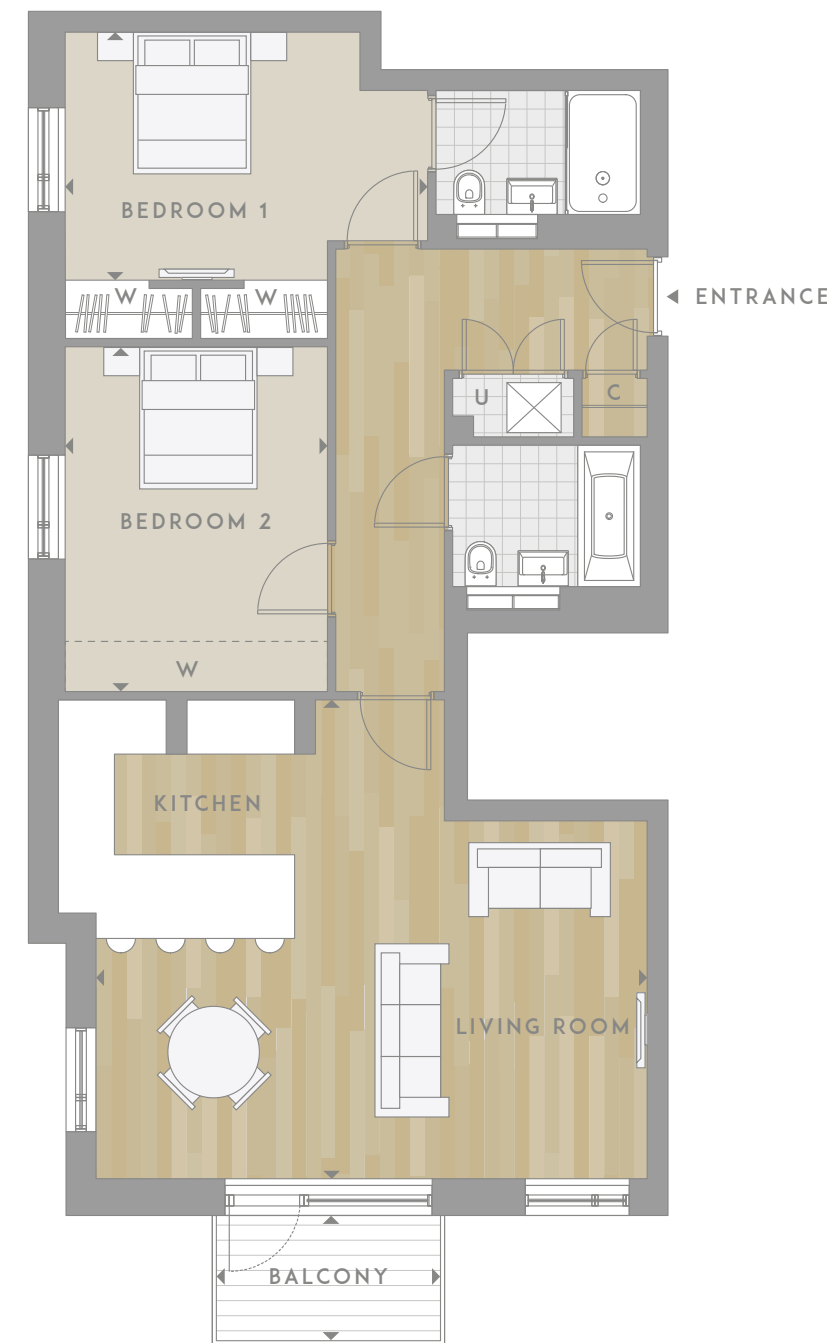
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 15.1

TWO BEDROOM APARTMENT

PLOT: C105



ACCOMMODATION

Kitchen / Living	6.6 m x 5.73 m	21'7" x 18'9"
Bedroom 1	4.34 m x 2.97 m	14'2" x 9'5"
Bedroom 2	4.13 m x 3.14 m	13'6" x 10'3"
TOTAL INTERNAL AREA	86.2 SQ M	928 SQ FT
Balcony	2.67 m x 1.5 m	8'9" x 4'11"
TOTAL BALCONY AREA	4 SQ M	43 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island	····
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 15.2

TWO BEDROOM APARTMENT

PLOTS: C205, C305



ACCOMMODATION

Kitchen / Living	6.64 m x 6.6 m	21'9" x 21'7"
Bedroom 1	4.34 m x 3.92 m	14'2" x 12'10"
Bedroom 2	3.7 m x 3.14 m	12'1" x 10'3"
TOTAL INTERNAL AREA	91 SQ M	980 SQ FT
Balcony	2.67 m x 1.5 m	8'9" x 4'11"
TOTAL BALCONY AREA	4 SQ M	43 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

Floorplans shown for Heritage Walk are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Please note furniture layouts are for guidance only, and are not included in the property. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

TYPE 16

TWO BEDROOM PENTHOUSE

PLOT: C401



ACCOMMODATION

Kitchen / Living	8.97 m x 5.48 m	29'5" x 17'11"
Bedroom 1	4.33 m x 4.12 m	14'2" x 13'6"
Bedroom 2	3.63 m x 3.01 m	11'10" x 9'10"
TOTAL INTERNAL AREA	90.5 SQ M	974 SQ FT
Terrace 1	15.7 m x 1.71m	51'6" x 5'7"
Terrace 2	11.2 m x 2.68 m	36'8" x 8'9"
Terrace 3	10.48 m x 1.52 m	34'4" x 4'11"
TOTAL TERRACE AREA	62 SQ M	667 SQ FT

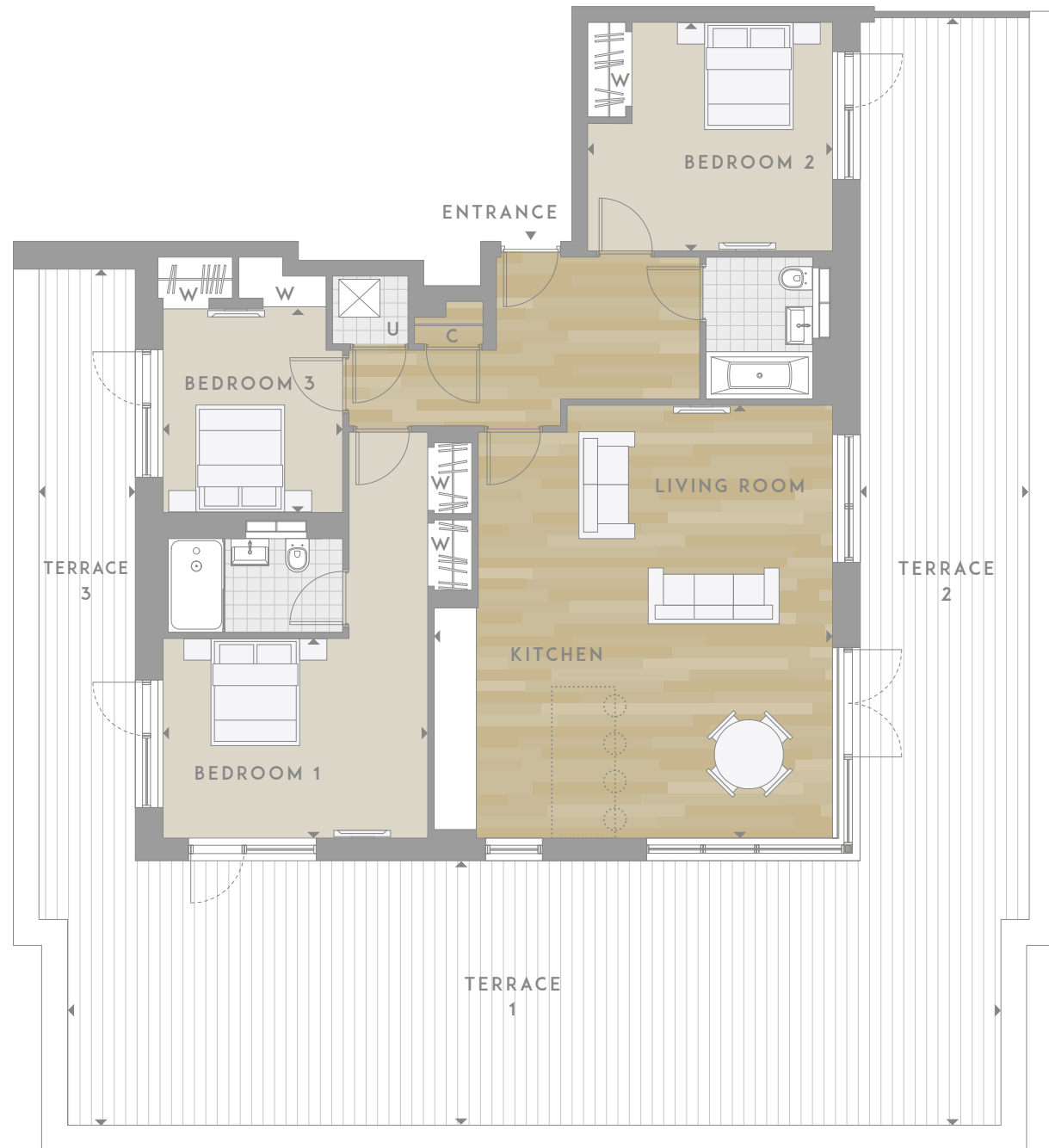
Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

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TYPE 17

THREE BEDROOM PENTHOUSE

PLOT: C402



ACCOMMODATION

Kitchen / Living	6.86 m x 6.32 m	22'6" x 20'8"
Bedroom 1	4.2 m x 3.16 m	13'9" x 10'4"
Bedroom 2	3.88 m x 3.62 m	12'8" x 11'10"
Bedroom 3	3.23 m x 2.85 m	10'7" x 9'4"
TOTAL INTERNAL AREA	110.5 SQ M	1189 SQ FT
Terrace 1	14.8 m x 4.19 m	48'6" x 13'8"
Terrace 2	17.57 m x 2.68 m	57'7" x 8'9"
Terrace 3	13.58 m x 1.52m	44'6" x 4'11"
TOTAL TERRACE AREA	110 SQ M	1,184 SQ FT

Measurement Points	◄►
Fitted Wardrobe	W
Optional Fitted Wardrobe	---
Optional Kitchen Island
Washer/dryer	☒
Utility Cupboard	U
Coat Cupboard	C
Storage	S

Floorplans shown for Heritage Walk are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Please note furniture layouts are for guidance only, and are not included in the property. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.



Computer generated image / Indicative only / Subject to change

DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St James different mean that you can choose a new home from us with complete confidence. When you buy a home from St James you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will keep you informed of progress every step of the way. 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 NHBC warranty, the first two years of which are covered by St James.

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 James, 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 James operates a two 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 will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

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



Proud to be a member of the Berkeley Group of companies

St James
Designed for life

Berkeley
Designed for life

St Edward
Designed for life

St William
Designed for life

St George
Designed for life

—
OUR COMMITMENT TO
**SUSTAINABLE
LIVING**
—

Over the past ten years, the Berkeley Group has transformed its business to become a leader in sustainable urban regeneration.

The apartments at Heritage Walk will be 19% more energy efficient than the applicable Building Regulations requirement. For homeowners, this means lower running costs, as well as the satisfaction of living a 'more sustainable' lifestyle.

OUR VISION

FOR YOUR FUTURE SIMPLY A BETTER WAY OF LIVING

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision strategy is designed to raise our standards higher still, and means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated sales teams to provide exceptional service throughout the buying process, and Customer Service teams look after your needs after you have moved in.

GREENER, MORE ECONOMICAL HOMES

Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home¹, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office² and a safe place to store bicycles.

CREATING SUSTAINABLE COMMUNITIES

We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO₂ emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

THE BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

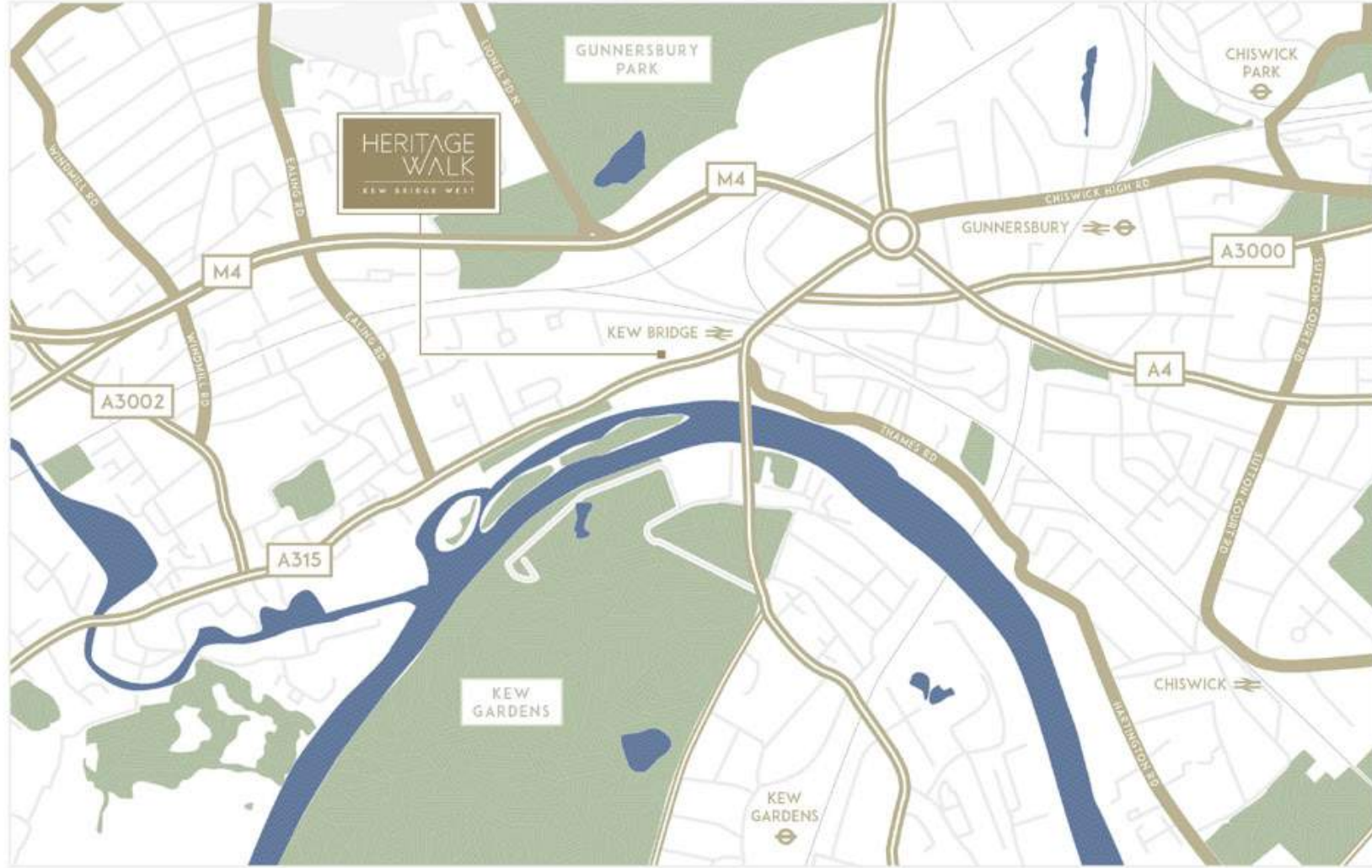
We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

¹ Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk Some features are only applicable to specific developments. Please ask a Sales Consultant for further information.

² One and two bedroom apartments only



Proud to be a member of the Berkeley Group of companies



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St James
 Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St James' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Heritage Walk and the building names; Kempton House, Allen House and Easton House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St James to ascertain the availability of any particular property.



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