

PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11



PARK EAST
Upper Park Residences
Floorplans

St William
Designed for life



PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11

UPPER PARK RESIDENCES

PARK EAST

Perfectly positioned in the heart of the landscaped gardens, Park East is one of three residential buildings, known collectively as Upper Park Residences.

Extending 22 storeys high, Park East consists of 95 exclusive apartments, comprising of 1, 2, 3 and 4 bed apartments with a charming selection between classic and premium homes.

The building truly establishes a rich presence in affluent Battersea, with its distinguished façade and opulent design. Park East offers stunning balcony views with light filled apartments that provide spectacular specification and fantastic quality throughout.

Presented with convenient access into the historic 200-acre Battersea Park, you are walking distance from the delights of Sloane Square and the famous Kings Road, Park East is truly perfectly placed in Zone 1 Central London.

The exclusive offering of world-class residents' facilities bestows an extravagant lifestyle with the introduction of The 1882 Club. Residents can enjoy in the spoils of the 24th floor residents' bar and lounge whilst enjoying a sweeping panoramic view across the Capital. The facilities extend in providing flexible working spaces, cinema, karaoke room, screening room, music room and library can also be enjoyed.

The St William vision for Upper Park Residences at Prince of Wales Drive is to create a distinguished, considered collection of homes that places the landscape as the focal point – all backed by the Berkeley Group and its commitment to sustainability, quality and customer service.

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**UPPER PARK RESIDENCES
AT PRINCE OF WALES DRIVE**

Park East at 22 storeys high offers a fantastic selection of the widest range of homes from 1 and 2 classic apartments to 3 and 4 bedroom premium homes, with an array of views to choose from.

- ① Kensington House*
- ② Huntington House†
- ③ Regent's House†
- ④ Bowden House†
- ⑤ Salisbury House
- ⑥ Chartwell House
- ⑦ Nursery
- ⑧ The Gym Group at basement level
- ⑨ Café Restaurant
- ⑩ Piazza
- ⑪ Central Gardens
- ⑫ Access to basement car park
- ⑬ Entrance via Concierge to Pool, Spa and Commercial Gym‡
- ⑭ Marketing Suite
- ⑮ New pedestrian access
- ⑯ Route to Battersea Park and Queenstown Road
- ⑰ The 1882 Club Bar and Lounge - 24th Floor
- ⑱ The Atrium Suite - residents' facilities, ground floor
- ⑲ Access lift and stairs
- ⑳ Grocery Store
- ㉑ 8th Floor Residents' Roof Terrace

* Kensington House includes concierge, pool and spa (No.13), and 8th floor roof terrace (No.21).
 † Shared ownership.
 ‡ Residents' access to The Gym Group (No.8).

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 any time without notice.





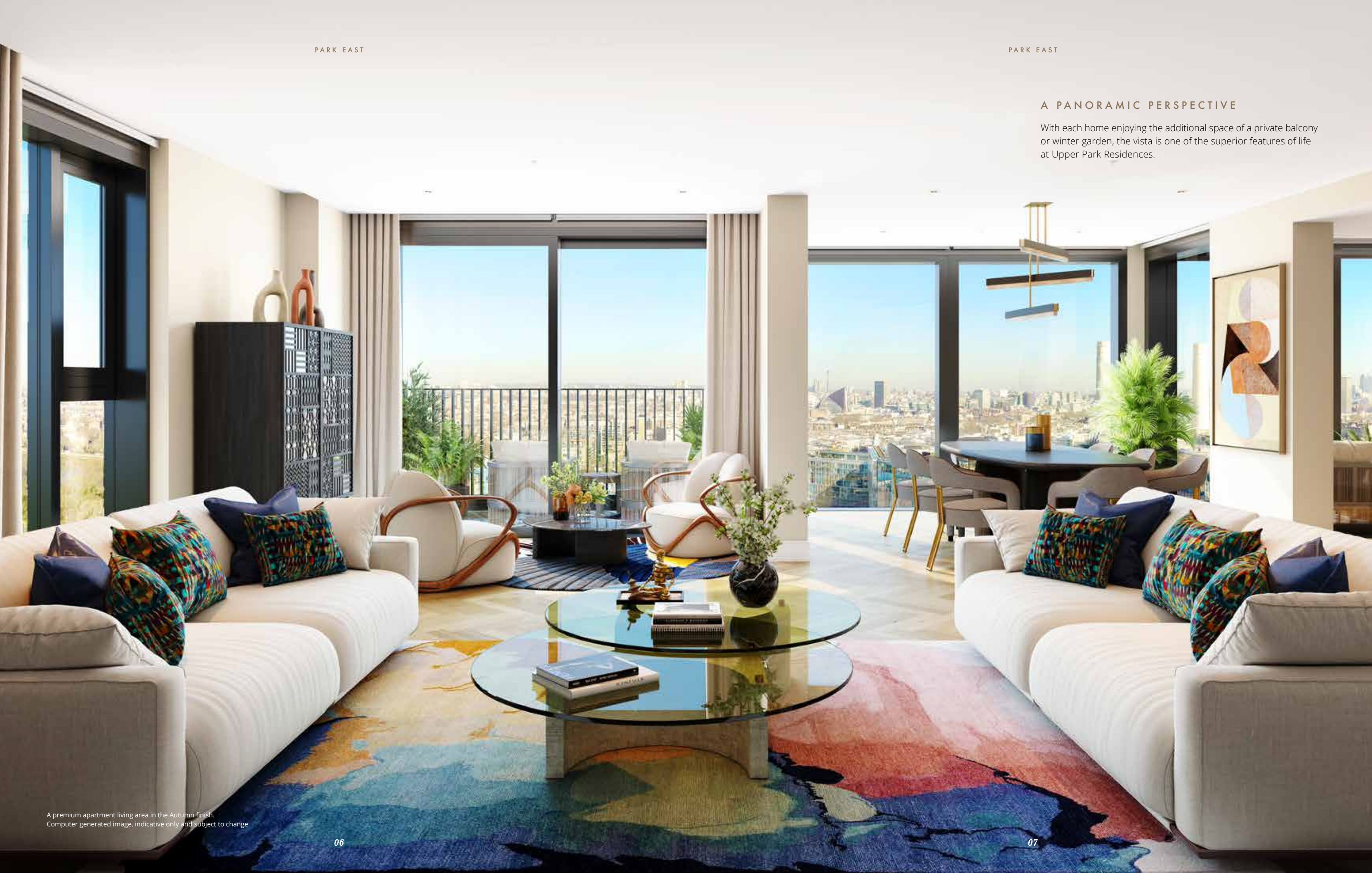
A NEW PERSPECTIVE

Entering Park East through landscaped gardens and beside an impressive water feature adds to the sense of calm and tranquillity.

Computer generated image of the gardens at Upper Park Residences, Prince of Wales Drive, indicative only and subject to change.

A PANORAMIC PERSPECTIVE

With each home enjoying the additional space of a private balcony or winter garden, the vista is one of the superior features of life at Upper Park Residences.



BEAUTIFUL KITCHENS

Carefully selected finishes have been considered in the kitchens, including two palettes in the classic apartments and three palettes in the premium apartments.

From engineered wooden floor to full height feature splashback, well-appointed colours and materials that will make the kitchen the heart of your home.



A classic apartment kitchen / dining area in the Dusk finish. Computer generated image, indicative only and subject to change.

**BEDROOMS AND BATHROOMS
TO RELAX AND ENJOY**

Park East apartments have been crafted to ensure you can relax in complete comfort. More like a boutique hotel than a private residence, each spacious bedroom features deep carpets that feel soft underfoot and stylish built-in wardrobes* with brass finishes.

*not all bedrooms come with fitted wardrobe as standard, speak to a sales consultant for further information.



A classic bedroom in the Dawn finish.
Computer generated image, indicative only and subject to change.



A classic bathroom in the Dawn finish.
Computer generated image, indicative only and subject to change.

Stepping into the bathroom, the sophisticated features continue, complementing the high standards that Prince of Wales Drive has to offer.

Brushed red gold or brushed nickel brassware, cross-reebed glass shower panels and composite stone tops are just some of the highlights of these elegant yet indulgent spaces.

“Inspired by the seasons we created rich layers of texture and materials that create comfort and luxury.”

Inge Moore, Founder and Creative Director, Muza Lab

A HOST OF AMENITIES

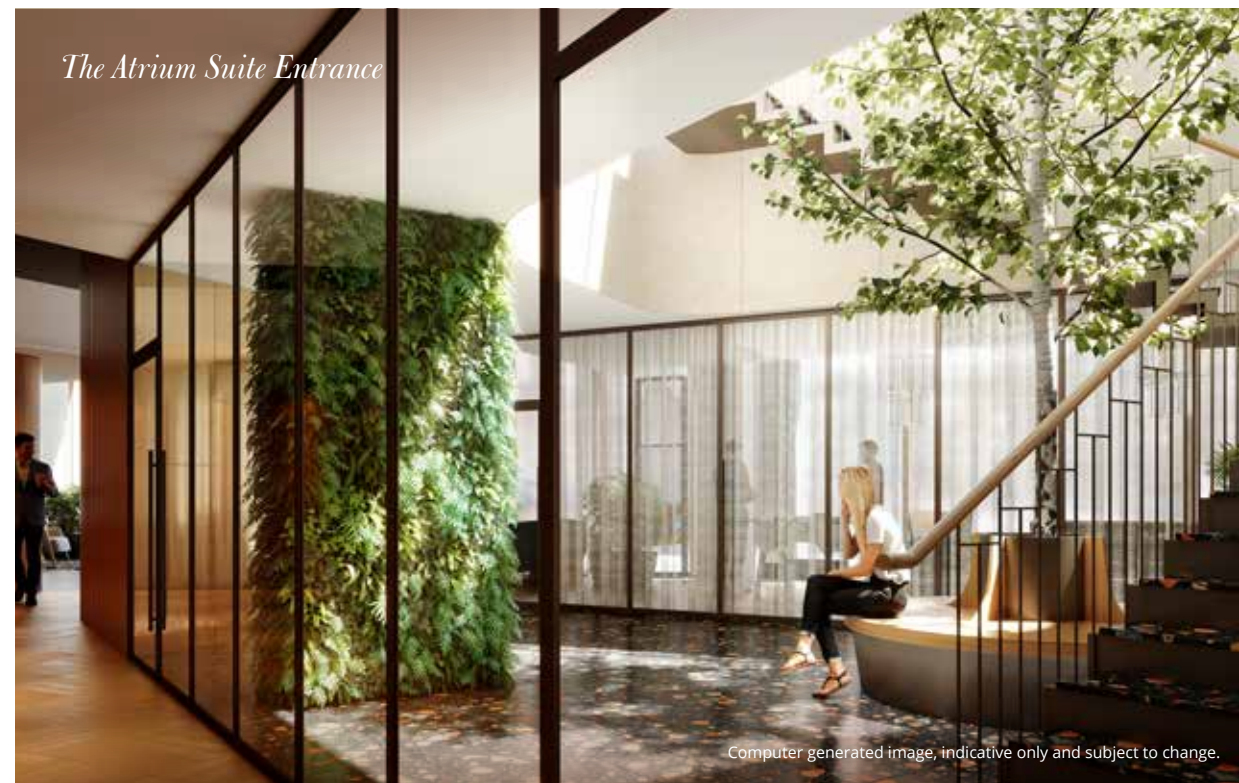
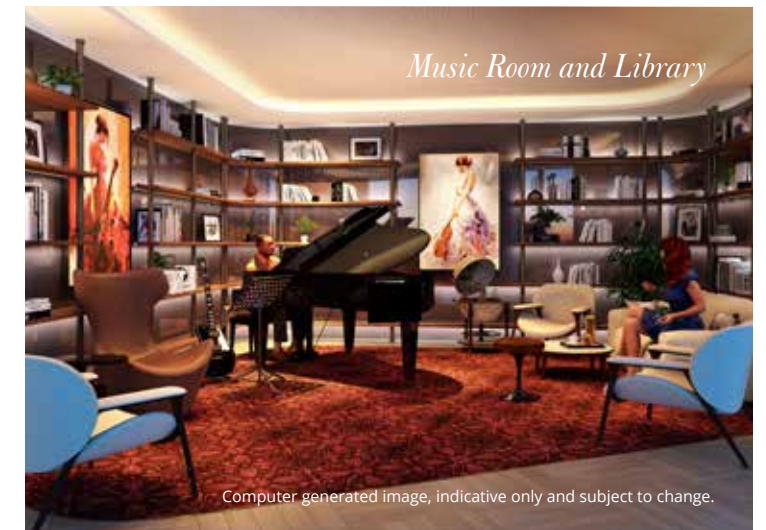
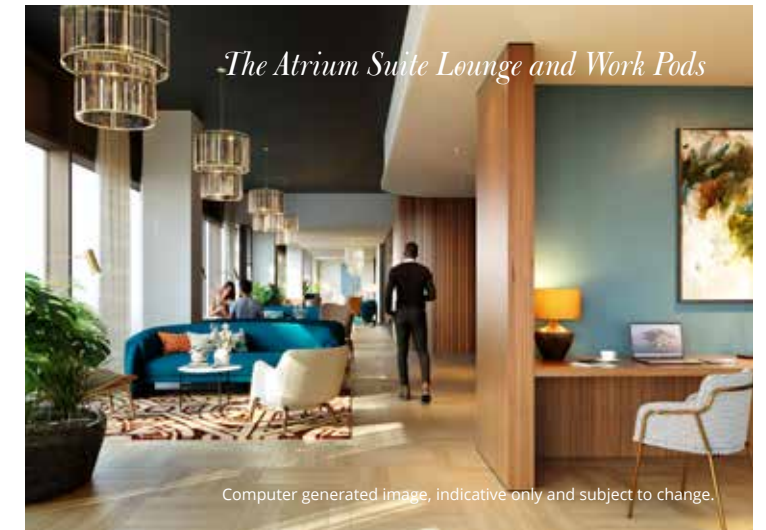
The world-class facilities at the Upper Park Residences include the exclusive 1882 Club Bar and Lounge on the 24th floor of Park Central with panoramic views over London. Whilst on the ground floor the Atrium Suite offers a wide selection of facilities.

The 1882 Club Facilities:

- The Lounge
- The Bar

The Atrium Suite Facilities:

- Cinema
- Games Area
- Music Room and Library
- Karaoke Room
- Screening Room
- Lounge
- Atrium
- Kitchen
- Work Pods / Small Meeting Rooms
- Boardroom



FIVE STAR RESIDENTS' FACILITIES

Through the Central Gardens are the communal facilities within Kensington House. The 24-hour concierge service brings security, convenience and peace of mind. Relax on the eighth floor residents' roof terrace and enjoy the views sheltered from the elements in the elegantly designed Pavilion, or spend a lazy afternoon in the sun.

Kensington House Facilities:

- 17m Swimming Pool
- Vitality Pool
- Sauna
- Steam Room
- Relaxation Room
- 24-Hour Commercial Gym
- 8th Floor Residents' Terrace
- 24-Hour Concierge



Residents' 17m Swimming Pool

Photography of the swimming pool, Prince of Wales Drive.



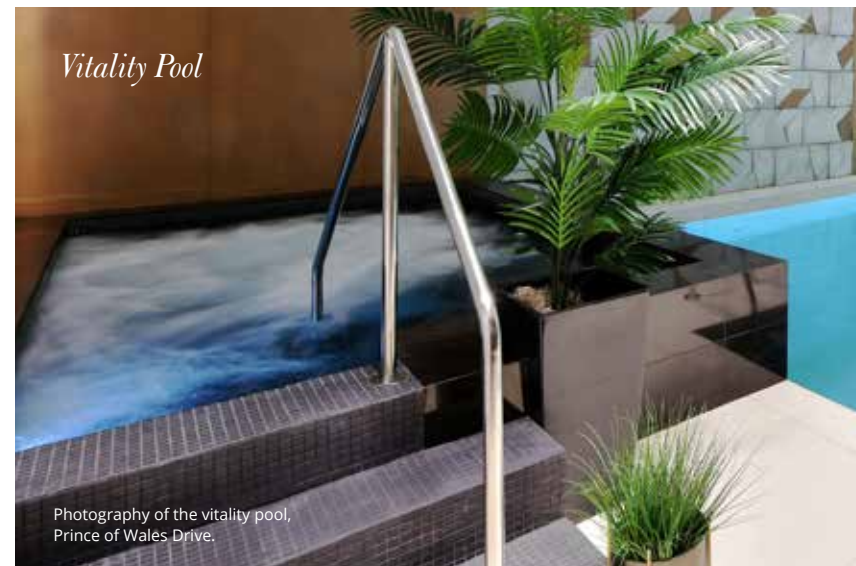
24-Hour Concierge

Photography of the concierge, Prince of Wales Drive.



Roof Terrace

Photography of 8th floor residents' roof terrace, Prince of Wales Drive.



Vitality Pool

Photography of the vitality pool, Prince of Wales Drive.

CLASSIC APARTMENT

Floorplans

FLOORS: 1 TO 17

APARTMENT NOS.



Indicator shown for the following classic floorplans.



Computer generated image of gardens at Prince of Wales Drive, indicative only and subject to change.

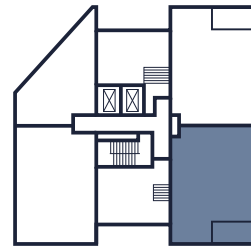
PARK EAST
2 Bedroom Apartment

APARTMENT:
B-00-02

FLOOR:
GROUND

TYPE: B2B

LOCATOR



With a Winter Garden off Living / Dining / Kitchen



Total Internal Area	74.6 sq m	804 sq ft
Living / Dining / Kitchen	5.42m x 4.04m	17' 9" x 13' 3"
Bedroom 1	3.72m x 3.51m	12' 3" x 11' 6"
Bedroom 2	3.46m x 3.77m	11' 4" x 12' 4"
Winter Garden	2.12m x 3.90m	6' 11" x 12' 9"

KEY	
Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	◄ ►

Floorplans shown for Prince of Wales Drive are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Optional Wardrobes are at an additional cost and dependant on build stage. Please ask Sales Consultant for further information.

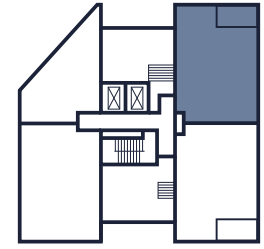
PARK EAST
2 Bedroom Apartment

APARTMENT:
B-00-01

FLOOR:
GROUND

TYPE: B2E

LOCATOR



With a Winter Garden off Living / Dining / Kitchen



Total Internal Area	75.0 sq m	807 sq ft
Living / Dining / Kitchen	5.51m x 3.95m	18' 1" x 13' 0"
Bedroom 1	4.16m x 3.56m	13' 8" x 11' 8"
Bedroom 2	3.44m x 3.95m	11' 4" x 13' 0"
Winter Garden	2.12m x 3.90m	6' 11" x 12' 9"

KEY	
Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	◄ ►

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PARK EAST
1 Bedroom Apartment

APARTMENTS:

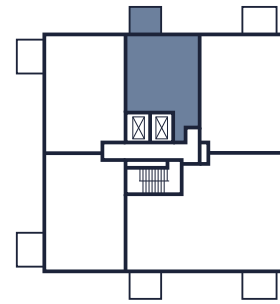
B-01-04, B-02-09, B-03-14, B-04-19, B-05-24, B-06-29, B-07-34, B-08-39, B-09-44, B-10-49, B-11-54, B-12-59, B-13-64, B-14-69, B-15-74, B-16-79 & B-17-84

FLOORS:

01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16 & 17

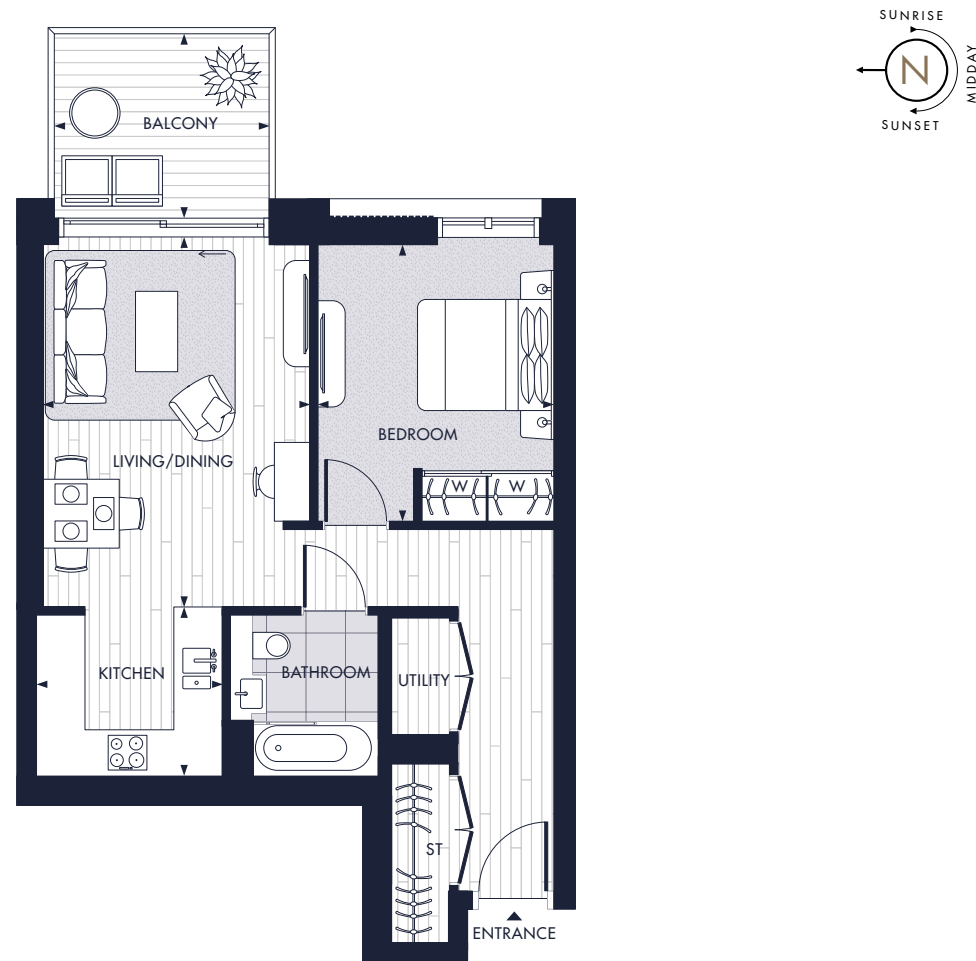
TYPE: B1A

LOCATOR



With a Balcony off Living / Dining

4 Views towards Battersea Power Station



Views may vary between floors, please ask Sales Consultant for further information.

Total Internal Area	54.6 sq m	588 sq ft
Living / Dining	5.00m x 3.62m	16' 5" x 11' 11"
Kitchen	2.32m x 2.51m	7' 7" x 8' 3"
Bedroom	3.73m x 3.22m	12' 3" x 10' 7"
Balcony	2.48m x 2.88m	8' 1" x 9' 5"

KEY

Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	◄ ►

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PARK EAST
2 Bedroom Apartment

APARTMENTS:

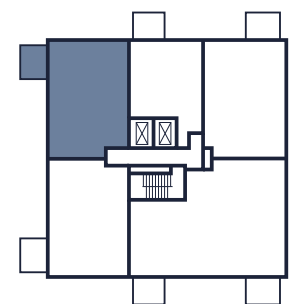
B-01-03, B-02-08, B-03-13, B-04-18, B-05-23, B-06-28, B-07-33, B-08-38, B-09-43, B-10-48, B-11-53, B-12-58, B-13-63, B-14-68, B-15-73, B-16-78 & B-17-83

FLOORS:

01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16 & 17

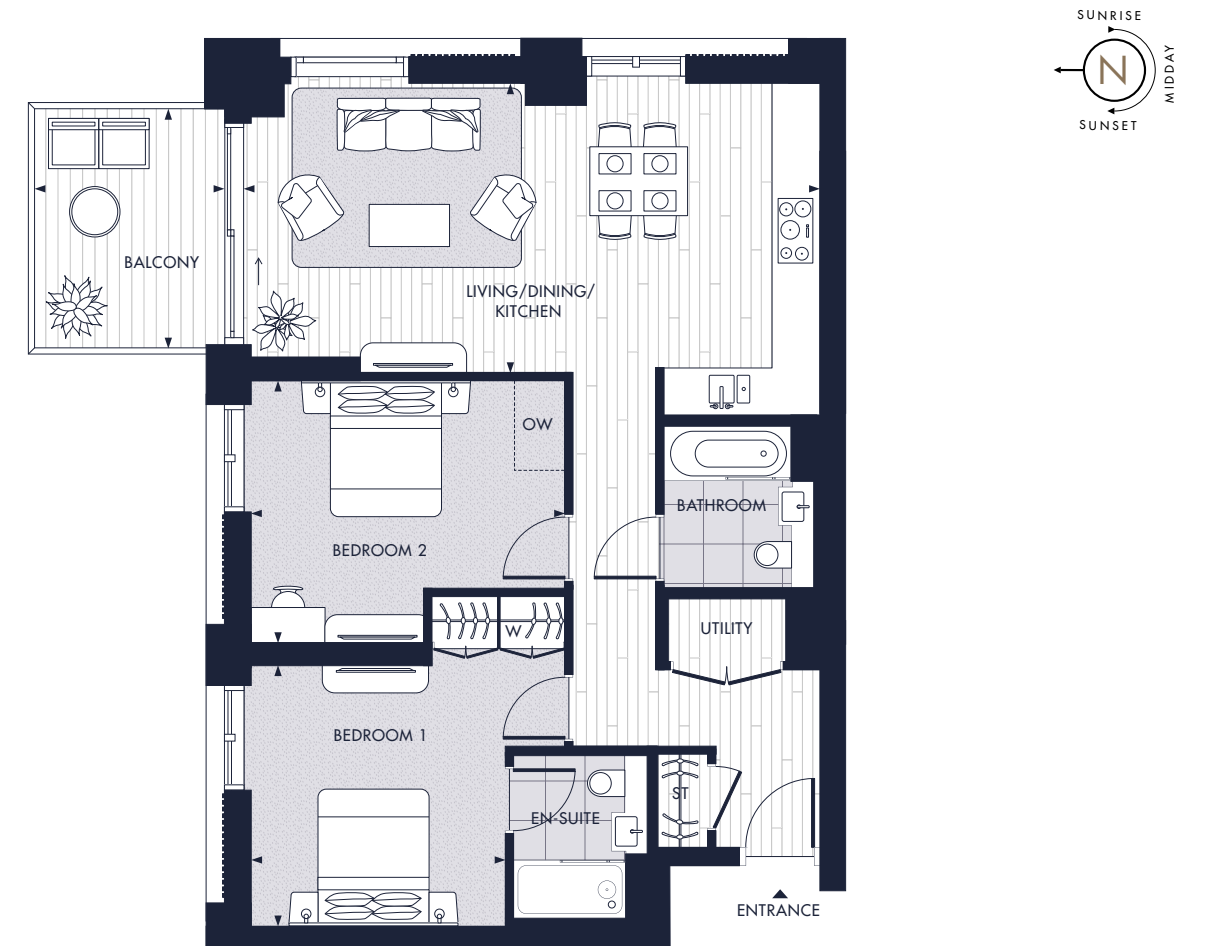
TYPE: B2D

LOCATOR



With a Balcony off Living / Dining / Kitchen

4 Views towards Battersea Power Station



Views may vary between floors, please ask Sales Consultant for further information.

Total Internal Area	82.8 sq m	891 sq ft
Living / Dining / Kitchen	3.86m x 7.73m	12' 8" x 25' 4"
Bedroom 1	3.51m x 3.33m	11' 6" x 10' 11"
Bedroom 2	3.51m x 4.20m	11' 6" x 13' 9"
Balcony	3.08m x 2.47m	10' 1" x 8' 1"

KEY

Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	◄ ►

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PARK EAST
2 Bedroom Apartment

APARTMENTS:

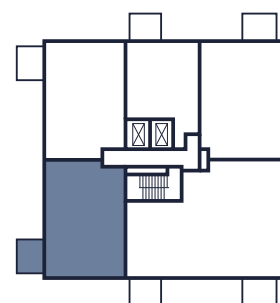
B-01-07, B-02-12, B-03-17, B-04-22, B-05-27, B-06-32, B-07-37,
B-08-42, B-09-47, B-10-52, B-11-57, B-12-62, B-13-67, B-14-72,
B-15-77, B-16-82 & B-17-87

FLOORS:

01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16 & 17

TYPE: B2C

LOCATOR



With a Balcony off Living / Dining / Kitchen



Views may vary between floors, please ask Sales Consultant for further information.

Total Internal Area	83.6 sq m	900 sq ft
Living / Dining / Kitchen	3.86m x 7.73m	12' 8" x 25' 4"
Bedroom 1	3.48m x 3.38m	11' 5" x 11' 1"
Bedroom 2	3.52m x 4.20m	11' 6" x 13' 9"
Balcony	3.08m x 2.47m	10' 1" x 8' 1"

KEY

Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	◄ ►

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PARK EAST
2 Bedroom Apartment

APARTMENTS:

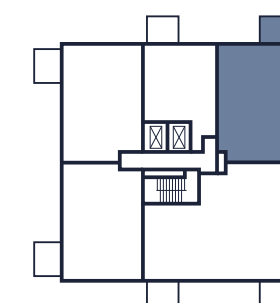
B-01-05[†], B-02-10, B-03-15[†], B-04-20, B-05-25[†], B-06-30,
B-07-35[†], B-08-40, B-09-45[†], B-10-50, B-11-55[†], B-12-60,
B-13-65[†], B-14-70, B-15-75[†], B-16-80 & B-17-85[†]

FLOORS:

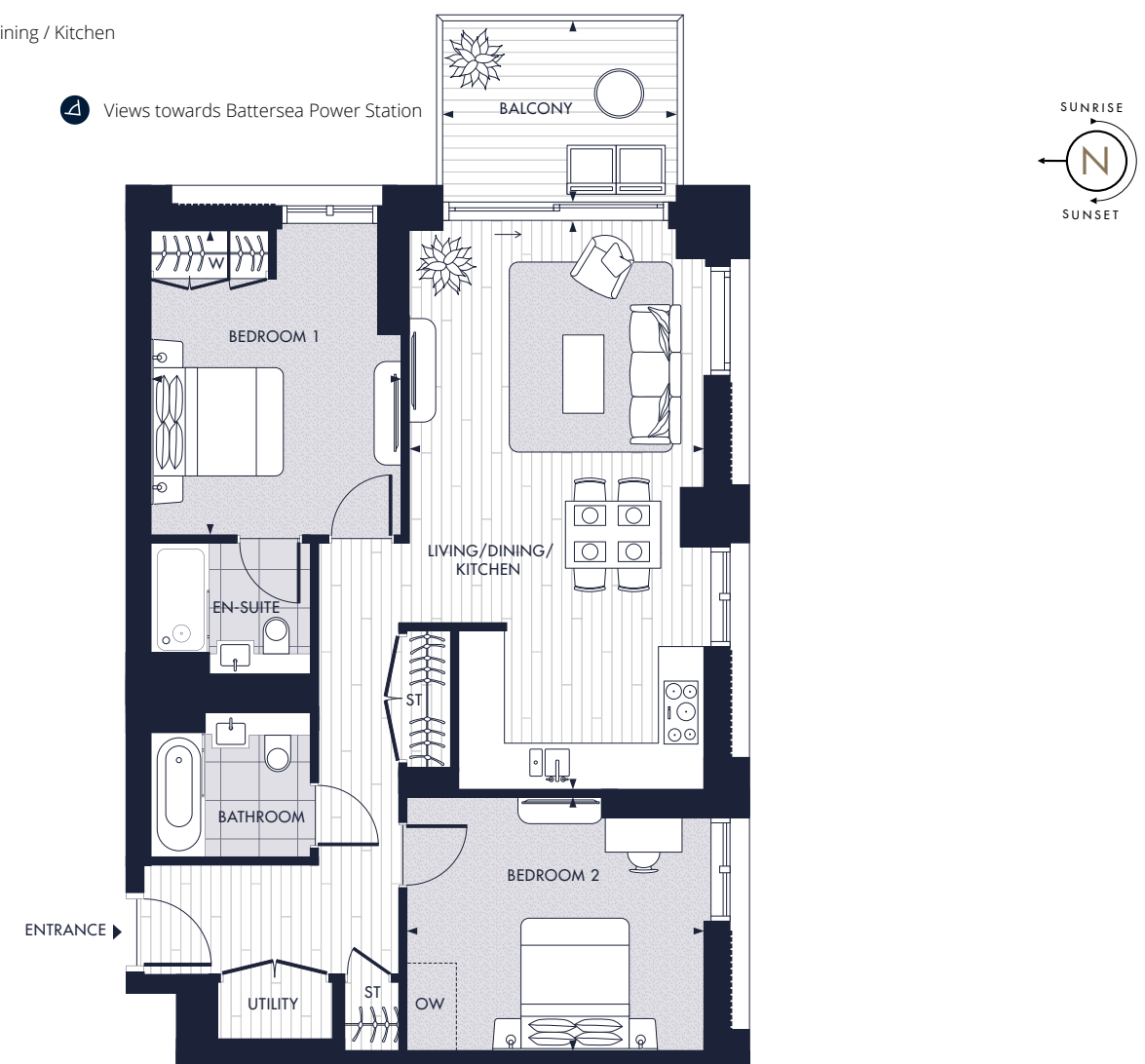
01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16 & 17

TYPE: B2A

LOCATOR



With a Balcony off Living / Dining / Kitchen



[†]Wheelchair adaptable unit.
Views may vary between floors, please ask Sales Consultant for further information.

Total Internal Area	84.7 sq m	913 sq ft
Living / Dining / Kitchen	7.83m x 4.05m	25' 8" x 13' 4"
Bedroom 1	4.21m x 3.46m	13' 10" x 11' 4"
Bedroom 2	3.44m x 4.09m	11' 4" x 13' 5"
Balcony	2.47m x 3.21m	8' 1" x 10' 6"

KEY

Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	◄ ►

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CLASSIC APARTMENT FINISHES

Award-winning interior design team, Muza Lab, have created two distinctive palettes for the classic apartments which are inspired by the different hues cast over London by the changing time of day.

DAWN



A classic kitchen in the Dawn finish. Computer generated image, indicative only and subject to change.



A classic bathroom in the Dawn finish. Computer generated image, indicative only and subject to change.

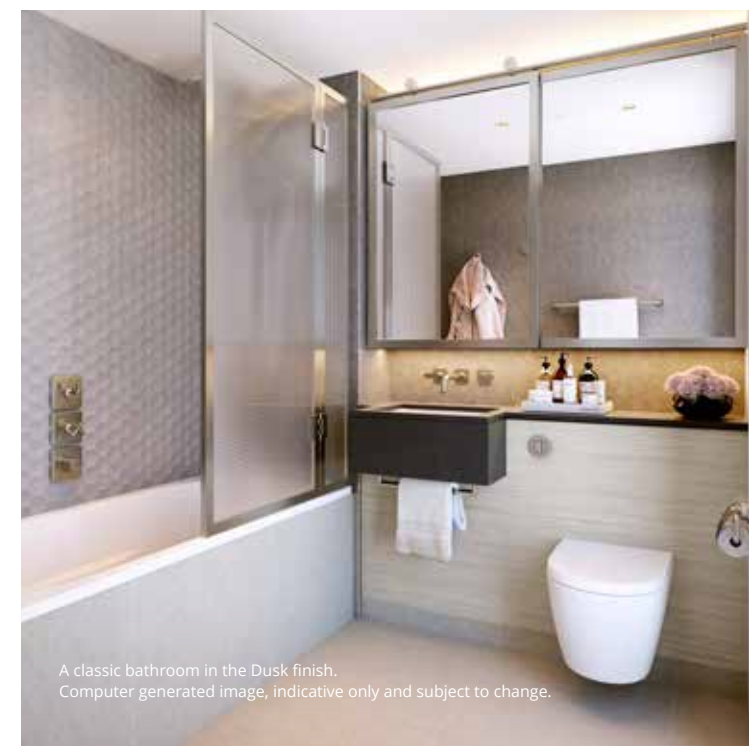
“The finishes are influenced by the area’s industrial details but inspired by the seasons and nature’s cycles.”

Muza Lab

DUSK



A classic kitchen in the Dusk finish. Computer generated image, indicative only and subject to change.



A classic bathroom in the Dusk finish. Computer generated image, indicative only and subject to change.

CLASSIC APARTMENT SPECIFICATION

Kitchen

- Contemporary fitted kitchen with feature cupboard
- Composite stone worktops
- Full height composite stone or ceramic tile feature splashback
- Integrated Siemens appliances including combi oven/microwave or single oven and separate microwave, induction hob, dishwasher and fridge/freezer
- Concealed extractor
- Washer/dryer in separate utility cupboard
- Undercounter beverage cooler - where applicable
- Undermounted stainless steel sink with contemporary tap
- Under wall cabinet lighting

Bathroom and en-suite

- Contemporary white sanitaryware
- Composite stone worktops
- Undermounted white ceramic basin with contemporary tap
- Wall mounted dual flush WC
- Custom designed mirrored vanity unit with concealed shaver socket
- Cross-reeled glass shower screen
- Ceiling mounted showerhead and handheld shower with thermostatic controls
- Porcelain floor and feature wall tiling
- Two towel rails to heated wall

General

- Recessed full height fitted sheer roller blinds throughout

Wardrobe

- Fitted wardrobe to bedroom 1 with cross-reeled glass doors, automatic light, shelf, hanging rail and drawer pack

Wall and floor finishes

- Painted internal walls
- Engineered timber flooring to hallways, living and dining room. Colour subject to palette
- Carpet to bedrooms. Colour subject to palette

Electrics and lighting

- Bespoke finish to switches and sockets – where applicable
- LED downlights throughout
- Dimmable lights to living room and bedroom 1
- Automatic lighting to utility and coat cupboards
- TV point to living room and all bedrooms
- Data points to living room and all bedrooms
- Provision for Sky Q to living room and all bedrooms
- Provision for high speed broadband
- Video door entry system

Electrics and lighting - *continued*

- Smoke and heat detectors and sprinkler system throughout
- USB socket to kitchen, living room and all bedrooms
- International satellite TV services (e.g. Arabsat and Hotbird) are available over the broadband network via connection of an IPTV set-top box (customers to provide own broadband and set-top box)

Ironmongery

- Designed feature handle to front door
- Multi-point locking system to front door
- Individual letterbox
- Contemporary finish to internal ironmongery

Heating and cooling

- Underfloor heating throughout
- Comfort cooling
- Touch screen controls in living area
- Mechanical ventilation system with heat recovery
- Electrically heated wall in bathrooms

Security

- 24-hour concierge
- Secure underground parking (available to purchase on a 'right to park' basis as unallocated terms, subject to certain criteria)
- Communal CCTV
- Entrance to buildings and car park via a fob access

External areas

- Metal balustrade
- Balcony/winter garden decking

Communal areas

- Feature wall covering and tiling to main entrance lobbies
- Carpet to communal corridors

Sustainability

- Energy efficient lighting throughout
- Sustainably sourced timber
- Locally sourced materials where possible
- Acoustic and thermal insulation designed into the fabric of the building
- Heating and hot water provided by an energy efficient central combined heat and power system
- Photovoltaic panels to roof tops
- Biodiverse green or brown roof to buildings
- High performance glazing to all doors and windows

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St William reserves the right to make these changes as required. Applicants are advised to contact St William to confirm details.



Moodboard montages are not an exact colour representation of the specification materials across Upper Park Residences, indicative only.

PREMIUM APARTMENT

Floorplans

FLOORS: 1 TO 21

APARTMENT NOS.



Indicator shown for the following premium floorplans.



PARK EAST
3 Bedroom Apartment

APARTMENTS:

B-01-06, B-02-11, B-03-16, B-04-21, B-05-26, B-06-31, B-07-36,
B-08-41, B-09-46, B-10-51, B-11-56, B-12-61, B-13-66, B-14-71,
B-15-76, B-16-81 & B-17-86

FLOORS:

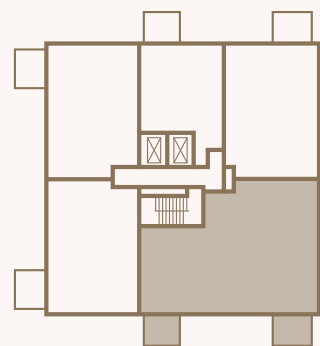
01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16 & 17

TYPE: B3B

With a Balcony off Living / Dining / Kitchen and Bedroom 1

Total Internal Area	142.3 sq m	1,532 sq ft
Living / Dining / Kitchen	7.82m x 7.83m	25' 8" x 25' 8"
Bedroom 1	4.03m x 3.28m	13' 3" x 10' 9"
Bedroom 2	3.44m x 4.60m	11' 4" x 15' 1"
Bedroom 3	3.30m x 3.57m	10' 10" x 11' 9"
Balcony 1	2.48m x 2.88m	8' 1" x 9' 5"
Balcony 2	2.47m x 3.21m	8' 1" x 10' 6"

LOCATOR

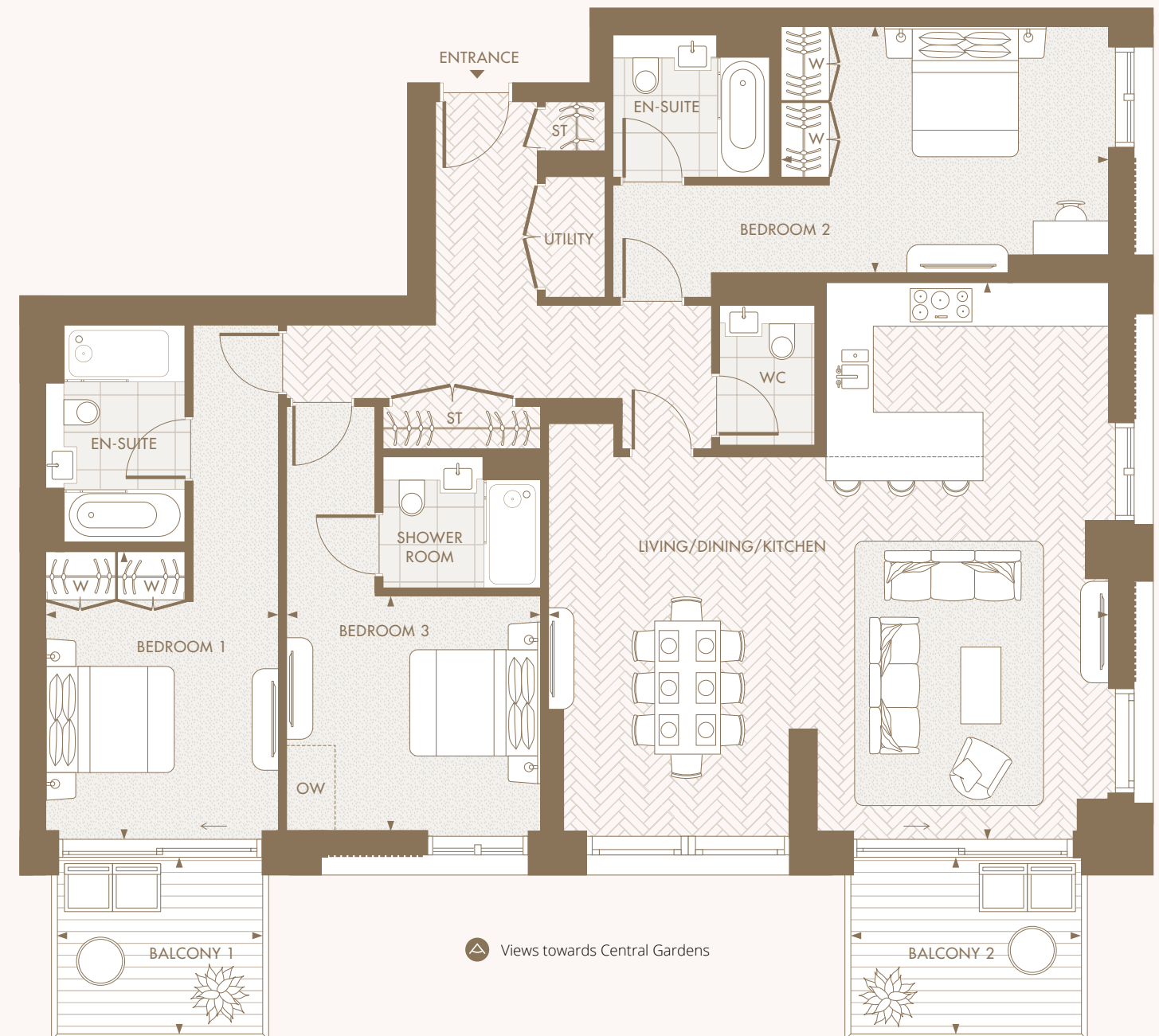
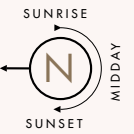


KEY

Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	◀ ▶

Views may vary between floors, please ask Sales Consultant for further information.

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PARK EAST
4 Bedroom Premium Apartment

APARTMENTS:
B-18-89, B-19-91¹, B-20-93 & B-21-95

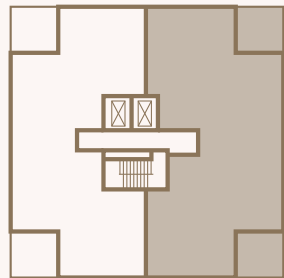
FLOORS:
18, 19, 20 & 21

TYPE: B 4 A

With a Balcony off Kitchen / Dining / Living & Bedrooms 1 & 2

Total Internal Area	205.9 sq m	2,216 sq ft
Living	5.19m x 5.64m	17' 0" x 18' 6"
Kitchen / Dining	5.05m x 7.32m	16' 7" x 24' 0"
Bedroom 1	6.37m x 3.21m	20' 11" x 10' 6"
Bedroom 2	3.90m x 3.77m	12' 9" x 12' 4"
Bedroom 3	4.89m x 3.45m	16' 0" x 11' 4"
Bedroom 4	3.34m x 3.30m	10' 11" x 10' 10"
Storage Cupboard (ST)	1.95m x 1.77m	6' 5" x 5' 10"
Balcony 1	3.70m x 3.83m	12' 1" x 12' 7"
Balcony 2	3.70m x 3.83m	12' 1" x 12' 7"

LOCATOR

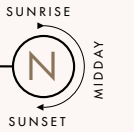
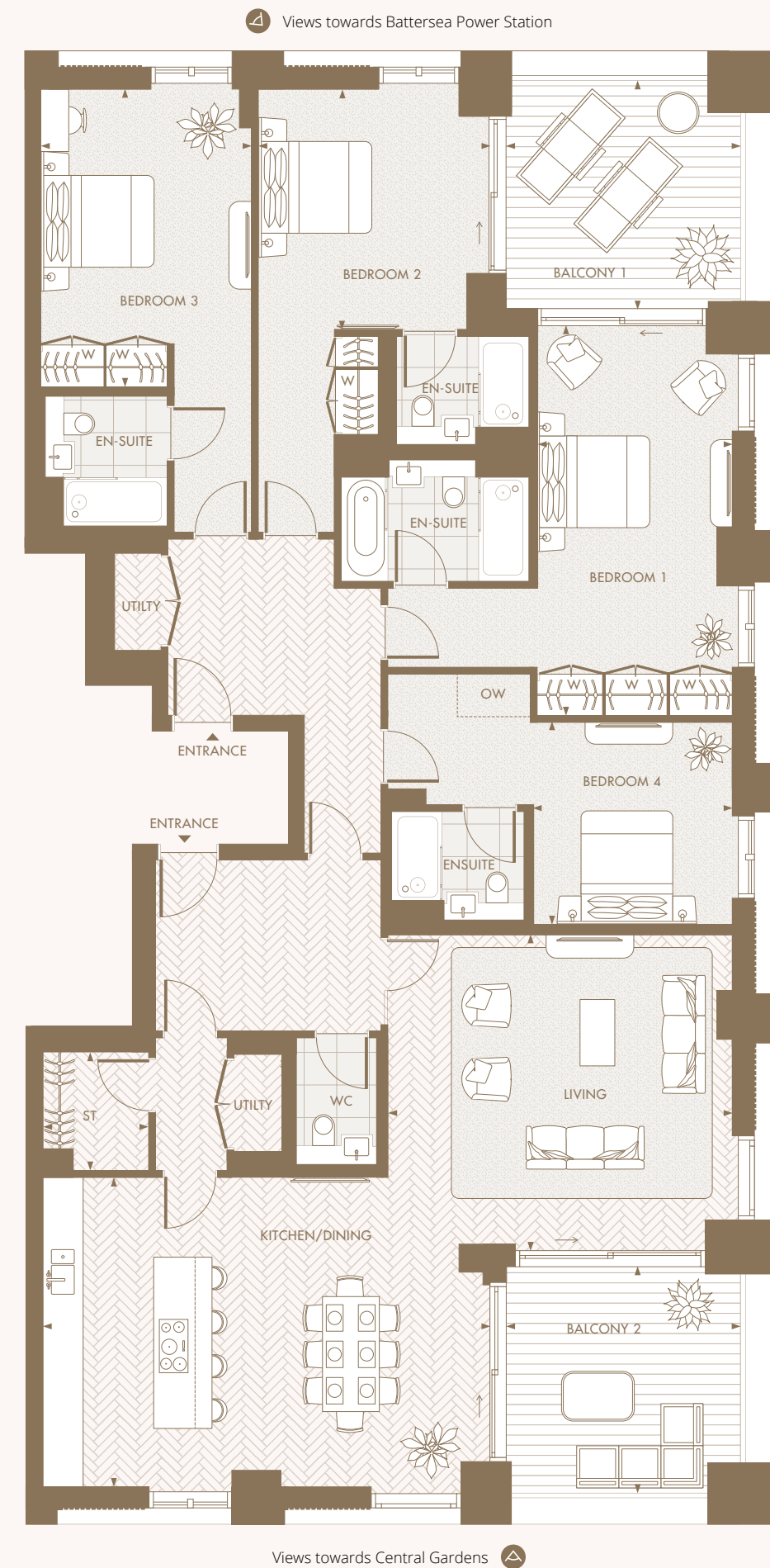


KEY

Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	◀ ▶

¹Apartment is wheelchair adaptable.
Door leading to Dining / Living Room is glazed.

Floorplans shown for Prince of Wales Drive are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Optional Wardrobes are at an additional cost and dependant on build stage. Please ask Sales Consultant for further information.



Views towards Central Gardens

PARK EAST
3 Bedroom Premium Apartment

APARTMENTS:
B-18-88, B-19-90, B-20-92 & B-21-94

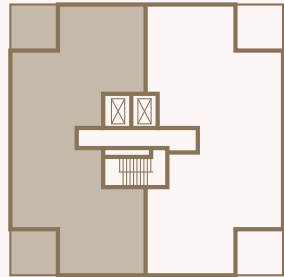
FLOORS:
18, 19, 20 & 21

TYPE: B 3 A

With a Balcony off Kitchen / Dining / Living & Bedrooms 1 & 2

Total Internal Area	189.5 sq m	2,040 sq ft
Living	6.48m x 3.97m	21' 3" x 13' 0"
Kitchen/ Dining	5.40m x 7.28m	17' 9" x 23' 11"
Bedroom 1	5.49m x 3.98m	18' 0" x 13' 1"
Bedroom 2	3.36m x 3.66m	11' 0" x 12' 0"
Dressing Area	1.80m x 3.55m	5' 11" x 11' 8"
Bedroom 3	4.78m x 3.56m	15' 8" x 11' 8"
Laundry Room	1.70m x 2.59m	5' 7" x 8' 6"
Balcony 1	3.70m x 3.83m	12' 1" x 12' 7"
Balcony 2	3.70m x 3.83m	12' 1" x 12' 7"

LOCATOR

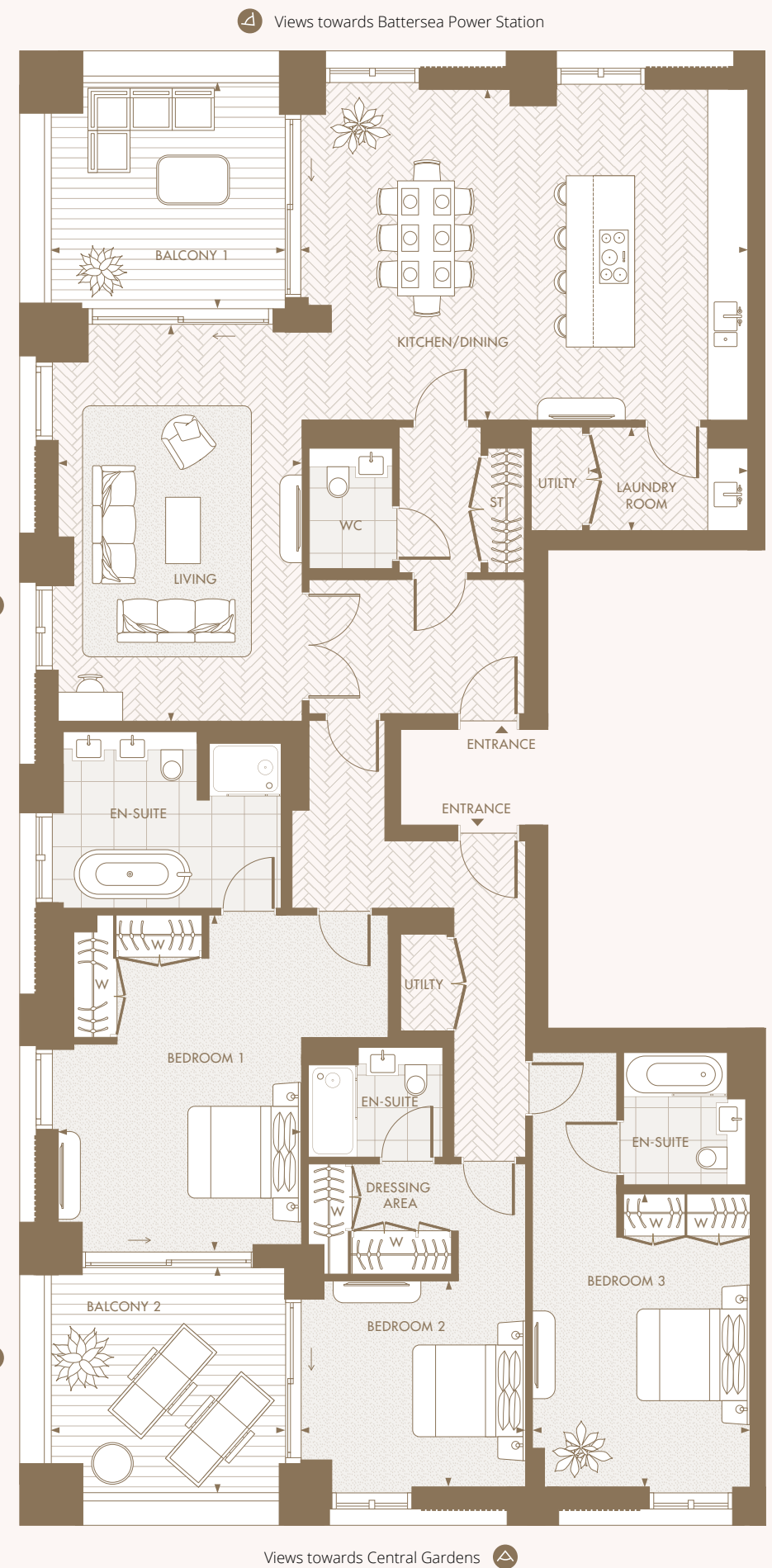


KEY

Fitted wardrobe	W
Optional wardrobe	OW
Store cupboard	ST
Measurement points	◀ ▶

Door leading to Dining / Living Room is glazed.

Floorplans shown for Prince of Wales Drive are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Optional Wardrobes are at an additional cost and dependant on build stage. Please ask Sales Consultant for further information.





A premium bedroom in the Autumn finish. Computer generated image, indicative only and subject to change.

*“Not only must it be beautiful;
it must be easy to use and wear well.”*

Inge Moore, Founder and Creative Director, Muza Lab

PREMIUM APARTMENT FINISHES

For premium apartment interiors, designers Muza Lab have created a series of special features. Inspired by the changing seasons, these options have been hand-picked for style and sustainability.

SUMMER



A premium kitchen in the Summer finish. Computer generated image, indicative only and subject to change.



A premium bathroom in the Summer finish. Computer generated image, indicative only and subject to change.

AUTUMN



A premium kitchen in the Autumn finish. Computer generated image, indicative only and subject to change.



A premium bathroom in the Autumn finish. Computer generated image, indicative only and subject to change.

“Parallels between the warmth of summer and the soothing chill of winter; the dark scheme of the space embraces the industrial past and highlights the engineered connotations with winter tones of grey.”

Muza Lab

WINTER



A premium kitchen in the Winter finish. Computer generated image, indicative only and subject to change.



A premium bathroom in the Winter finish. Computer generated image, indicative only and subject to change.

“The winter months blend into the warmth of spring and blossoms into the summer as the lighter scheme of the space emphasises the subtle natural tones much like the inspired Battersea Park which surrounds and cascades in environmental harmony.”

Muza Lab

PREMIUM APARTMENT SPECIFICATION

Kitchen

- Contemporary designed fitted kitchen with feature cupboard
- Composite/composite stone counter top and full height splashback
- Integrated Miele appliances including combi oven with microwave, combi oven with steam, induction hob, coffee machine, dishwasher, fridge/freezer (not all applicable to type B3B, speak to a sales consultant for further information)
- Pop up extractor integrated into worktop or concealed extractor in unit above cooker
- Undercounter beverage cooler
- Free-standing Miele washing machine and free-standing dryer in the utility room
- Undermounted stainless steel sink with contemporary tap
- Laundry room* to have a sink - where applicable
- Under wall cabinet lighting

Bathroom and en-suite

- Contemporary white sanitaryware
- Composite/composite stone worktop
- Undermounted white basin with contemporary taps
- Wall mounted dual flush WC
- Custom designed mirrored vanity unit with concealed shaver socket
- Cross-reeced glass shower screen
- Ceiling mounted showerhead and handheld shower with thermostatic controls
- Free-standing bath to en-suite – where applicable
- Towel rail to heated wall
- Porcelain floor and wall tiling and with marble tiled feature wall
- LED feature lighting

Living room

- Glazed door into living area*

General

- Recessed full height fitted roller blinds throughout

Wardrobe

- Fitted wardrobe with cross-reeced glass door, automatic light, shelf, drawer set and hanging rail to bedroom 1 and bedroom 2

Wall and floor finishes

- Painted internal walls.
- Herringbone engineered oak floor to hallways, living and dining room. Colour subject to palette
- Carpet to bedrooms. Colour subject to palette
- Increased ceiling height*

Electrics and lighting

- Bespoke finish to switches and sockets _ where applicable
- LED downlights throughout, provision for feature lighting above dining area
- Dimmable lights to living room and bedroom1
- Automatic lighting to utility and coat cupboards

Electrics and lighting - *continued*

- TV point to living room and all bedrooms
- Datapoints provided to living rooms and bedrooms
- Large format Smart TV and Sound Bar provided
- Provision for Sky Q to living room and all bedrooms
- Provision for high speed broadband
- Video door entry system
- Smoke and heat detectors and sprinkler system throughout
- USB socket to kitchen, living room and all bedrooms
- International satellite TV services (e.g. Arabsat and Hotbird) are available over the broadband network via connection of an IPTV set-top box (customers to provide own broadband and set-top box)

Ironmongery

- Designed feature handle to front door
- Multi-point locking system to front door
- Individual letterbox
- Contemporary finish to internal ironmongery

Heating and cooling

- Underfloor heating throughout
- Comfort cooling
- Touch screen controls in living space and bedroom 1
- Mechanical ventilation system with heat recovery

Security

- 24-hour concierge
- Secure underground parking (available to purchase on a 'right to park' basis as unallocated terms, subject to certain criteria)
- Communal CCTV
- Entrance to buildings and car park via a fob

External areas

- Metal balustrade
- Balcony decking

Communal areas

- Feature wall covering and tiling to main entrance lobbies
- Carpet to communal corridors

Sustainability

- Energy efficient lighting throughout
- Sustainably sourced timber
- Locally sourced materials where possible
- Acoustic and thermal insulation designed into the fabric of the building
- Heating and hot water provided by an energy efficient central combined heat and power system
- Photovoltaic panels to roof tops
- Biodiverse green or brown roof to buildings
- High performance glazing to all doors and windows

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St William reserves the right to make these changes as required. Applicants are advised to contact St William to confirm details. *Not applicable to type B3B



Moodboard montages are not an exact colour representation of the specification materials across Upper Park Residences, indicative only.

CREATED BY: ST WILLIAM

OUR DIFFERENCE

St William is a joint venture between Berkeley Group and National Grid.

Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space.

The term 'landscape' comes from two words meaning 'to shape a place where people belong'. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful landscaped open spaces give room to breathe and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments.

To pioneer a landscape-led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's wellbeing within that space can be emphasised through positive design.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for everyone.

DESIGNED FOR LIFE

At St William, 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 wellbeing 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 St William 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 St William 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 St William 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 St William, 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, through 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

People, planet, prosperity

Sustainability is fundamental to St Williams' ethos. In simple terms, we want to ensure the long-term health, wellbeing 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 Prince of Wales Drive.

This is how we are ensuring sustainability at Prince of Wales Drive.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle 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. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

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). All lighting is low energy and kitchen appliances are [A++/A+/A] rated.

Noise reduction

We can't eliminate noise, but we 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 incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, 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 net biodiversity gain on our developments. Within and around Prince of Wales Drive, we have created natural habitats that encourage wildlife to flourish. We are working with Charnwood and Gillespies to engage residents in the natural landscapes that we have created.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Prince of Wales Drive we have planted trees, shrubs and flower beds to help create a cleaner air environment.

Sustainable transport

Within a short walk to two train stations, bus stops and the new Zone 1 tube coming to Battersea Power Station in Autumn 2021.

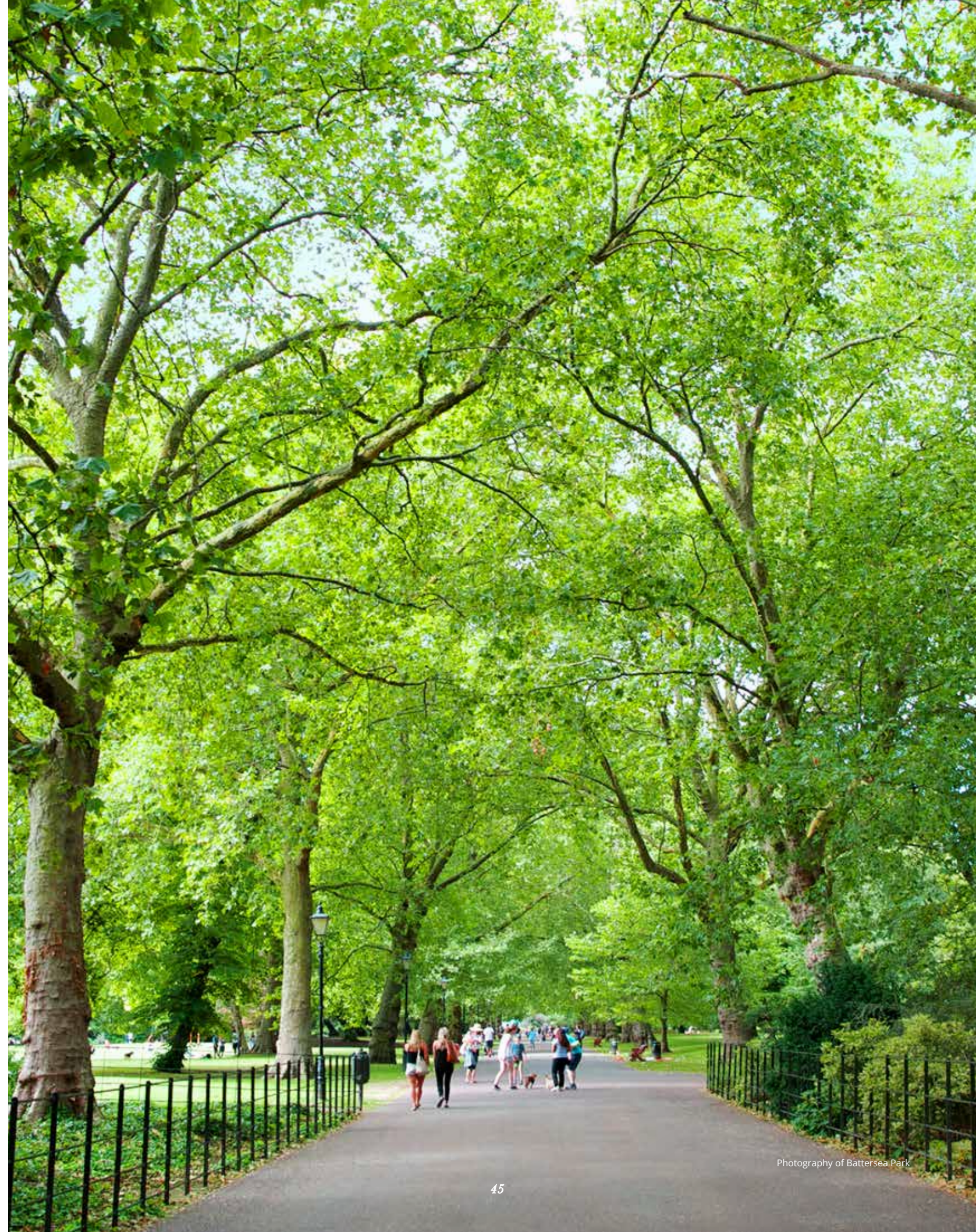
We also provide secure cycle storage and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Firstport 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.



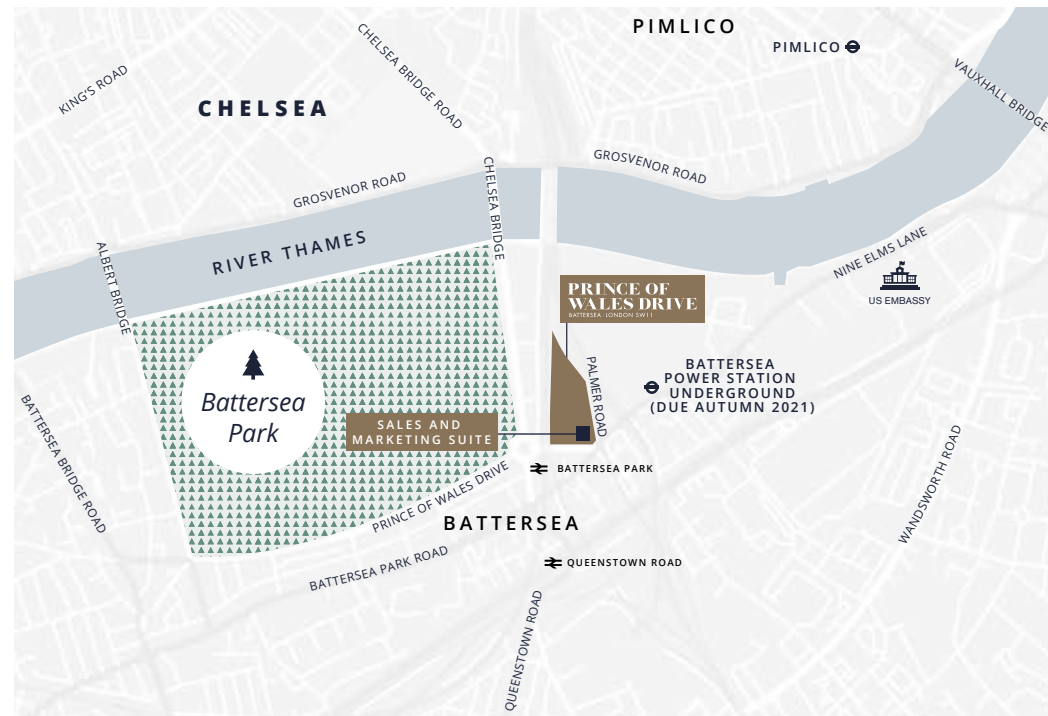


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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St William policy of continuous improvement, the finished product may vary from the information provided. These particulars 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. Upper Park Residences, Park Central, Park East, Park West and the 1882 Club are marketing names and will not form part of the approved postal addresses. The Gym is commercial property and subject to separate charges for residents. Applicants are advised to contact St William to ascertain the availability of any particular property. 0433/05CA/0521.

Photography at Prince of Wales Drive.

St William
Designed for life