

WHITE  
CITY  
LIVING

# CASCADES ONE

St James  
Designed for life





CASCADES

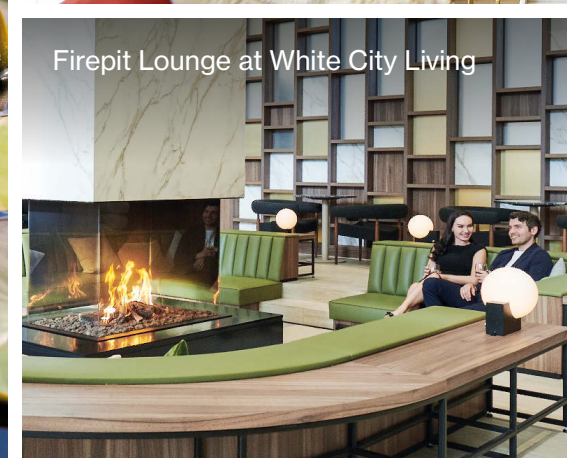




Water Gardens



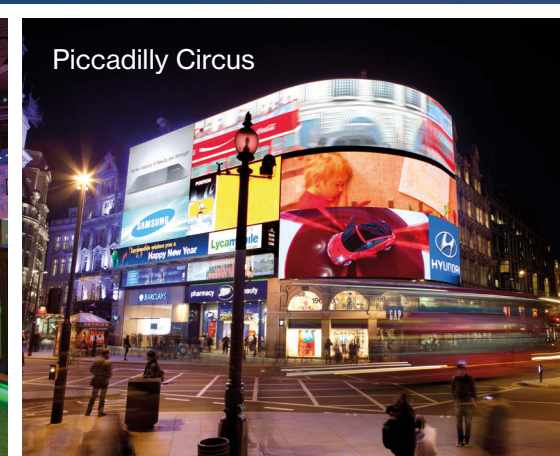
Bright interiors and high specification



Firepit Lounge at White City Living



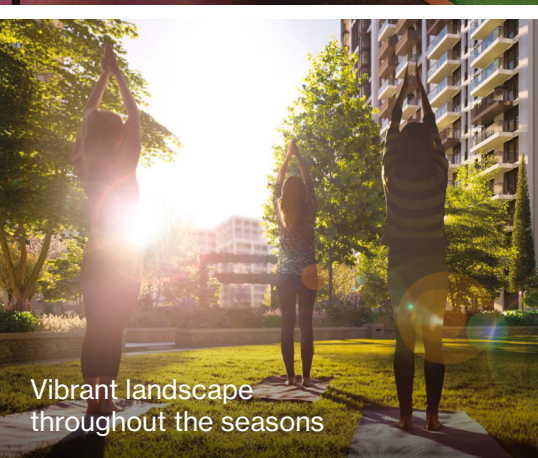
Entertainment at Westfield Square



Piccadilly Circus



Variety of Restaurants in White City - Endo



Vibrant landscape throughout the seasons



Shopping on your doorstep at Westfield



Exhibition London - White City

Lifestyle photography is indicative only. Computer generated imagery is indicative only and subject to change.



# LONDON'S BRIGHTEST LIFESTYLE

London nightlife

White City Living offers an experience like no other. With over 2,500 new homes set in eight acres of parks and gardens, surrounded by world-class retail, entertainment, education, culture and commerce. Adjacent to two Zone 2 Tube stations and less than 15 minutes\* from the West End.







Set within this new neighbourhood is a unique opportunity to live within the oriental water gardens, which flow through a landscape of hand-selected trees and plants, under elegant bridges, over cascades and waterfalls.

A home at the Cascades within the Water Gardens comes with access to an exclusive residents' lifestyle club of more than 30 facilities and amenities.

Living here means living London's brightest lifestyle.

Live Bright.

\*Travel times from [google.co.uk/maps](https://www.google.co.uk/maps).

-  Prestigious neighbours
-  15 mins to London West End
-  Over 2,500 new homes
-  8 acres of green space
-  2 Tube stations at the entrance
-  More than 30 residents' facilities





Panoramic city views



150m of cascading water



Inspiration for unique architecture

Inspired by glazed vases, the elegant Cascades buildings sit in a tranquil part of White City Living next to the oriental water gardens. Connected by Japanese bridges spanning across reflecting pools and cascading waterfalls. This is a place of calm, with traditional oriental trees, plants and surrounded by 150m of water.

There are three superb collections of apartments to choose from. The Cascades Collection, the Reflection Collection and the Skyline Collection, each offering a different perspective of life at the Cascades.\*

At the base of Cascades One is a restaurant and terrace overlooking the lively cascade waterfall\*. Opposite are walkways through the arches to the new Westfield boulevard giving you access to a variety of shops, restaurants and offices.



4 unique buildings



Connected to water



New gardens



City views†



Water Garden Lounge



New connections to Westfield Boulevard



New restaurant destination\*



Oriental Water Gardens

\*Not all apartments within building benefit from view of London city.

# THE CASCADES





OF CALM



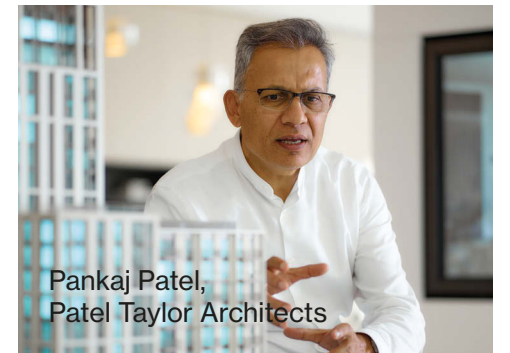
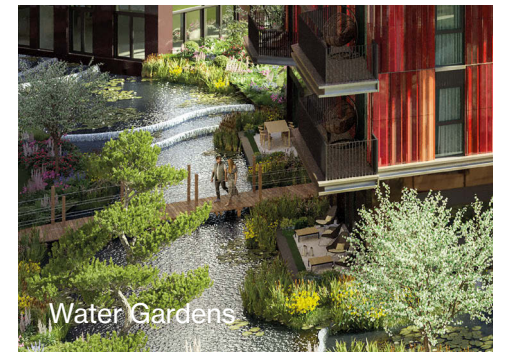
# ARCHITECTURAL

# VISION

“Weaving together architecture, landscape and urban design, we shape places from city to human scale – and everything in between.”

Patel Taylor Architects

Renowned architects, Patel Taylor, took inspiration for the design of these elegant buildings from the shining pavilions and Japanese gardens of the 1908 White City Exhibition. Each building has been orientated to optimise natural light and views over the city, and every façade detailed in uniquely crafted faïence. Created in rich tones and shades inspired by the colours that together define the natural palette of each passing season.



## The Cascades: Inspired by nature



Example of faïence coloured exterior







# LIFE BY THE WATER



150m of cascading water



Waterfall



Aquatic planting



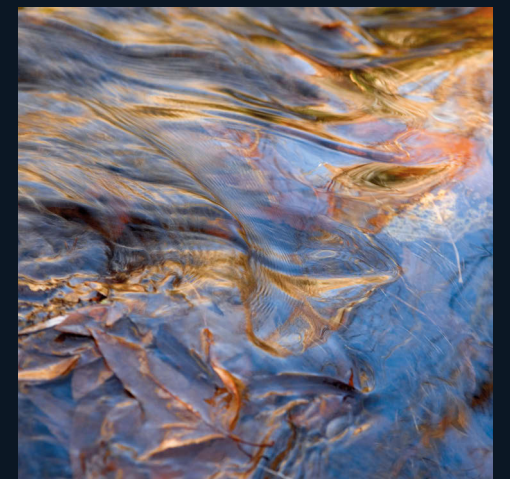
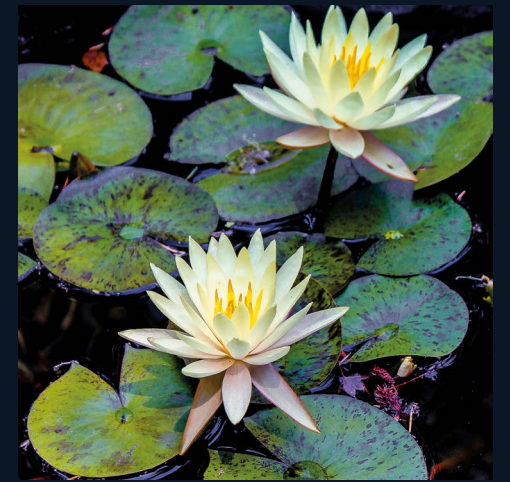
Natural habitat



3 new bridges



Waterside restaurant\*



In this new aquatic landscape, water will flow beneath oriental bridges and over a series of cascades before finishing at a waterfall beneath the restaurant\*.

Richly planted, the landscape will feature white water lilies, flowering rushes and irises. Timber decking will provide vantage points to enjoy this tranquil setting. The planting ensures that the Water Gardens will become a valuable habitat for both birds and dragonflies.







Oriental botanical planting



Seating integrated with the landscape



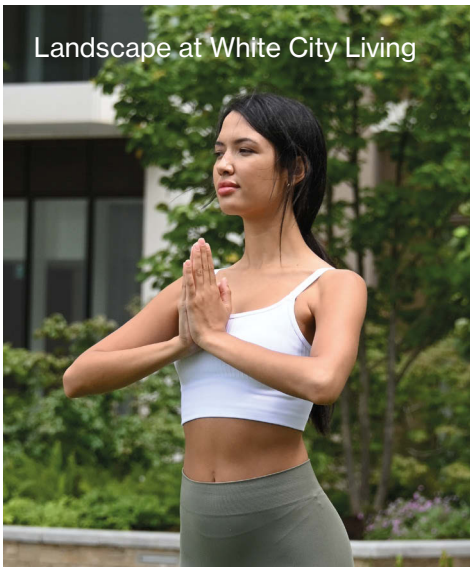
Hand-picked trees



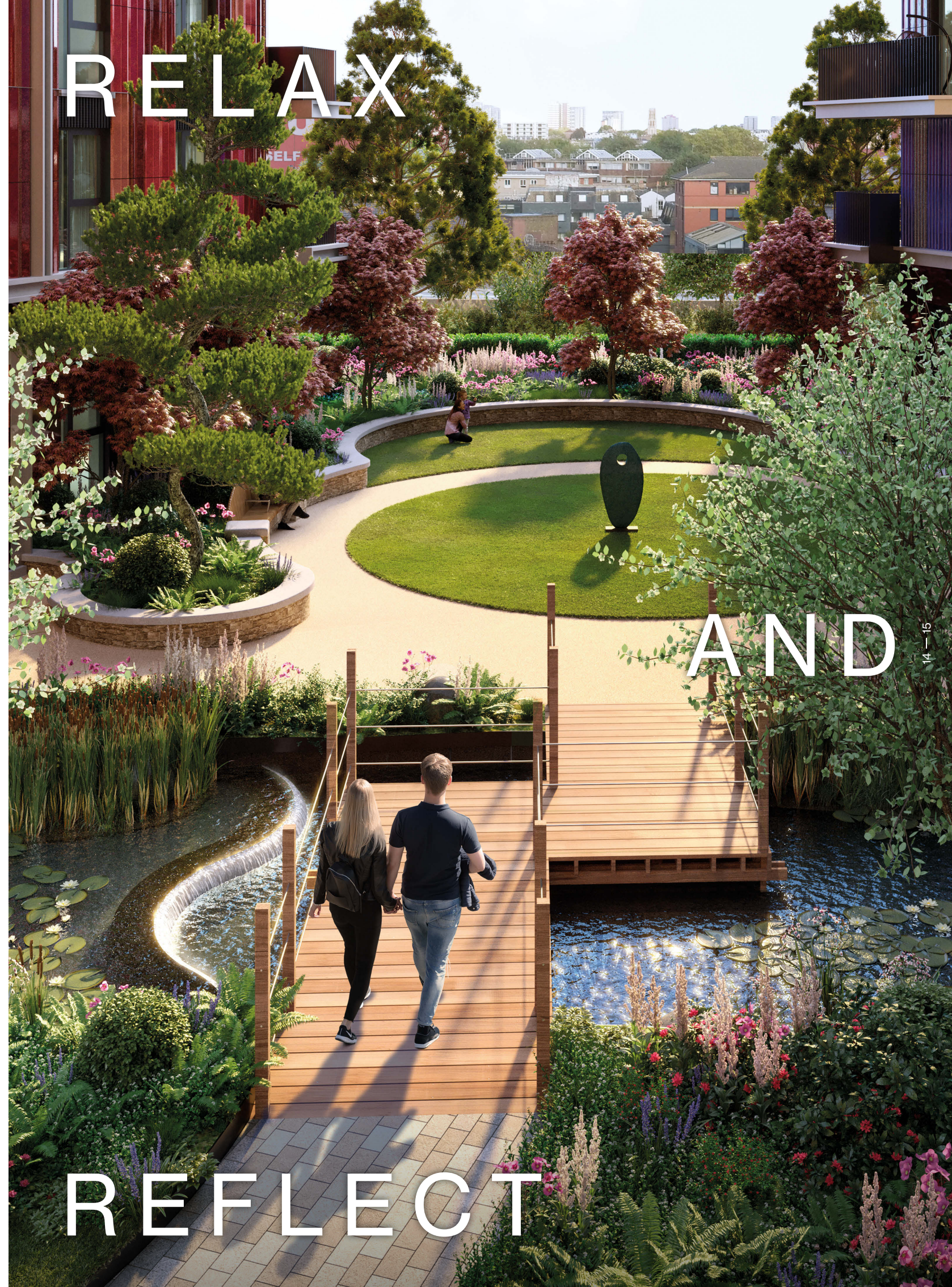
Quiet corners dedicated to calm



Central lawn areas for yoga and meditation



Landscape at White City Living



RELAX

AND

REFLECT

“Oriental plants and grasses sit beneath canopies flowering cherry trees, clipped pines and maples. In the spring the bright red flowers of rhododendrons will contrast beautifully with the forms of evergreen Japanese hollies. The Cascades are accessed by oriental bridges which according to Japanese folk law will ward off any evil spirits.”

Murdoch Wickham

The new Reflection and Oriental Gardens curve around the Cascades creating a green contrast to the Water Gardens. Designed by Murdoch Wickham, they are a contemporary take on Japanese landscape design with pockets of planting and quiet spaces to relax.









# INSIDE

CASCADES

# STORY

Photography of the Showhome at White City Living.



Johnson Naylor  
Interior Architecture and Design






Every home is the result of innovative space planning combined with the highest standards in interior design. Perfectly balanced for a 21st century London lifestyle, the colour palettes are inspired by natural elements. The apartments in the Cascades are beautiful yet functional with elegant, welcoming interiors.



Lifestyle photography indicative only.





-  Miele appliances
-  Feature stone splashback
-  Underfloor heating
-  Comfort cooling
-  Wardrobes in all bedrooms

Photography of the Showhome at White City Living.

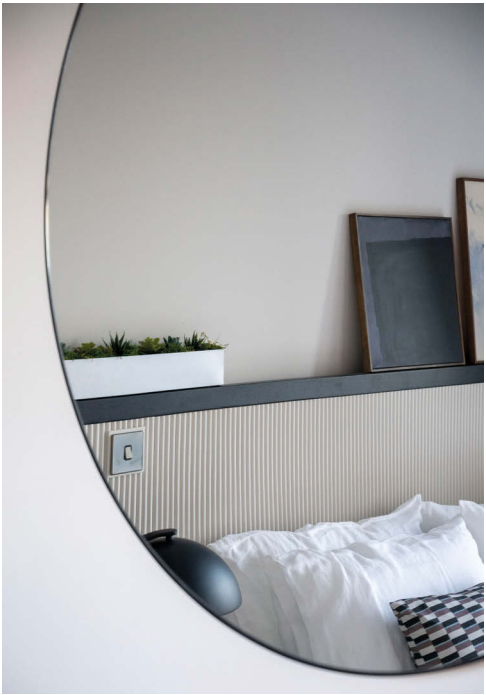


# UNWIND IN REFINEMENT



Two colour palettes have been curated, creating sleek modern bathrooms. Perfectly appointed with elegant stone and contemporary fixtures, these afford the perfect space to unwind.





Living spaces are open, spacious, and flooded with natural light from floor to ceiling windows. Complemented by kitchens with clean, contemporary lines, accented with elegant stone and the finest fixtures and fittings.

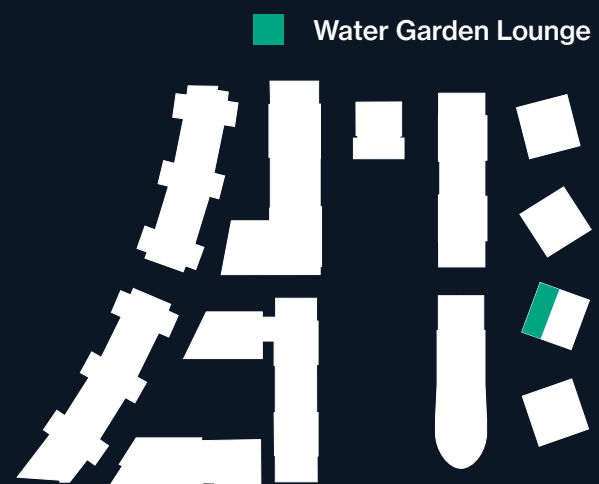




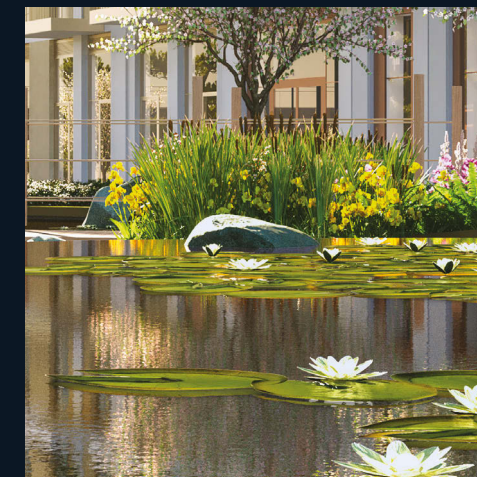
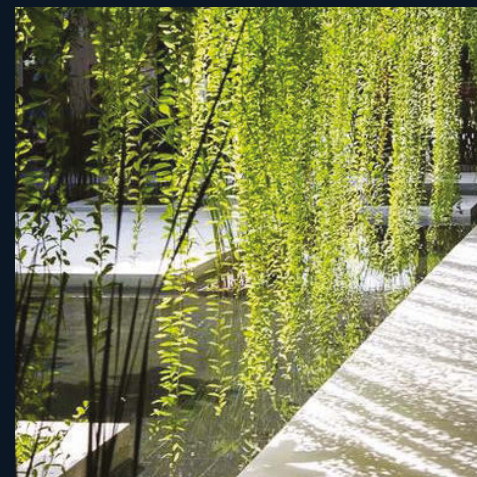




# WATER GARDEN LOUNGE



Water Garden Lounge



- 01 Work space
- 02 Water Garden terrace
- 03 Seating area
- 04 Lounge
- 05 Relaxing area
- 06 Private study area
- 07 Garden room
- 08 Drinks station

Cross an oriental bridge and enter the tranquil Water Garden Lounge. The perfect place to work and meet during the day, or relax in the evening and socialise with friends at the water's edge.

The Water Garden Lounge is part of the 39,000 sq ft of residents facilities at White City Living (see pages 52 and 53).





Computer generated imagery is indicative only and subject to change. Cascade Three building colour update please speak to sales consultant

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See page 53 for full development plan.



SUITE

TYPE 01



Levels: 01 – 10

Plots: L.01.02, L.02.02, L.03.02, L.04.02, L.05.02, L.06.02, L.07.02, L.08.02, L.09.02, L.10.02

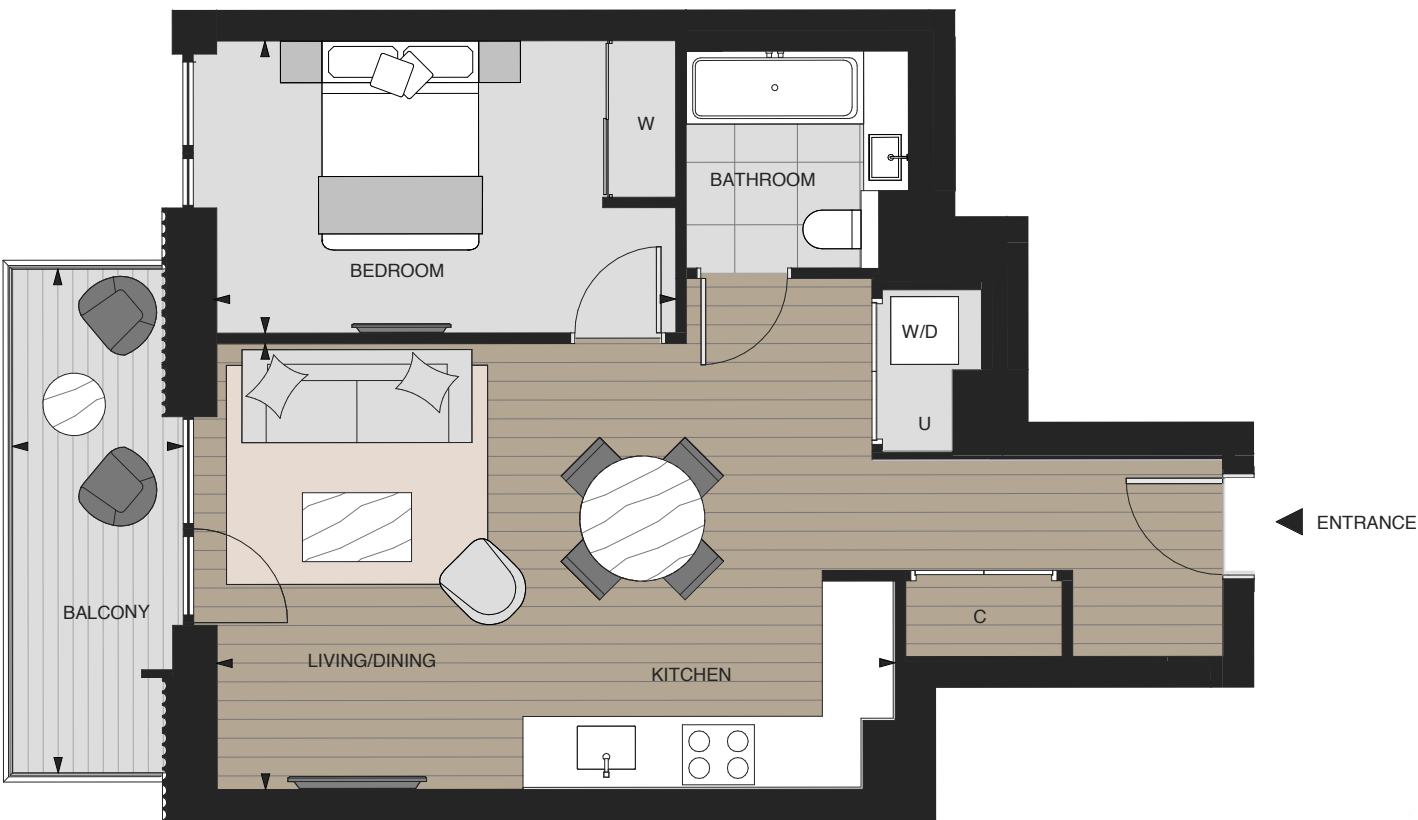
Internal area	44.4 m <sup>2</sup>	478 sq ft
External area	5.1 m <sup>2</sup>	55 sq ft
Kitchen/Living/Dining	5.52 x 3.99 m	18ft 1" x 13ft 1"
Bedroom	3.18 x 3.00 m	10ft 5" x 9ft 10"
Balcony	1.64 x 3.47 m	5ft 5" x 11ft 5"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

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ONE BEDROOM

TYPE 02



Levels: 01 – 10

Plots: L.01.06, L.02.06, L.03.06, L.04.06, L.05.06, L.06.06, L.07.06, L.08.06, L.09.06, L.10.06

Internal area	54.9 m <sup>2</sup>	591 sq ft
External area	7.2 m <sup>2</sup>	77 sq ft
Kitchen/Living/Dining	4.28 x 6.50 m	14ft 0" x 21ft 4"
Bedroom	2.80 x 4.40 m	9ft 2" x 14ft 5"
Balcony	1.64 x 4.87 m	5ft 5" x 16ft 0"

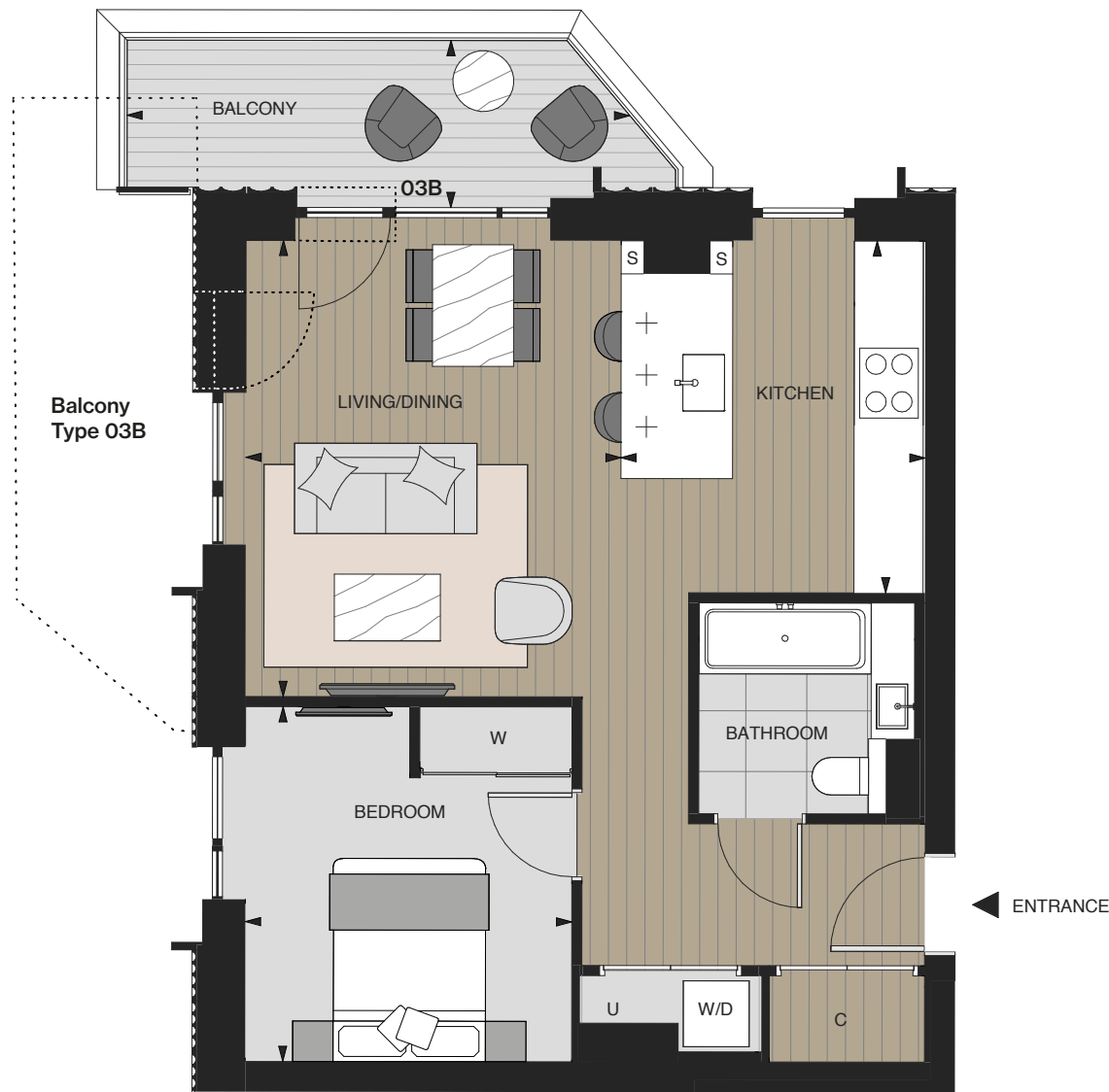
C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

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CASCADES

ONE BEDROOM  
TYPE 03A&B

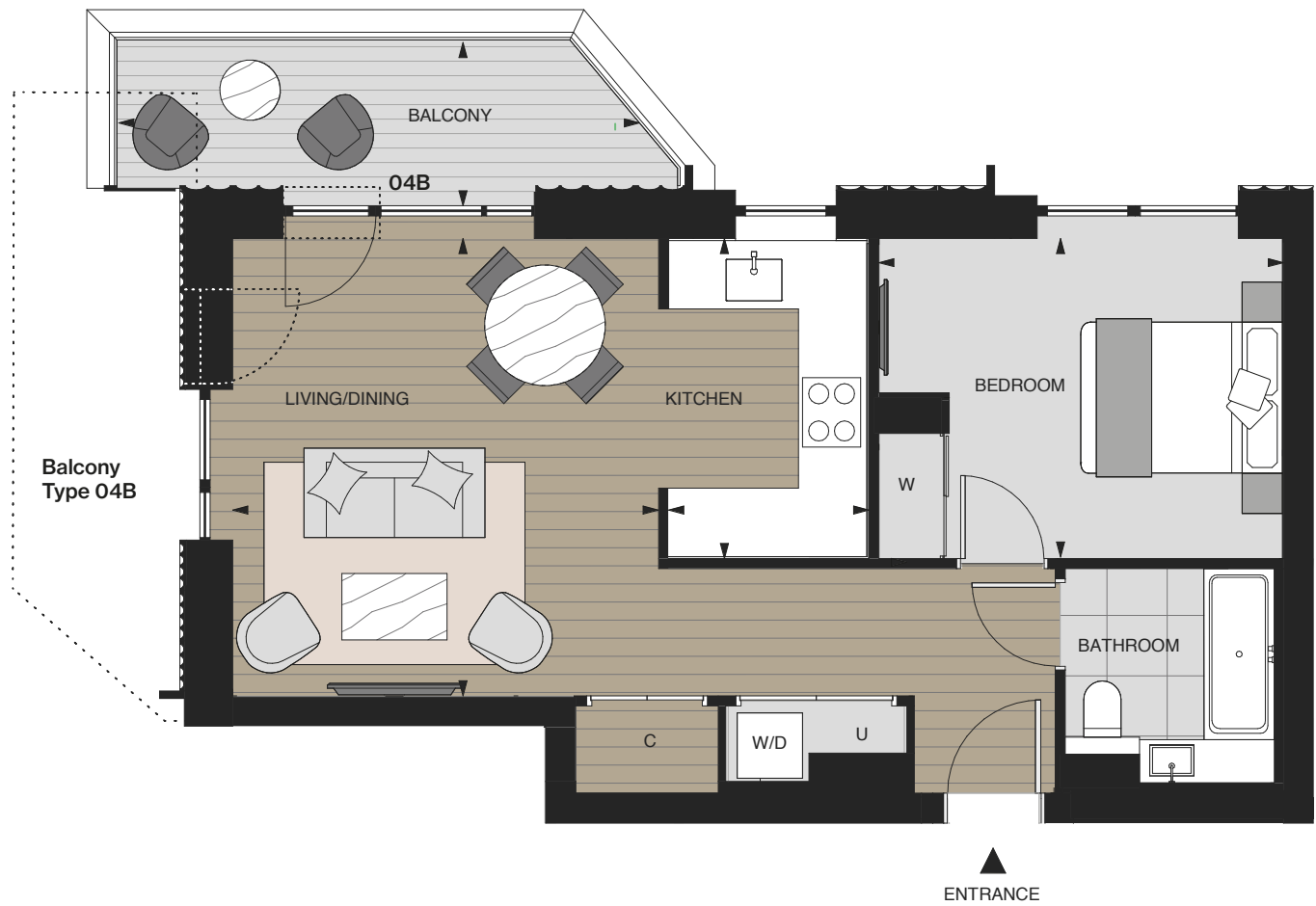


Levels: 01 - 10		
Plots 03A: L.01.01, L.03.01, L.05.01, L.07.01, L.09.01		
Plots 03B: L.02.01, L.04.01, L.06.01, L.08.01, L.10.01		
Internal area	54.3 m²	584 sq ft
External area	7.3 m²	78 sq ft
Living/Dining	4.50 x 3.70 m	14ft 9" x 12ft 2"
Kitchen	3.47 x 3.00 m	11ft 5" x 9ft 10"
Bedroom	3.50 x 3.22 m	11ft 6" x 10ft 7"
Balcony	1.65 x 4.86 m	5ft 5" x 15ft 9"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

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ONE BEDROOM  
TYPE 04A&B



Levels: 15 - 18		
Plots Type 04A: L.15.01, L.17.01		
Plots Type 04B: L.16.01, L.18.01		
Internal area	54.3 m²	585 sq ft
External area	7.3 m²	78 sq ft
Living/Dining	4.55 x 4.23 m	14ft 11" x 13ft 11"
Kitchen	3.18 x 1.99 m	10ft 5" x 6ft 6"
Bedroom	3.18 x 4.01 m	10ft 5" x 13ft 2"
Balcony	1.65 x 4.86 m	5ft 5" x 15ft 9"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

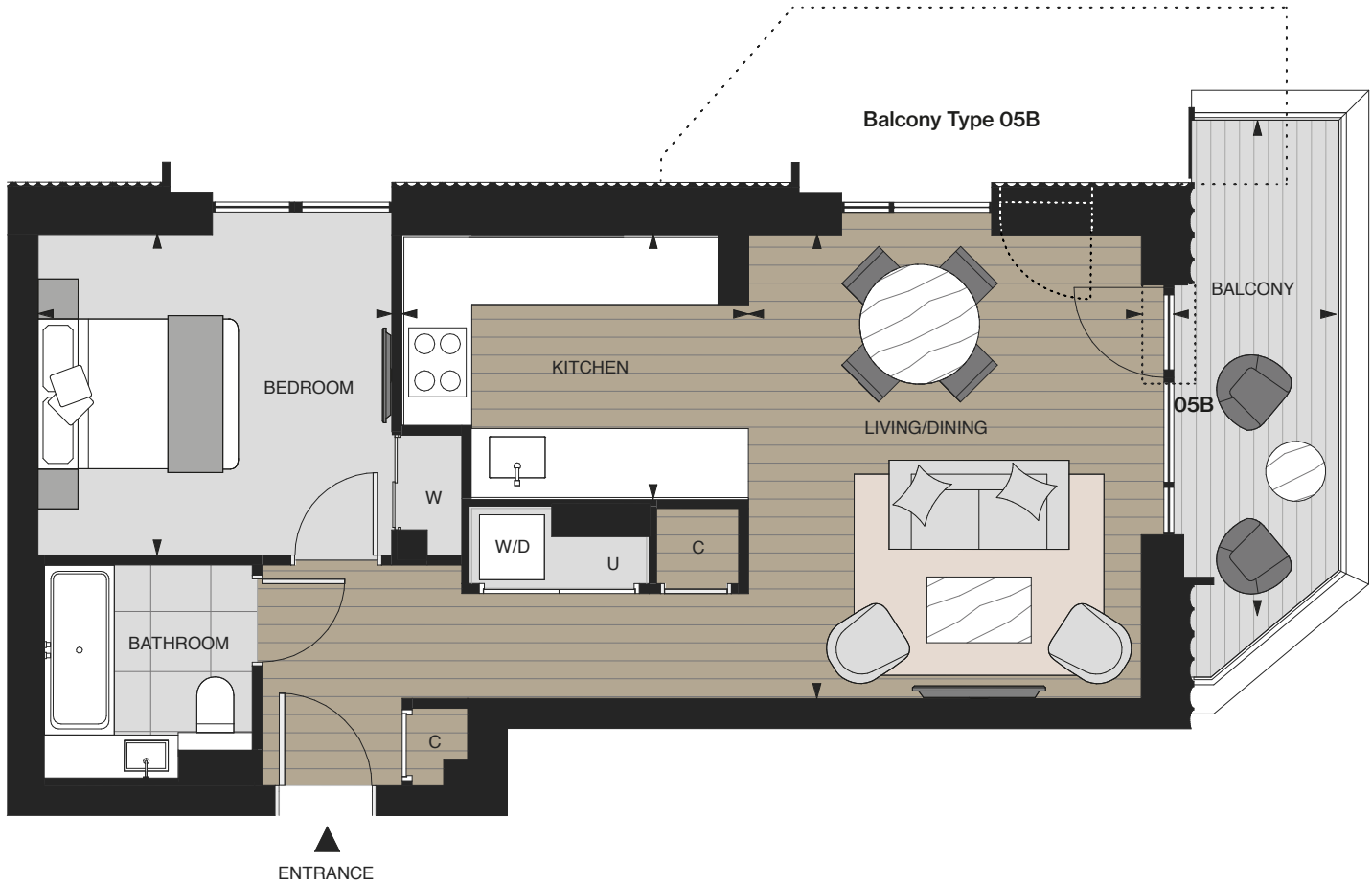
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ONE BEDROOM

TYPE 05A&B

CASCADES



Levels: 15 - 18

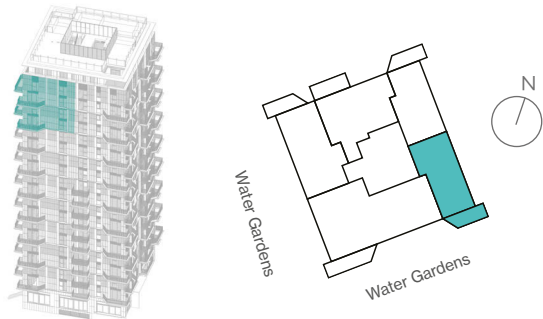
Plots Type 05A: L.16.02, L.18.02

Plots Type 05B: L.15.02, L.17.02

Internal area	55.1 m <sup>2</sup>	593 sq ft
External area	7.3 m <sup>2</sup>	78 sq ft
Living/Dining	4.64 x 3.93 m	15ft 3" x 12ft 11"
Kitchen	2.65 x 3.47 m	8ft 8" x 11ft 5"
Bedroom	3.21 x 3.54 m	10ft 6" x 11ft 7"
Balcony	1.65 x 4.86 m	5ft 5" x 15ft 9"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

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TWO BEDROOM

TYPE 08A&B



Levels: 01 - 14

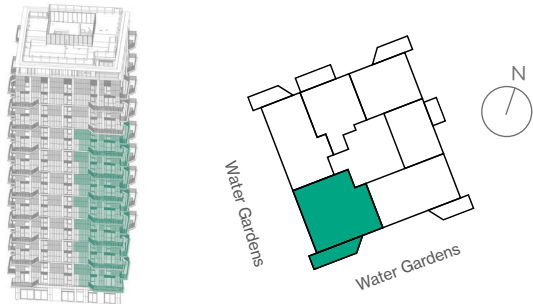
Plots Type 08A : L.02.04, L.04.04, L.06.04, L.08.04, L.10.04, L.12.03, L.14.03

Plots Type 08B: L.01.04, L.03.04, L.05.04, L.07.04, L.09.04, L.11.03, L.13.03

Internal area	84.1 m <sup>2</sup>	905 sq ft
External area	9.2 m <sup>2</sup>	99 sq ft
Living/Dining	3.64 x 6.17 m	11ft 11" x 20ft 3"
Kitchen	3.34 x 3.00 m	10ft 11" x 9ft 10"
Bedroom 1	3.14 x 5.48 m	10ft 3" x 18ft 0"
Bedroom 2	2.75 x 5.48 m	9ft 0" x 18ft 0"
Balcony Type 08A	6.13 x 1.65 m	20ft 1" x 5ft 5"
Balcony Type 08B	6.66 x 1.65 m	21ft 8" x 5ft 5"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

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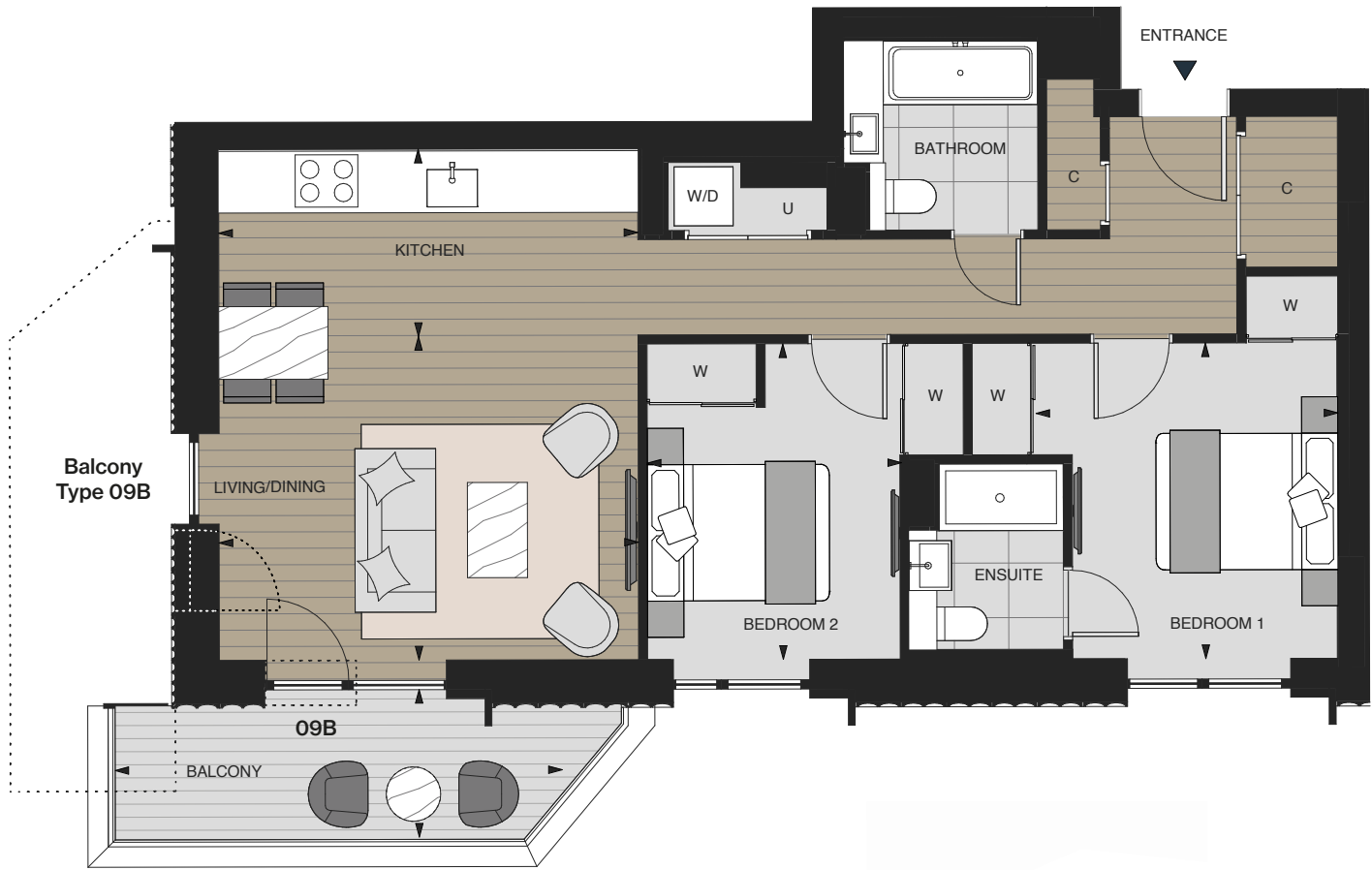




TWO BEDROOM

TYPE 09A&B

CASCADES



Levels: 01 -18

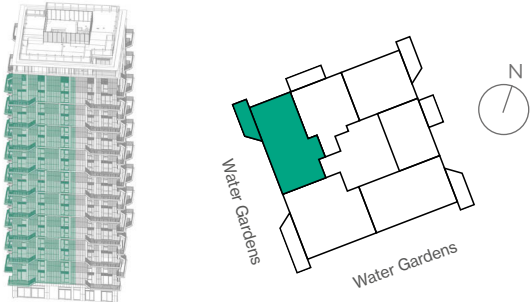
Plots Type 09A: L.01.05, L.03.05, L.05.05, L.07.05, L.09.05, L.11.04, L.13.04, L.15.04, L.17.04

Plots Type 09B: L.02.05, L.04.05, L.06.05, L.08.05, L.10.05, L.12.04, L.14.04, L.16.04, L.18.04

Internal area	73.8 m²	795 sq ft
External area	7.3 m²	78 sq ft
Kitchen	2.04 x 4.61 m	6ft 8" x 15ft 1"
Living/Dining	3.57 x 4.61 m	11ft 8" x 15ft 1"
Bedroom 1	3.32 x 3.47 m	10ft 10" x 11ft 4"
Bedroom 2	2.79 x 3.47 m	9ft 1" x 11ft 4"
Balcony	4.86 x 1.65 m	15ft 9" x 5ft 5"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

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TWO BEDROOM

TYPE 10



38 — 39

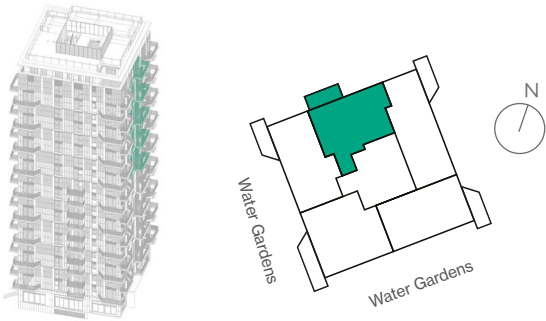
Levels: 11-18

Plots: L.11.05, L.12.05, L.13.05, L.14.05, L.15.05, L.16.05, L.17.05, L.18.05

Internal area	75.3 m²	811 sq ft
External area	7.2 m²	77 sq ft
Kitchen	1.99 x 3.35 m	6ft 6" x 11ft 0"
Living/Dining	4.27 x 6.46 m	14ft 0" x 21ft 3"
Bedroom 1	2.82 x 4.39 m	9ft 3" x 14ft 5"
Bedroom 2	2.78 x 3.24 m	9ft 1" x 10ft 8"
Balcony	4.87 x 1.65 m	16ft 0" x 5ft 5"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

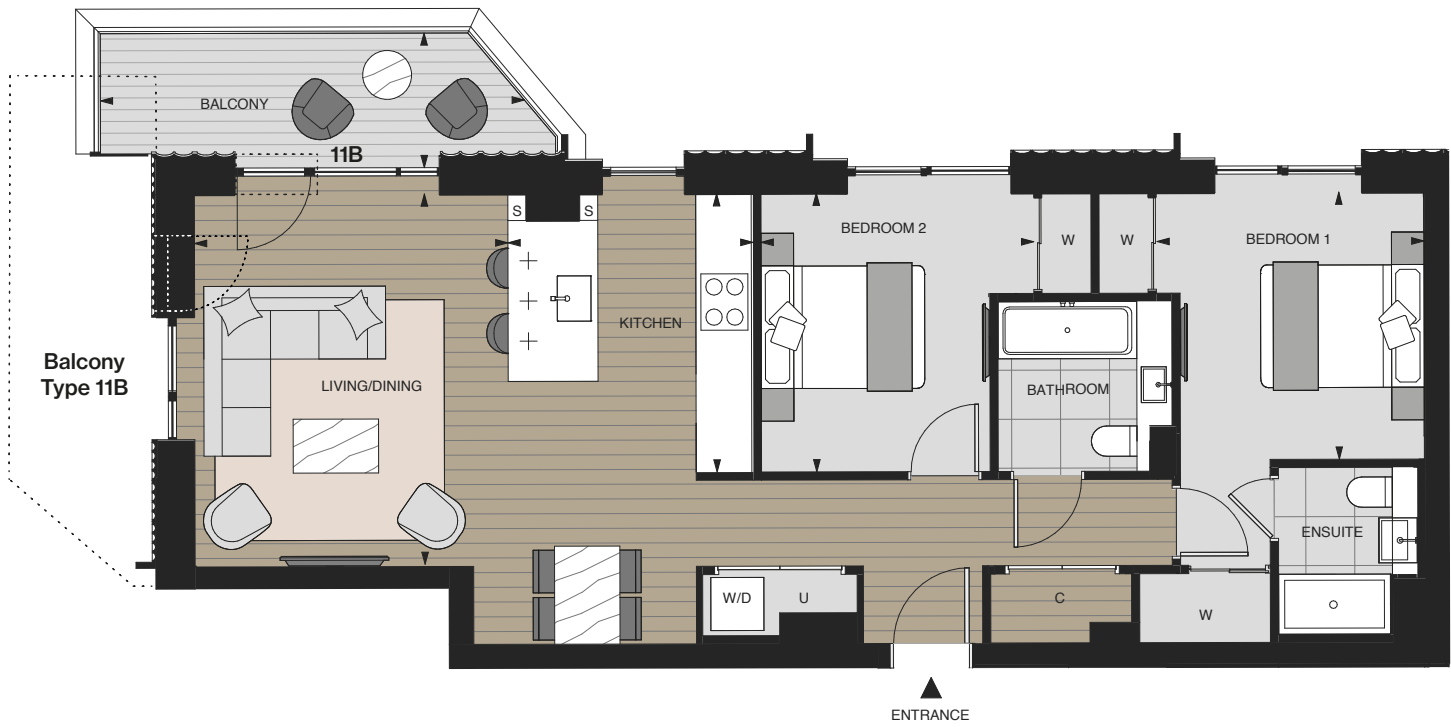
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TWO BEDROOM

TYPE 11A&B



Levels: 11 - 14

Plots Type 11A: L.11.01, L.13.01

Plots Type 11B: L.12.01, L.14.01

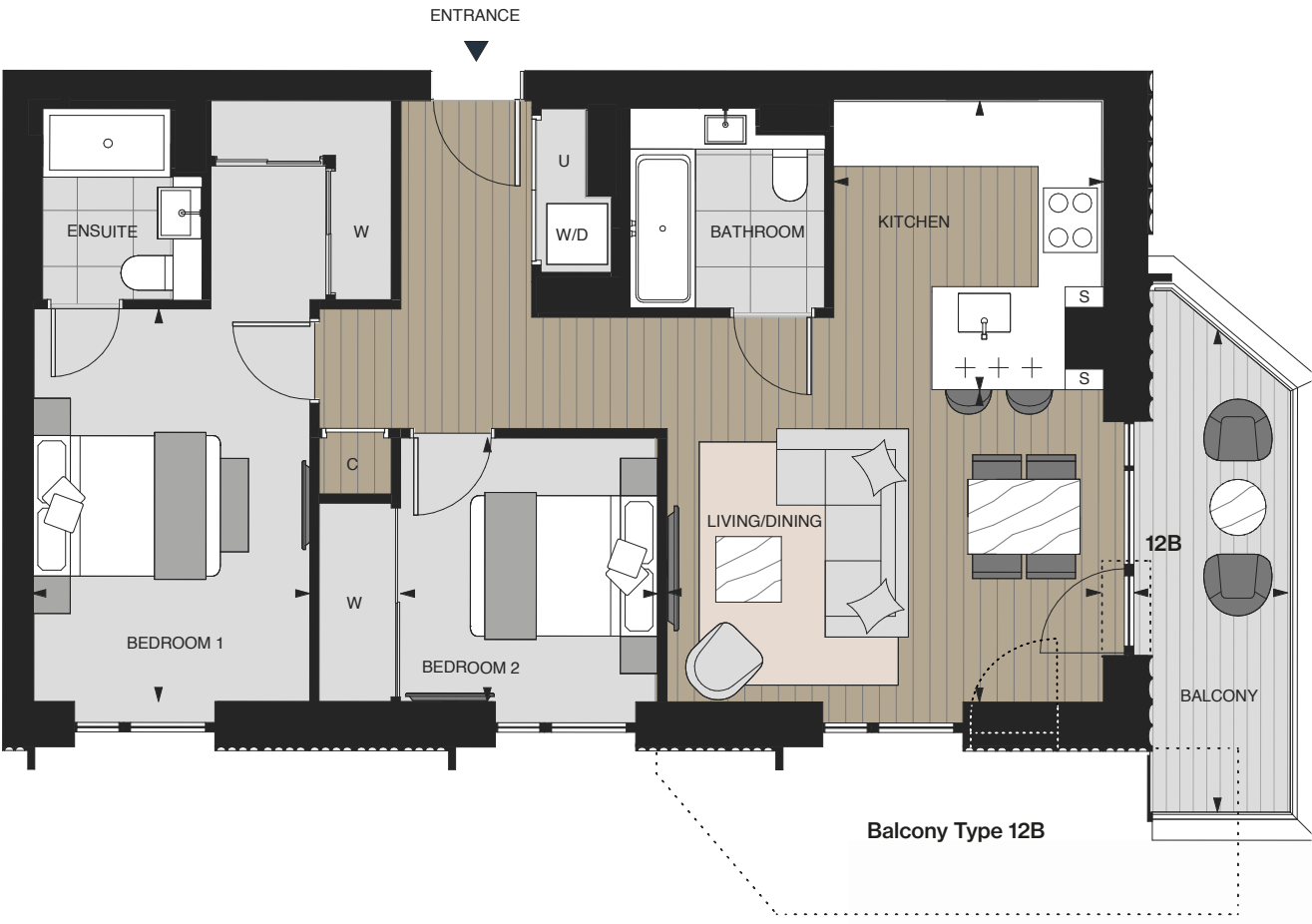
Internal area	79.8 m²	859 sq ft
External area	7.3 m²	78 sq ft
Kitchen	3.41 x 3.00 m	11ft 2" x 9ft 10"
Living/Dining	4.53 x 3.84 m	14ft 10" x 12ft 7"
Bedroom 1	3.41 x 3.29 m	11ft 2" x 10ft 10"
Bedroom 2	3.27 x 3.34 m	10ft 9" x 11ft 0"
Balcony	4.86 x 1.65 m	15ft 9" x 5ft 5"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

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TWO BEDROOM

TYPE 12A&B



Levels: 01 - 14

Plots Type 12A: L.01.03, L.03.03, L.05.03, L.07.03, L.09.03, L.11.02, L.13.02

Plots Type 12B: L.02.03, L.04.03, L.06.03, L.08.03, L.10.03, L.12.02, L.14.02

Internal area	73.7 m²	793 sq ft
External area	7.3 m²	78 sq ft
Kitchen	3.10 x 2.86 m	10ft 2" x 9ft 6"
Living/Dining	3.33 x 4.67 m	10ft 11" x 15ft 4"
Bedroom 1	4.20 x 2.96 m	13ft 9" x 9ft 9"
Bedroom 2	2.82 x 2.75 m	9ft 3" x 9ft 0"
Balcony	4.86 x 1.65 m	15ft 9" x 5ft 5"

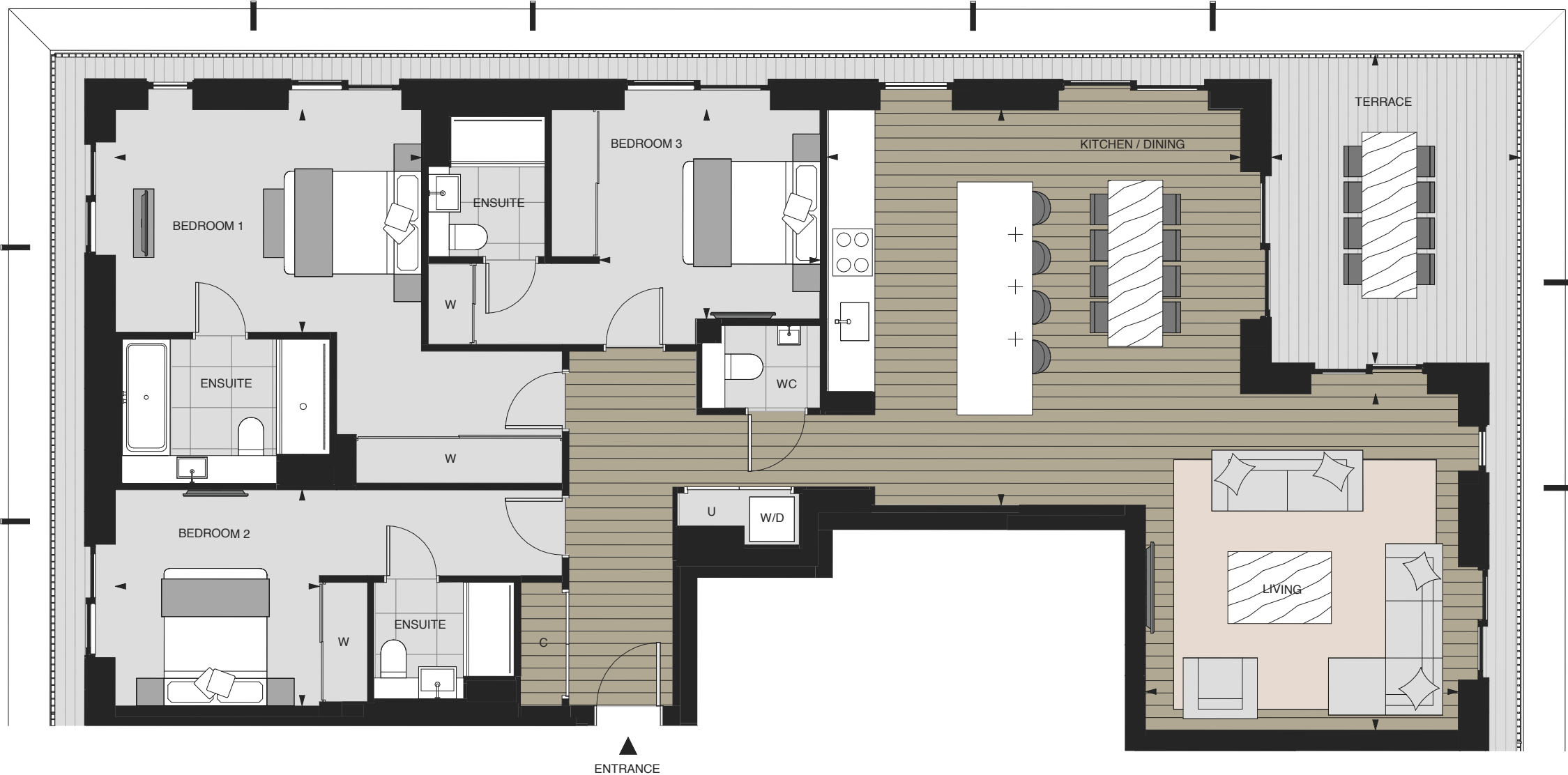
C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

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THREE BEDROOM

TYPE 13



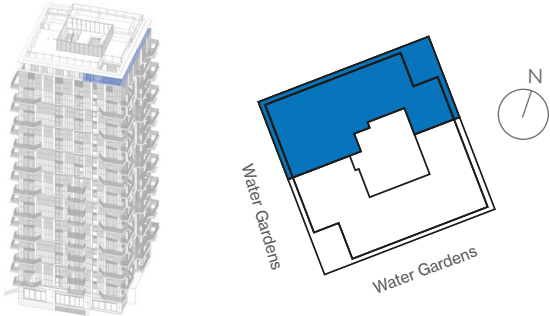
Level: 19

Plot: L.19.01

Internal area	140.6 m <sup>2</sup>	1513 sq ft
External area	35.1 m <sup>2</sup>	378 sq ft
Kitchen/Dining	5.77 x 6.04 m	18ft 11" x 19ft 10"
Living	4.90 x 4.57 m	16ft 1" x 15ft 0"
Bedroom 1	4.47 x 3.25 m	14ft 8" x 10ft 8"
Bedroom 2	3.00 x 3.15 m	9ft 10" x 10ft 4"
Bedroom 3	3.22 x 3.05 m	10ft 7" x 9ft 10"
Terrace	4.50 x 3.63 m	14ft 9" x 11ft 11"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

Floorplans shown for White City Living are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen appliance/sink positions indicated are for guidance only. External cladding and window mullion locations and sizing are indicative and subject to change. Facade projections dependent on apartment locations. Balcony dimensions may be subject to change.





THREE BEDROOM  
TYPE 15



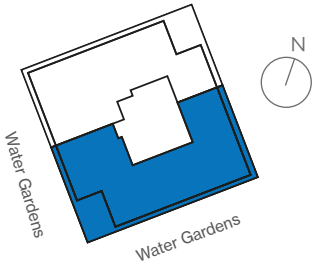
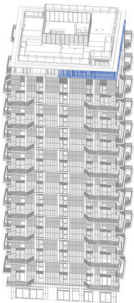
Level: 19

Plot: L.19.02

Internal area	154.4 m²	1661 sq ft
External area	37.7 m²	405 sq ft
Kitchen/Dining	6.45 x 4.77 m	21ft 2" x 15ft 8"
Living	4.49 x 4.56 m	14ft 9" x 15ft 0"
Bedroom 1	3.39 x 4.55 m	11ft 1" x 14ft 11"
Bedroom 2	4.34 x 4.21 m	14ft 3" x 13ft 10"
Bedroom 3	4.26 x 4.57 m	14ft 0" x 15ft 0"
Terrace	4.92 x 1.65 m	16ft 1" x 5ft 5"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

Floorplans shown for White City Living are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen appliance/sink positions indicated are for guidance only. External cladding and window mullion locations and sizing are indicative and subject to change. Facade projections dependent on apartment locations. Balcony dimensions may be subject to change.





THREE BEDROOM

TYPE 17A&B



Levels: 15 - 18

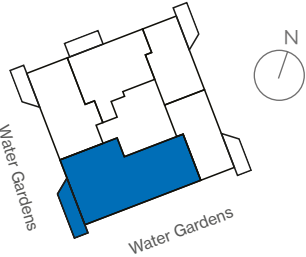
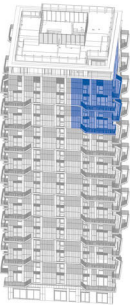
Plots Type 17A: L.15.03, L.17.03

Plots Type 17B: L.16.03, L.18.03

Internal area	128.4 m <sup>2</sup>	1382 sq ft
External area	10.0 m <sup>2</sup>	107 sq ft
Kitchen	4.69 x 2.97 m	15ft 4" x 9ft 8"
Living/Dining	6.20 x 5.62 m	20ft 4" x 18ft 5"
Bedroom 1	4.26 x 4.31 m	13ft 11" x 14ft 1"
Bedroom 2	2.86 x 2.97 m	9ft 4" x 9ft 8"
Bedroom 3	3.27 x 2.97 m	10ft 8" x 9ft 8"
Balcony Type 17A	6.66 x 1.62 m	21ft 10" x 5ft 3"
Balcony Type 17B	6.13 x 1.62 m	20ft 1" x 5ft 3"

C Coat Cupboard U Utility Cupboard W Wardrobe W/D Washer Dryer S Shelving WM Washing Machine ► Distance Indicator TD Tumble Dryer

Floorplans shown for White City Living are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen appliance/sink positions indicated are for guidance only. External cladding and window mullion locations and sizing are indicative and subject to change. Facade projections dependent on apartment locations. Balcony dimensions may be subject to change.







CASCADES

Photography of the Showhome at White City Living.

# SPECIFICATION

## KITCHEN

- Interior designed kitchens in preselected colour palette\*
  - Feature lighting above and below wall cabinets and task lighting to splashback
  - Kitchen cabinets in matt lacquer with tall units and shelving in gloss finish
  - Soft closing drawers and doors
  - Pendant lights over kitchen island/peninsula†
  - Polished composite stone worktop and matching upstand
  - Feature polished natural stone splashback continued above wall cabinets
  - Black utensil rail to splashback
  - Open shelving to island/peninsula†
  - Stainless steel undermount sink
  - Single lever kitchen tap in black chrome
  - Recycling bins to base unit
  - Miele black appliances
  - Suites include 450mm dishwasher, induction hob, hob extractor, undercounter combi oven, integrated fridge/freezer
  - 1 Beds (as listed above for Suite) with larger 600m wide dishwasher, single oven and combi microwave
  - 2 Beds (as 1 Bed) plus Caple 300mm wine cooler
  - 3 Beds (as 2 Bed) upgrade to 600mm Miele wine cooler plus coffee machine
- ## UTILITY
- White finish cabinets with matching white stone worktop†
  - Miele washer/dryer to utility cupboard
  - Separate Miele washing machine and tumble dryer to utility rooms†

## BATHROOMS

- Interior designed bathrooms in preselected colour palettes\*
  - Fully tiled walls and floor
  - Feature colour glass to vanity wall
  - Composite countertop, basin and shelf to bathroom
  - Semi-recessed basin and feature stone effect shelf to ensuite
  - Recess with glass shelf to shower area to ensuites
  - Floor to ceiling mirror flush with tiles
  - Mirrored vanity cabinet with shelving, lighting, magnifying mirror and lined in timber laminate
  - Brassware finished in black chrome
  - Black chrome hand towel bar, robe hooks, and toilet roll holder
  - Low level shower tray with shower screen to ensuite
  - Bath with wall mounted shower and glass screen to bathroom
  - Wall mounted WC with soft close seat in white finish
  - Black chrome ladder style heated towel rail
  - Feature lighting on separate switch
- ## ELITE: 19.01 & 19.02
- Bath with handheld shower to four piece ensuite\*
  - Walk-in flush shower enclosure to four piece ensuite\*
  - Inset bath with stone effect tile surround to four piece ensuite\*

## INTERNAL FINISHES

- Timber laminated front entrance door with vertical feature band and matching handle in bronze
  - White painted internal doors and skirtings
  - Black chrome finish ironmongery
  - White painted walls and ceilings
  - White roller blinds within recess to all windows
  - Coat cupboard with shelf and hanging rail including sensor lighting
  - Engineered timber plank flooring throughout excluding bathroom and bedrooms
  - Carpet to bedrooms\*
- ## HEATING & COOLING
- Underfloor heating throughout excluding some areas
  - Comfort cooling to all habitable rooms
  - Heating controls with remote connectivity
- ## ELECTRICAL & LIGHTING
- White LED downlights throughout
  - Black chrome sockets and switch plates
  - Double socket with USB charger port to kitchen and bedrooms
  - Provision for Sky + HD and choice of two satellite channels (either Hotbird or Arabsat)
  - Sky Q playback to all rooms
  - Provision for fibre optic broadband, BT and Hyperoptic

## BEDROOMS

- Fitted wardrobes to all bedrooms with lacquered hinged or sliding doors
  - Wardrobe internals include timber laminate shelf, metal hanging rail and sensor lighting
  - Light switch at bed position
- ## ELITE: 19.01 & 19.02
- Master bedroom wardrobes include timber laminate lining, shelving and drawers

## SECURITY

- CCTV to apartment lobby areas, car park and external areas
- Colour screen video/audio door entry system
- 24-hour concierge service

## EXTERNAL

- Aluminium decking to balconies

## COMMUNAL AREAS

- Interior designed apartment entrance lobbies and corridors
- Tiled floor to main entrance lobby
- Carpet to apartment corridors
- Paint to apartment corridor walls

## CUSTOMER UPGRADE OPTIONS

- Internal wardrobe drawers, shelving, lining to timber laminate
- Timber flooring to bedrooms in lieu of carpet

\* Material and colourways are subject to change.  
† To selected apartments dependent on layout. Location of kitchen appliances subject to change.







“The key to our master network of gardens and landscapes drawing on the rich history of the area in turn create the perfect setting for the building shape what is the residential heart of the new White City”

Pankaj Patel, Patel Taylor Architects



Scan the QR code to view Oriental Water Gardens

CASCADES

- 01 Exhibition Park

02 Railway arches with shops, bars and restaurants

03 Centre Stage

Central Gardens

4A Spring Gardens

4B Autumn Gardens

05 Residents' Magnolia Garden

06 Cascades

07 Oriental bridges

08 Water Garden terrace

09 Water Garden Lounge

10 Aquatic planting

11 Waterfall

12 Reflection Garden

13 Oriental Garden

14 Beach & Cove

15 Olive Grove

16 Sunset Bar

17 Sunset Lounge & Westmont Bar

18 Azelea Garden

19 Café
- 20 Garden

21 Cinema

22 Market

23 Cinema

24 Indoor

25 Warehouse

HC 1

R Residential

- Entrance

- Main

- Foyer

- Plaza

- Courtyard

M Market

C Cinema

C Cinema

C Cinema

C Cinema



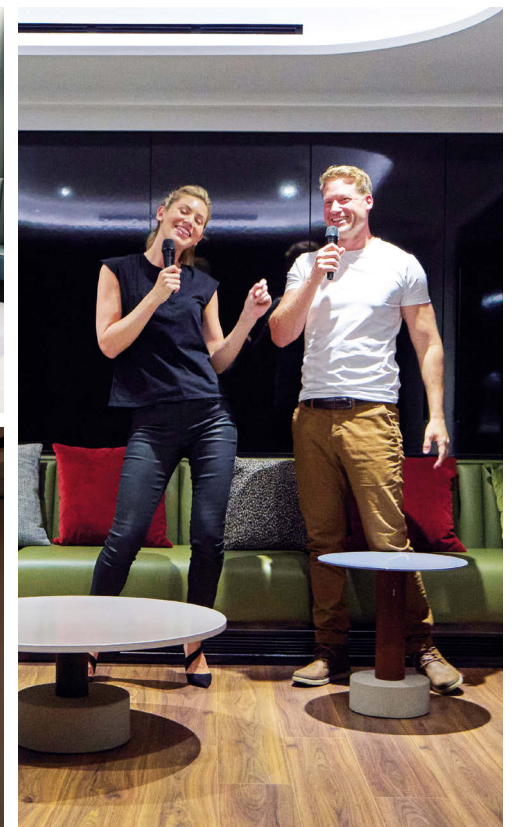
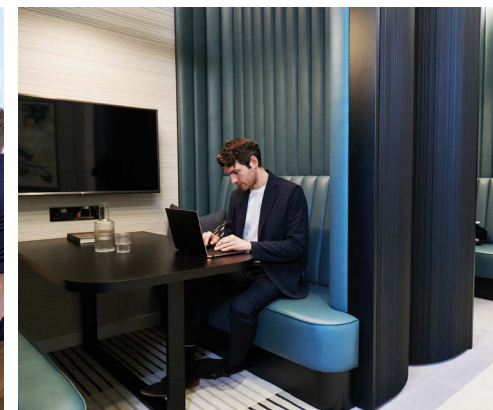
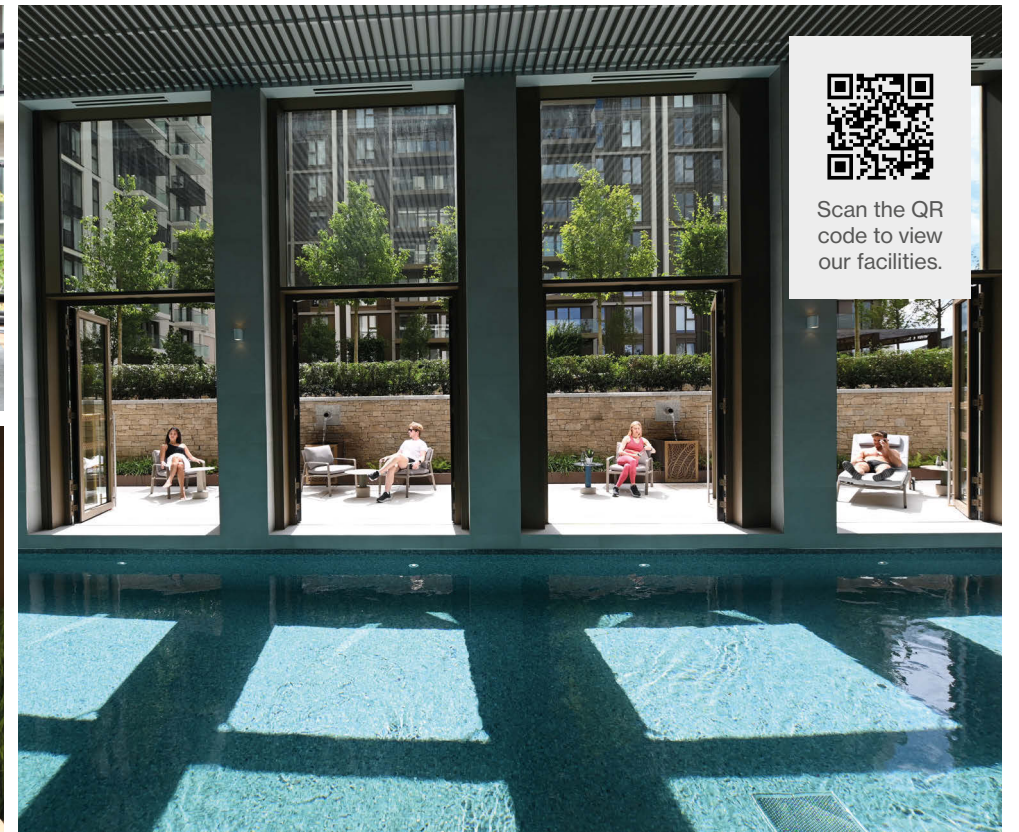
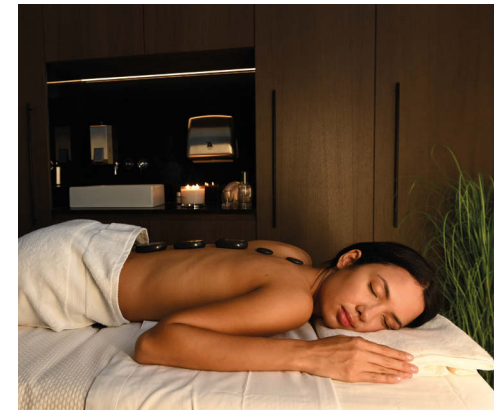


# ENJOY AN

At White City Living you can be part of an extraordinary lifestyle club featuring an unprecedented choice and quality of amenities. From wellness and well-being to social spaces and green places this is a lifestyle club that elevates London living to a whole new level.

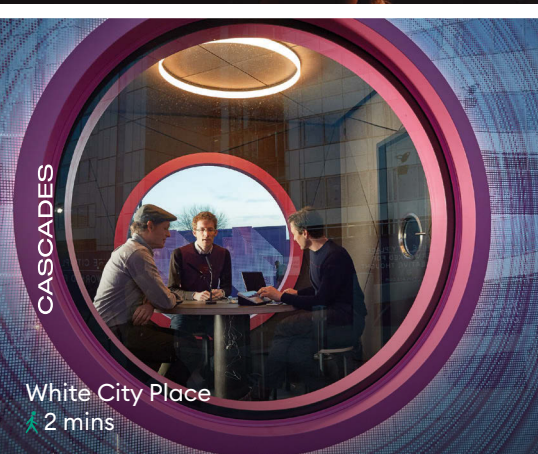
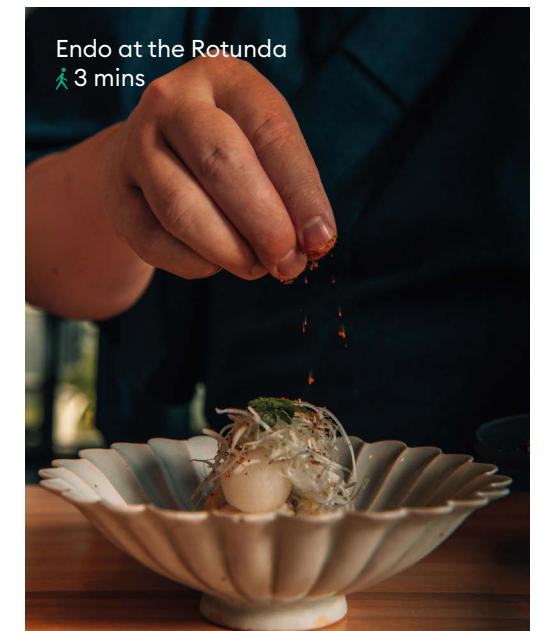
# EXCLUSIVE

# LIFESTYLE CLUB





# LONDON'S BRIGHTEST NEW PLACE



Nowhere else in  
London is alive with  
new opportunity  
quite like the new  
White City.

On your doorstep more than 300 stores fill Europe's largest shopping centre. Over 100 restaurants, cafés and bars are less than a 10 minute walk away. Next door is a new hub for education, technology and innovation. Leading television studios, renowned theatres, music and entertainment venues, make this the city's brightest new neighbourhood.

Just a short stroll away is a new hub for creativity, technology and innovation. Representing industries spanning numerous sectors, including media, fashion and life sciences. Buzzing with the brightest minds, running some of today's leading edge businesses, and dreaming up the new products and services that will define our futures.

Travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps).



ON THE

RIGHT

LINES

<b>Hammersmith &amp; City</b> Wood Lane Station	Hammersmith 05 mins	King's Cross 20 mins ⇌	Liverpool Street 30 mins ⇌
<b>Circle line</b> Wood Lane Station	Paddington 05 mins ⇌ ⊗	High Street Kensington 18 mins	Victoria 22 mins ⇌
<b>Central line</b> White City Station	Notting Hill Gate 06 mins	Bond Street 12 mins ⇌	Bank 25 mins

At the entrance to White City Living are two Underground stations with access to three key Tube lines. The excellent transport connections mean the West End is less than 15 minutes away.



Travel times from [tfl.gov.uk/plan-a-journey](https://tfl.gov.uk/plan-a-journey) and [google.co.uk/maps](https://google.co.uk/maps) from W12 7RQ or White City/Wood Lane stations.



# PERFECTLY PLACED



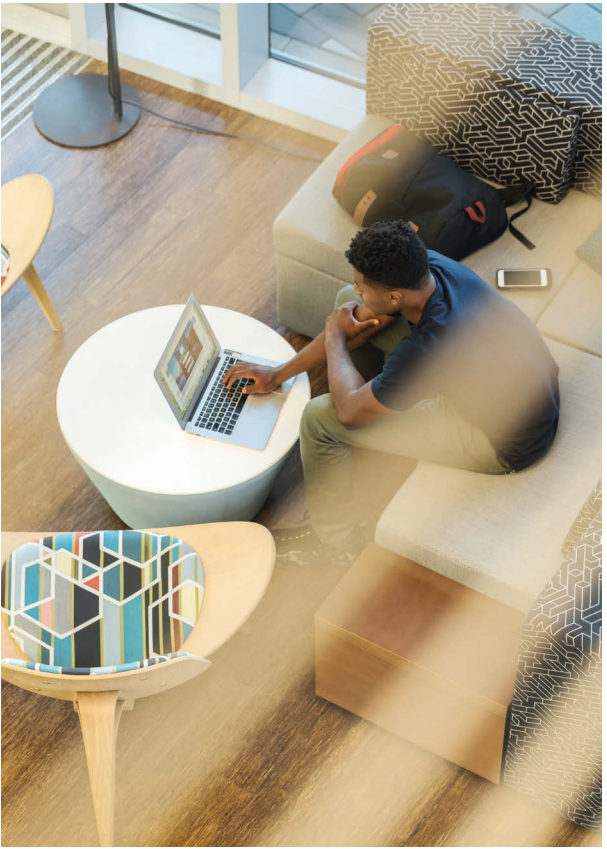
Walk	Tube
Westfield London 2 mins	Paddington 8 mins 🚶🚶🚶
Bluebird Café 2 mins	Bond Street 12 mins 🚶
Endo at the Rotunda Above Electric Cinema 2 mins	Oxford Circus 14 mins 🚶
Butterscotch Bakery 7 mins	King's Cross 20 mins 🚶🚶
Bush Theatre 10 mins	Bank 25 mins From White City or Wood Lane stations
O2 Shepherd's Bush Empire 13 mins	
Cycle	Drive
Portobello Road 11 mins	Kitchen W8 10 mins
Design Museum 12 mins	The Ledbury 14 mins
Kensington High Street 13 mins	Ivy Kensington Brasserie 16 mins
Hammersmith Embankment 14 mins	Royal Albert Hall 16 mins
Hyde Park 17 mins	Harrods 24 mins
Victoria & Albert Museum 21 mins	Mayfair 28 mins
Knightsbridge 22 mins	Heathrow Airport 30 mins

Travel times from tfl.gov.uk/plan-a-journey and google.co.uk/maps from W12 7RQ or White City/Wood Lane stations. Maps are not to scale and show approximate locations only.





Four of London's top five universities and 15 outstanding quality schools within 30 minutes.



Primary Education	Secondary Education	Higher Education
<p>St Stephen's C of E Primary School 🚶 7 mins</p> <p>Notting Hill Prep School 🚶 9 mins</p> <p>Bassett House School 🚶 12 mins</p> <p>St John XXIII Catholic Primary School 🚶 14 mins</p> <p>Tabernacle School 🚶 14 mins</p> <p>Ark Burlington Danes Academy 🚶 15 mins</p>	<p>Godolphin and Latymer School 🚶 10 mins</p> <p>St Paul's Girls' School 🚶 10 mins</p> <p>Latymer Upper School 🚶 10 mins</p> <p>St Paul's Boys' School 🚶 16 mins</p> <p>Hill House Upper School 🚶 26 mins</p> <p>Westminster School 🚶 28 mins</p> <p>Harrow School 🚶 29 mins</p> <p>Eton College 🚶 39 mins</p>	<p>Imperial College White City 🚶 6 mins</p> <p>Royal College of Art White City 🚶 6 mins</p> <p>University College London 🚶 24 mins</p> <p>London School of Economics (LSE) 🚶 26 mins</p> <p>Imperial College South Kensington 🚶 31 mins</p> <p>King's College London 🚶 33 mins</p>



# DESIGNED FOR LIFE

## Designed for life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

## Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

## Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, though intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

# SUSTAINABILITY AT WHITE CITY LIVING

## People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at White City Living.

## Nature and biodiversity

Parkland, trees, flowers, water features, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to achieve a net biodiversity gain on our developments. At White City Living we will transform a brownfield site (historically used for industrial purposes) into a brand new destination which features a 5 acre public park. We have worked with our landscape architects to introduce green spaces with extensive landscaping and tree planting. Green roofs also form part of the strategy to support local wildlife and boost biodiversity.

## Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. We provide integrated recycling bins within kitchen units to make it easier to separate and recycle different types of waste.

## Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. Rainwater harvesting is also in place for the wider development, with water captured during periods of rainfall, stored underground and then used to irrigate landscaped areas.

## Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). Each home has a smart energy meter, so residents can monitor usage, whilst all lighting is low energy and kitchen appliances are energy efficient.

## Noise reduction

We can't eliminate noise, but we do consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We consider room layout and incorporate insulation to create a quieter environment wherever possible.

## Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout White City Living we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air, whilst the paints and adhesives used have low levels of volatile organic compounds (VOCs) to ensure a healthy indoor environment.

## Sustainable transport

We provide secure cycle parking and electric car charging points to encourage the use of sustainable methods of transport. Extensive walking and cycling routes through the site also ensure easy access to bus, tube and rail links. A car club is available to residents whilst a number of Santander cycle hire stations are also located near the development.

## Community & Stewardship

We want to ensure that White City Living develops into a thriving community, where people get to know their neighbours and enjoy a great quality of life. The development will have key amenities and places to meet, including communal gardens, an amphitheatre and water features, children's play spaces, a brand new supermarket, and c. 90,000 square feet of commercial and community space. White City Living will also have a community plan, and we will support the development of a resident led community committee and provide funding to run clubs and events aimed at bringing people together.

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the Estate Management Team and residents to ensure the development remains in pristine condition.

## Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs. Adaptation features at White City Living include green and brown roofs, rainwater harvesting and sustainable urban drainage.



Proud to be members of the Berkeley Group of companies





# TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



## TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



## TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



## TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are transforming tomorrow.

OUR VISION  
**2030**  
TRANSFORMING TOMORROW



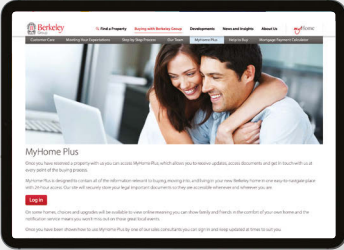
# MYHOME PLUS

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

Providing you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

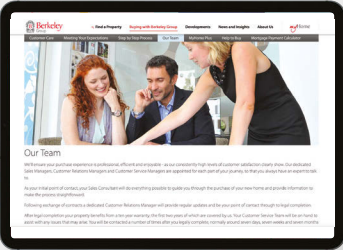
## 01. Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



## 02. Meet the team

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



## 03. Options and choices selection

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

## 04. Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

### Next steps

- 01 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
- 02 Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

## Marketing Suite

54 Wood Lane, London W12 7RQ  
Both White City and Wood Lane Underground stations are located at the entrance

www.whitecityliving.co.uk  
whitecityliving@stjames.co.uk  
+44 (0)20 3002 9462



Map for illustration purposes only, not to scale



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 statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. 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. White City Living is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St James White City to ascertain the availability of any particular property. Computer-generated images are indicative only. Show Home photography is indicative only. The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Floorplans shown for White City Living are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Maps are not to scale and show approximate locations only. Travel times from tfl.gov.uk and google.co.uk/maps. From W12 7RQ or White City / Wood Lane stations. V2 December 2022.



Computer generated imagery is indicative only.



**Live bright.**