

LEXINGTON GARDENS

AT THE RESIDENCE • NINE ELMS

WELCOME TO

LEXINGTON
GARDENS

AT THE RESIDENCE • NINE ELMS

Lexington Gardens is a collection of 1, 2 and 3 bedroom apartments offering city living that is as exceptional as its setting. This exclusive development is surrounded by the buzz of London's newest quarter, with a superb selection of shops, restaurants and bars on your doorstep and London's most fashionable neighbourhoods just a short journey away.

With a 24-hour concierge service, private residents' gymnasium, state-of-the-art Media Room and private roof garden available for use, Lexington Gardens has been designed to perfectly cater for the modern London lifestyle.

AT THE HEART OF NINE ELMS

As part of the £15 billion Nine Elms Regeneration, this stunning development will help shape the future of one of the world's most exciting cities. Incorporating London's newest park, Lexington Gardens features an abundance of open space, along with a brand new extension to the River Thames's famed South Bank.

National and international travel has also been made easy with the new Battersea and Nine Elms stations providing easy access to the rest of the city and its airports. This ensures you will be perfectly connected to London's world renowned legendary attractions.

A CITY ON YOUR DOORSTEP





LEXINGTON GARDENS
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*New Nine Elms and Battersea tube stations due for completion 2021. Map not to scale and for illustrative purposes only.



KEEP YOUR FINGER ON THE PULSE OF THE CITY

with all of London's most significant commercial and cultural centres within easy reach.



CONNECTED



CAR/TAXI FROM LEXINGTON GARDENS

<i>Knightsbridge</i>	<i>2.7 miles</i>
<i>Mayfair</i>	<i>2.9 miles</i>
<i>King's Cross /St. Pancras</i>	<i>4.5 miles</i>
<i>Heathrow</i>	<i>14.4 miles</i>



BUS FROM LEXINGTON GARDENS

<i>Vauxhall</i>	<i>9 mins</i>
<i>King's Cross/St. Pancras</i>	<i>28 mins</i>
<i>Westminster</i>	<i>36 mins</i>
<i>London Bridge</i>	<i>39 mins</i>



ON FOOT FROM LEXINGTON GARDENS

<i>Waitrose</i>	<i>6 mins</i>
<i>Thames Riverside Walk</i>	<i>8 mins</i>
<i>Vauxhall Station</i>	<i>16 mins</i>

Journey times are representative and may vary according to travel conditions and time of day.
Sources: Google, The AA, National Rail and, where relevant, Transport for London.

THE BRAND NEW BILLION-POUND NORTHERN LINE EXTENSION PUTS THE WEST AND THE CITY ON YOUR DOORSTEP

Lexington Gardens is a 3 minute walk from the new Nine Elms Underground station (completion 2021), connecting you to London Bridge in 9 minutes and the City in 11 minutes. Vauxhall Station is a short walk along the River Thames, connecting you to Green Park in 5 minutes and the West End in less than 7 minutes.



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Map is for illustrative purposes only. Journey times are representative and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.



11



NORTHERN LINE, NINE ELMS (OPENING 2021)

Battersea (Opening 2021)	2 mins
Oval	2 mins
Waterloo	8 mins
London Bridge	9 mins
Bank	11 mins
Charing Cross	11 mins
Old Street	15 mins
King's Cross/St Pancras	20 mins



VAUXHALL PIER / THAMES CLIPPER

Embankment	12 mins
Blackfriars	18 mins
Bankside	21 mins
London Bridge	24 mins



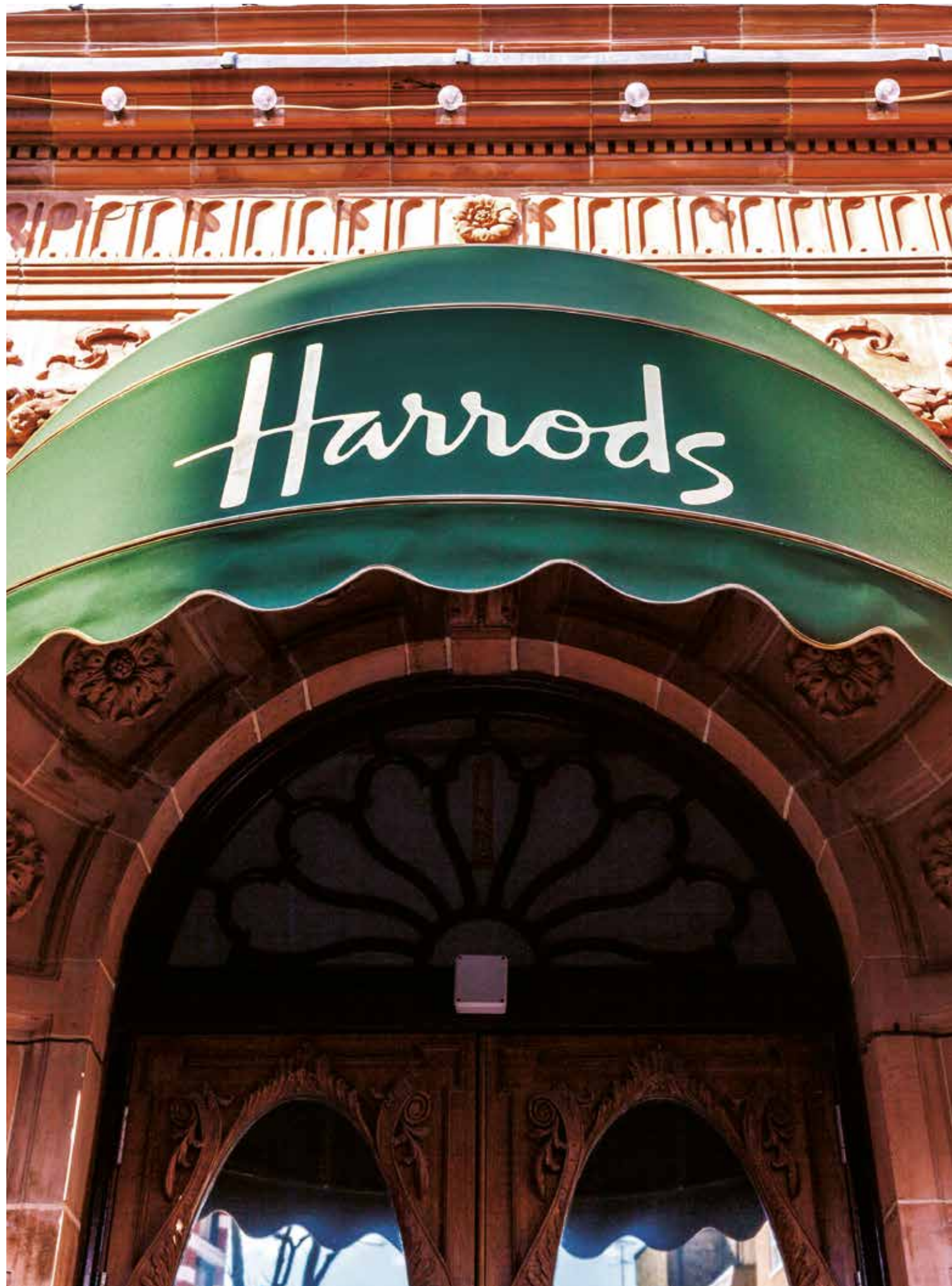
VICTORIA LINE, VAUXHALL STATION

Victoria	3 mins
Green Park	5 mins
Oxford Circus	7 mins
King's Cross/St Pancras	12 mins



AIRPORTS - BY TUBE/TRAIN

City Airport	37 mins
Heathrow	40 mins
Gatwick	51 mins



SHOP LONDON



A superb location just minutes from London's most exclusive destinations. A short journey across the river will take you to the famed Knightsbridge, home to two of the most distinguished department stores in the world: Harrods and Harvey Nichols. From here, in a few minutes you can be exploring Sloane Street, lined with London's most exquisite shopping. While a little closer to home, you can be with the stars along Chelsea's stylish King's Road or browsing the world's leading designer boutiques at the newly developed Battersea Power Station.





The Ivy, Chelsea Garden

FINE DINING

Some of the world's most desired restaurants are within touching distance from home: London is the food capital of the globe.



Bluebird, Chelsea



Hawksmoor, Knightsbridge



The Phene, Chelsea



Zuma, Knightsbridge

Little can beat a relaxing afternoon watching the world go by with a coffee on King's Road, or a balmy summer's evening soaking up London's acclaimed nightlife, and at Lexington Gardens you have some of the best al fresco spots right on your doorstep. Admire one of the most stylish outdoor spaces in London at The Ivy Chelsea Garden, head to Belgravia for barbecue bites and mouth-watering cocktails on The Terrace at Lowndes Bar & Kitchen, or take a break from Oxford Street shopping with Alto at Selfridges.

For something even more iconic, scale the landmark OXO Tower for drinks and panoramic views of London's skyline from The Terrace. Alternatively, head over to Battersea Power Station to enjoy fiery Indian spices, creations from an award-winning mixologist and a spectacular Thameside vista at Cinnamon Kitchen.





CAPITAL CITY, WORLD OF CULTURE

*London is known as a world-class destination for culture and
Lexington Gardens is perfectly placed to enjoy its very best..*



The Royal Opera House



The Natural History Museum



The Royal Albert Hall



Saatchi Gallery

Be seduced by the beauty and grace of a ballet at The Royal Opera House, or lose yourself in the magnificence of the Philharmonic Orchestra at the Royal Albert Hall; admire cutting-edge modern art at the Saatchi Gallery, or explore the history of art and design at the V&A Museum. Discover the world's prehistoric wonders at the Natural History Museum or marvel at its scientific phenomena at the Science Museum. Whatever your interest, you can find the world's best only a short distance from Lexington Gardens.



OUTSTANDING SCHOOLS AND UNIVERSITIES



With a long line of world-famous scholars having lived and learned in London, the city is known for some of the best education in the world. This reputation is strongly upheld by its collection of outstanding schools and universities.

ETON COLLEGE

One of the most famous boys' schools in Britain, Eton College is not only popular with royalty, but has also seen numerous Prime Ministers and high-ranking politicians donning its trademark white tie and tails.

THE CITY OF LONDON SCHOOL

The City of London School's academic reputation precedes it with high achievement and impressive progression to the UK's finest universities, not to mention an enviable location on the banks of the River Thames.

HARROW SCHOOL

Aside from its boater hats and fierce rivalry with Eton College, this all-boys boarding school is renowned for academic excellence and has a long history dating back as early as 1243.

WESTMINSTER SCHOOL

Positioned right at the heart of Westminster, next to the Houses of Parliament and Westminster Cathedral, Westminster School is perfectly located among some of London's finest landmarks.



IMPERIAL COLLEGE LONDON

Ranked number one in London and eighth in the world, this science and technology-focused university is renowned for engineering, natural sciences, a prestigious business school and one of the UK's largest medical faculties.

KING'S COLLEGE LONDON

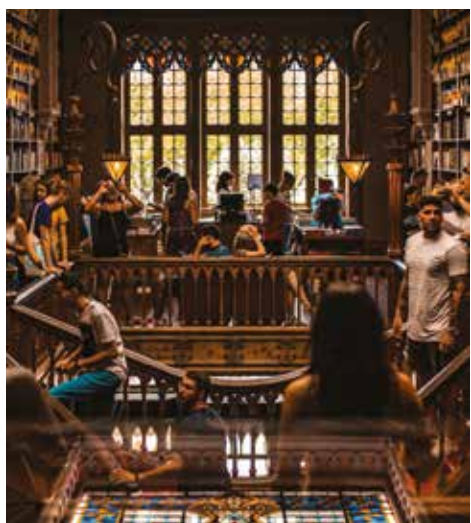
Renowned for its courses in the humanities, law and the sciences, the research-led King's College is another university popular with international students and offers campuses near to Tower Bridge, the London Eye and Big Ben.

UNIVERSITY COLLEGE LONDON

Known as London's global university, more than 40% of UCL's student body is made up of international students. It offers a wide range of subjects from its central London-based faculties and teaching hospitals.

QUEEN MARY, UNIVERSITY OF LONDON

QMUL teaches a broad selection of subjects out of its main campus on the banks of the Regent's Canal. Its offering includes medicine and dentistry at Barts and the London School of Medicine and Dentistry.



LONDON SCHOOL OF ECONOMICS & POLITICAL SCIENCE (LSE)

As a social sciences specialist, the LSE is a world leader in anthropology, politics, sociology, law and accounting and is the only of its kind in the UK. Located in the Chancery Lane area, it is perfectly placed at the heart of the city.

SCHOOL OF ORIENTAL & AFRICAN STUDIES (SOAS)

SOAS specialises in the languages and cultures of Asia, Africa and the Middle East. It is the only of its kind in Europe and covers a wide range of issues including democracy, development, law and social change.

PUTTING YOU AT THE CENTRE OF NINE ELMS

*Nine Elms
Underground Station
(Completion 2021)*

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LEXINGTON GARDENS

AT THE RESIDENCE • NINE ELMS



LONDON'S NEWEST DISTRICT

Nine Elms on the south of the Thames is London's newest district. The central London riverside location combined with new underground stations and high investment in local infrastructure will transform Nine Elms into a truly mixed-use district with great spaces, great buildings and real vitality throughout the day and night.



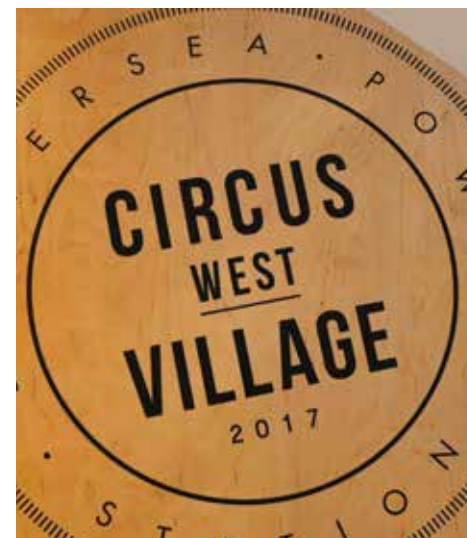
Historical photograph of Battersea Power Station.

INTERNATIONAL PRESTIGE

Nine Elms is the new commercial hub for forward thinking corporations. With an alchemic mix of the US Embassy and global businesses following in their footsteps, there's an international prestige and local flavour to this dynamic area.



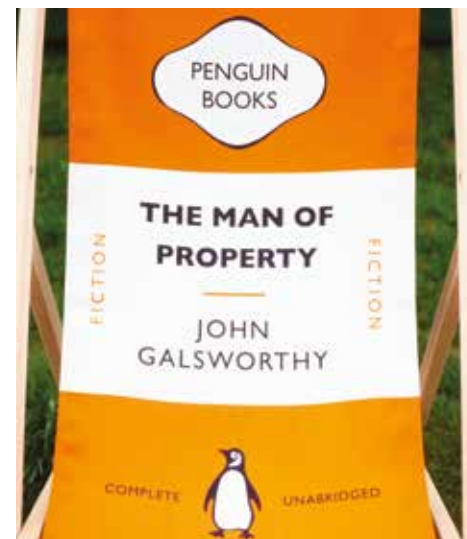
US Embassy



Circus West



Apple Headquarters



Penguin Random House UK

US EMBASSY PRECINCT

The new US Embassy was one of the first statement buildings in Nine Elms. It boasts a beautiful new public space and carefully designed garden surrounds. It was the first large scale employer to the area, setting the scene as a prestigious destination for international investment.

APPLE AT BATTERSEA POWER STATION

To the west of Lexington Gardens, the iconic chimneys of Battersea Power Station are now a new home for industry, as the UK HQ for tech giant Apple. Apple has acquired 500,000 sq.ft. in the development, making it one of the biggest single office deals signed in London outside the City and Docklands in the past 20 years.

CIRCUS WEST AT BATTERSEA

Battersea Power Station is now open to the public, meaning that Circus West at Battersea is just moments away from Lexington Gardens. Enjoy access to artisan bakers Flour Power City, luxury florist Philippa Craddock, fresh food markets, and celebrity hairdressers Paul Edmonds, amongst buzzing new cafés and restaurants.

PENGUIN RANDOM HOUSE UK

The newest creative powerhouse to move in to the Nine Elms area is Penguin Random House UK. The world-famous publisher has leased 83,400 sq. ft. of space across five floors adjacent to the US Embassy. This, along with its existing office on nearby Vauxhall Bridge Road, will be home to its entire London staff, further securing the future of the area as a leading commercial hub.

8 REASONS TO INVEST IN NINE ELMS



1

GLOBAL APPEAL

The US Embassy choosing Nine Elms as its new London home has thrown the area firmly into the global spotlight as the place to be, paving the way for a whole new international extension to the iconic London skyline.



2

IF IT'S GOOD ENOUGH FOR APPLE...

Global super brand, Apple, has chosen Battersea Power Station as a base for its UK headquarters. This paves the way for establishing the landmark building and area as a creative and technological hub. Apple has taken over 500,000 sq. ft. of office space of a total of 3m sq. ft. in Nine Elms (six times more than The Gherkin Building).



5

SHOPS, RESTAURANTS & CAFÉS

Home to over 2.8m sq. ft. of retail and leisure space, that's 50% larger than Westfield Stratford, which will encompass the largest retail centre in Zone 1.



6

A PLACE TO STAY

The Nine Elms redevelopment will add 20,000 new homes to the 10,000 existing homes in the area. This scale of development will create an entire new community that will thrive for generations to come.



3

BILLION POUND NORTHERN LINE EXTENSION

Transport for London is currently extending the Northern Line to include two new stations at Nine Elms and Battersea. This will put a station minutes from Lexington Gardens and reduce journey times to the City to just 15 minutes.



4

FUTURE ENHANCEMENT

There is a huge amount of development planned to further enhance the area. Not least, the £26 million Nine Elms to Pimlico pedestrian and cycle bridge which will provide a direct connection to some of London's most glamorous neighbourhoods.



7

SOUTH BANK'S NEWEST STRETCH

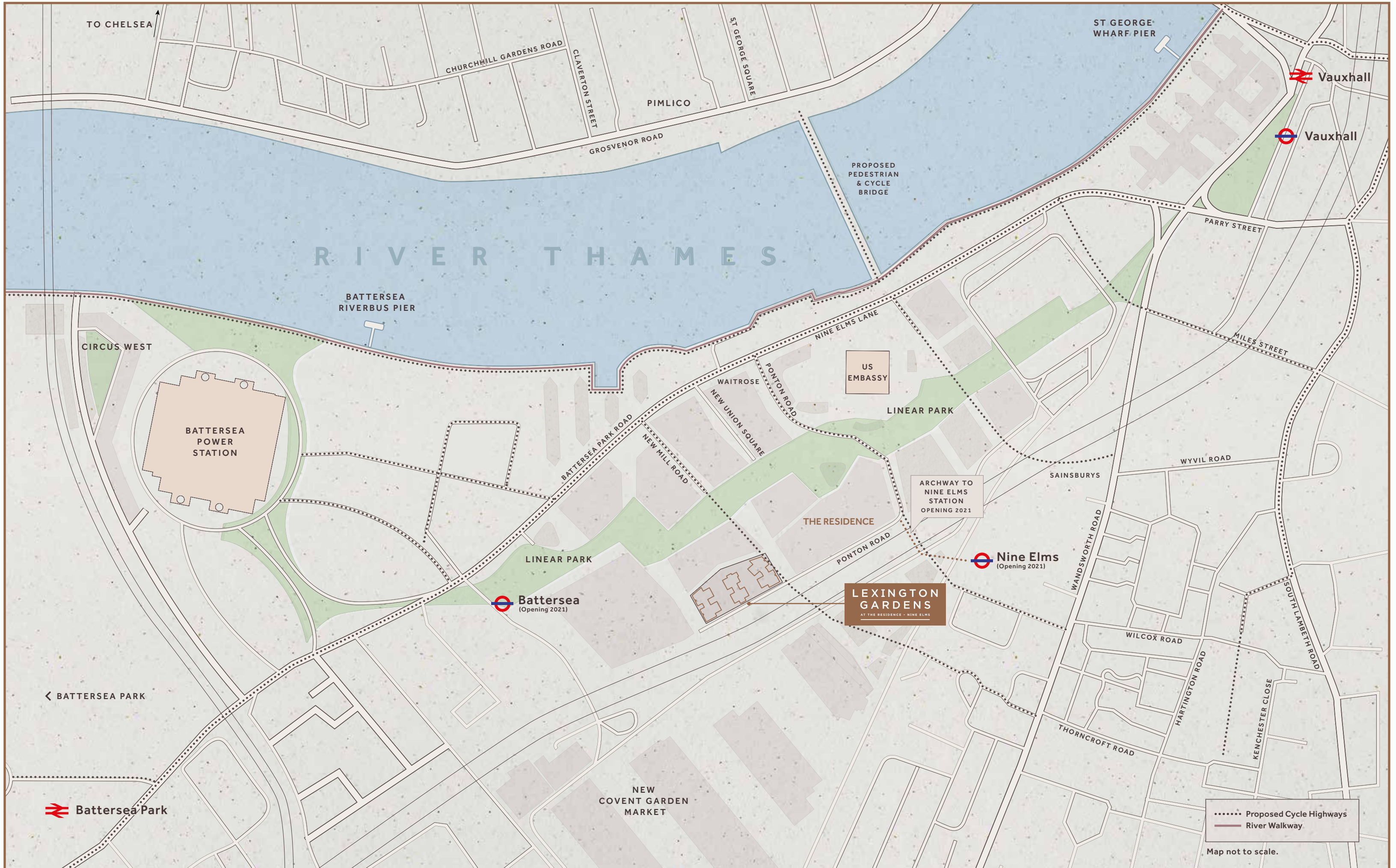
The Nine Elms regeneration will include a brand new section of the Thames Path linking Battersea Park with the world-famous South Bank. Additionally, a new 13 acre Linear Park is being landscaped, modelled on the High Line in New York, linking the River at Battersea Power Station to Vauxhall.



8

THAMES CLIPPER

With Battersea Power Station Pier just minutes away, you can mix up your daily commute with fresh air on the Thames Clipper which will take you to London Bridge in just under 20 minutes.



..... Proposed Cycle Highways
 ——— River Walkway

Map not to scale.



BATTERSEA

With the help of the power station's regeneration, family-friendly Battersea is quickly becoming an extremely desirable place to be and it's easy to see why. A great selection of independent boutiques, a daily antiques market, Michelin-starred food, great bars and cafés, and the largest fruit, vegetable and flower wholesale market in London make a very good case indeed.

NEARBY NEIGHBOURS

You are in great company at Lexington Gardens, with some of London's prettiest, most stylish and most exclusive areas right next door.



FULHAM

With tree-lined Victorian streets, picturesque riverside walks and one of the most sought-after schools in London, it's easy to see why Fulham is home to some of the most expensive postcodes in the capital. Explore this haven for London's finest where you can find an eclectic mix of fantastic cafés, bars, restaurants and entertainment to enjoy.



PIMLICO

Pimlico's signature garden squares and spectacular regency architecture has been the home to a long list of notable names, not least Sir Winston Churchill, and with an abundance of listed buildings it is now a protected area of London due to its historical significance.

CHELSEA

This affluent area of London is one of the most desirable neighbourhoods in the capital. Home to world-class shopping, beautiful artisan cafés and exquisite restaurants, not to mention the world's most famous flower show, a top flight football club and a long list of rich and famous faces, Chelsea takes exclusivity to the next level.



KING'S ROAD

Arguably the most exclusive street in London, King's Road in Chelsea is world-famous for its ultra-luxury boutiques, world-class arts and culture, and of course its unrivalled fashion and social scene. Enjoy brunch at one of the unique cafés, sample exquisite cuisine at a top restaurant or sip a delicious cocktail at one of many fantastic bars while brushing shoulders with London's great and good.



*Welcome to a green and walkable pedestrian-centred Nine Elms.
A place to walk, cycle and a key vision to unite the area,
this is a new park for London.*

*A linear, continuous green corridor that will connect the
entire Nine Elms district from Battersea Power Station
in the West to Vauxhall.*

A GREENER QUARTER



*Lined with shops and cultural attractions, it will feature thoughtfully integrated parks,
public squares, footpaths, cycle lanes, sports pitches, outdoor shopping areas
and recreation spaces. Each one designed to come together to create
a unique and unrivalled riverside quarter.*

The Nine Elms regeneration will not only spell the arrival of the newest neighbourhood in London, but also its newest park. The Linear Park will stretch from Battersea Power Station to Vauxhall creating one continuous ribbon of green throughout the entire district.

WELCOME HOME TO LEXINGTON GARDENS

Lexington Gardens comprises 262 private residential 1, 2 and 3 bedroom apartments rising to 12 storeys. With New York inspiration and built for those who aspire to London's most luxurious living with roof gardens, landscaped podiums, secure car parking, 24-hour concierge, private residents' gymnasium among some of the facilities.



**AT YOUR
SERVICE**



In today's non-stop world, our increasingly busy lifestyles can be hard to manage, that's why at Lexington Gardens residents will benefit from a 24-hour concierge service to help ensure less time is spent organising and more time is spent enjoying all of the fabulous entertainment that is on the doorstep.



Your private lobby and concierge



FIRST-CLASS FITNESS

In the gym you will have access to 5-star fitness on-site, prepped to indulge every kind of workout, 7 days a week. Designed by one of London's most progressive fitness companies, Total Fit, it's here residents can discover the latest Technogym equipment. Accompanied with fitness areas for fixed weight machines and free weight training, as well as a private fitness studio space for classes.



State-of-the-art cardiovascular equipment, resistance machines and spacious free weights area offer the perfect opportunity to keep fit.



**THE BEST
ENTERTAINMENT
IN STYLISH
SURROUNDINGS**

The Media Lounge provides the perfect place to relax with friends and enjoy the very latest in home entertainment.

Equipped with state-of-the-art technology including online TV and games consoles along with all the latest films, this inviting space allows you to entertain in style.



A PLACE TO CALL HOME

Luxury kitchens feature Silestone worktops, contemporary handle-less units and fully integrated appliances.

The full height windows let the daylight flood in with balconies, terraces and winter gardens giving outdoor space to every home.

Spacious, light and stylish bedrooms offer superb views, wardrobes to principle bedrooms and sensed lighting



SPECIFICATION

KITCHEN

- Contemporary handleless kitchen units with gloss-finished soft close doors and drawers*
- Under cabinet lighting
- Silestone work surfaces and matching full height splashback*
- Under mounted stainless steel 1.5 bowl and accompanying mixer tap
- AEG fully integrated appliances in stainless steel. Including: single oven, microwave, touch control induction hob, dishwasher, fridge/freezer. Elica fully recessed extractor hood.
- AEG washer/dryer located in separate utility cupboard
- Integrated recycling bin
- Centralised appliance isolator control panel

BATHROOM AND EN SUITE

- Modern white Laufen sanitaryware
- Vado brassware with overhead shower
- Large format floor and wall tiles*
- Tiled vanity unit with a concealed cistern, wall mounted WC and semi-recessed basin
- Silestone countertop and splashback*
- Mirrored wall unit with integrated demisting and vertical light features
- Contemporary walk-in shower with mosaic floor tiles, concealed shower controls
- Chrome squared-design thermostatic heated towel rail

LIVING/DINING ROOM

- Media hub to enable wall-mounted TV location with concealed cable runs
- Coffey lighting detail to windows

BEDROOM

- Wardrobes with chrome hanging rails and sensor lighting (Bedroom 1 only)

WALL AND FLOOR FINISHES

- Matt white painted walls and ceilings. Matt white painted skirting boards
- Engineered timber flooring throughout (excluding Bathroom/ Shower Rooms)
- Large format floor tiles to Bathrooms/Shower Rooms. Mosaic tile to walk-in shower areas*

HEATING

- Heating and power sourced from the Nine Elms Centralised Heating and Power System (subject to third party agreement)
- Underfloor heating throughout. Thermostatically zonal controlled.

ELECTRICS AND LIGHTING

- Polished chrome screw-less switch plates. Double sockets to include USB charging where applicable
- Media hub (TV, Sky) to Living Room and Bedroom 1
- BT and Superfast Hyperoptic broadband
- Hard-wired provision for multi-room speaker technology
- Low energy LED downlights throughout
- Coffey lighting detail to all rooms (excluding bathroom)
- Mood lighting to each principal room, dimmable control where applicable
- Sensor controlled lighting to wardrobes and utility cupboard

GENERAL

- Walnut veneer doors, matching door frames and architraves
- Chrome door furniture with rose surrounds
- Full height windows with tilt opening
- Video security door entry system
- 10 year NHBC warranty
- Colour palette selection

COMMUNAL AMENITIES

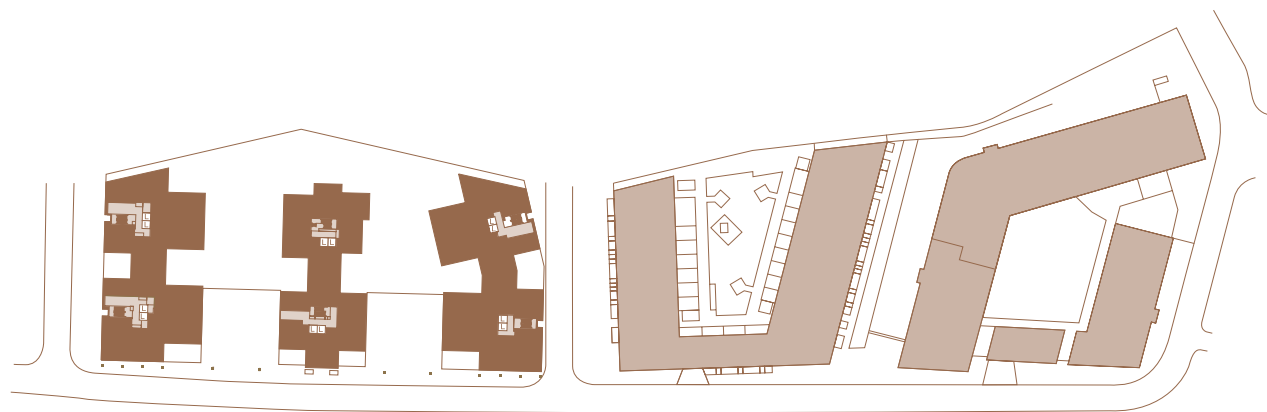
- 24 hour Concierge
- Media Lounge
- Residents' Gym
- Podium Gardens
- Communal Roof Gardens
- Communal CCTV
- Secure car parking (available to purchase separately)
- Enterprise Car Club Membership (1 year free)

* Materials subject to change depending on availability.
† Colour determined by colour palette selection.



LEXINGTON GARDENS

AT THE RESIDENCE • NINE ELMS



Lexington Gardens

Previous Phase

Lexington Gardens is built around three buildings with six different cores. These include the Montrose, Denver, Lexington, Franklin, Kennedy and Senate residential buildings. Each offers purchasers a choice of apartment types, views and commercial space.

The Montrose Building accommodates the residents' on-site amenities including the 24-hour concierge, private gym, podium level private gardens, roof gardens and Media Lounge with large flat screen TV and surround sound.

At ground-floor level you'll find a principal entrance to each residential building alongside a host of commercial space.

All residents will enjoy archway access to the new Nine Elms tube station to the South, due to open in 2021.

GROUND LEVEL



Commercial Units Lift Lobby C/S Cycle Store R/S - Refuse Store

1ST FLOOR PODIUM LEVEL

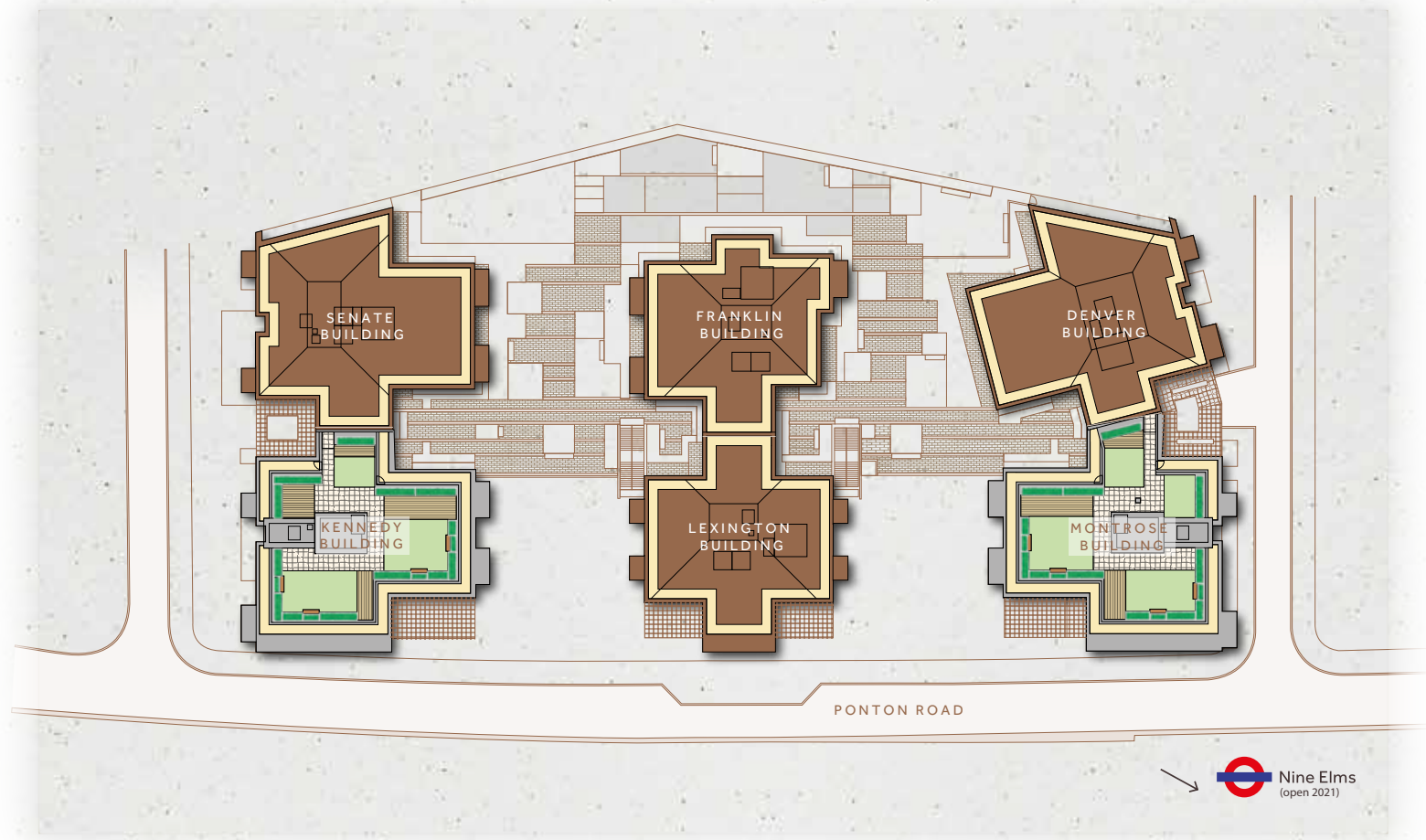


Blocks with units available for purchase

The above site plans are drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



ROOF GARDENS LEVEL



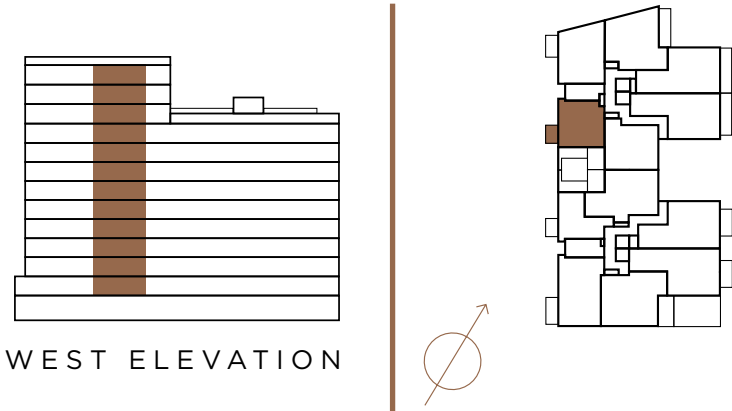
South facing private roof gardens will let you enjoy the beautiful sunsets

SENATE BUILDING

PLOT	LEVEL
240	1
252	2
264	3
276	4
288	5
300	6
312	7
324	8
336	9
348	10
354	11
360	12

1 BEDROOM

WEST ELEVATION

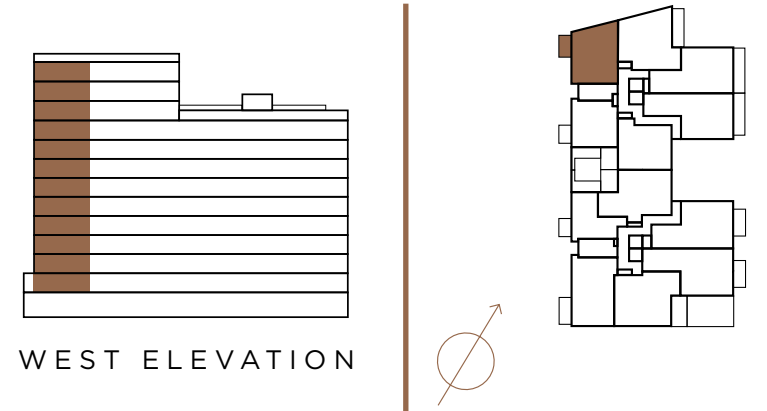


SENATE BUILDING

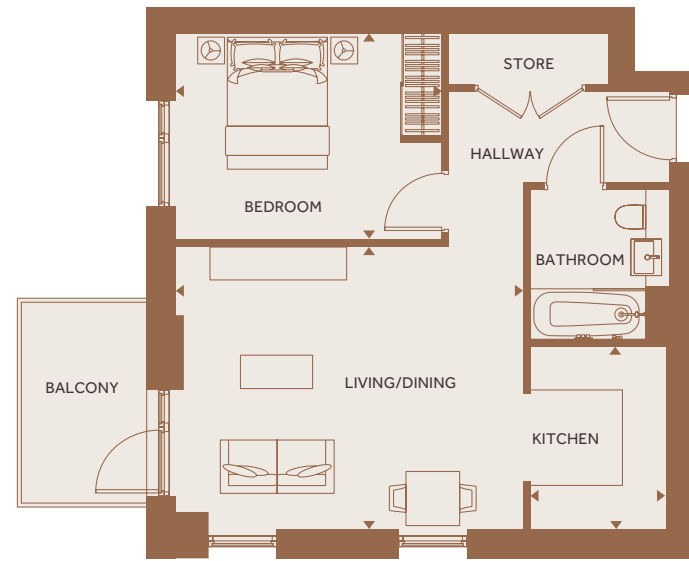
PLOT	LEVEL
235	1
247	2
259	3
271	4
283	5
295	6
307	7
319	8
331	9
343	10
349	11
355	12

2 BEDROOMS

WEST ELEVATION



VIEW TOWARDS WEST



Terrace to plot 240

Windows vary to this apartment type, please refer to the Sales Advisor for details of your specific plot.

VIEW TOWARDS WEST



Windows vary to this apartment type, please refer to the Sales Advisor for details of your specific plot.

APARTMENT LG23

Kitchen	2.640m x 2.000m	8'8" x 6'7"
Living/Dining	5.115m x 4.160m	16'9" x 13'8"
Bedroom	3.915m x 3.030m	12'10" x 9'11"
Total	52.4 sq m	564 sq ft

APARTMENT LG24

Kitchen	3.575m x 1.970m	11'9" x 6'6"
Living/Dining	4.080m x 2.475m	13'5" x 8'1"
Bedroom 1	3.965m x 2.800m	13'0" x 9'2"
Bedroom 2	3.965m x 2.401m	13'0" x 7'11"
Total	65.1 sq m	701 sq ft

► Indicates where dimensions are taken from

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SENATE BUILDING

PLOT	LEVEL
236	1
248	2
260	3
272	4
284	5
296	6
308	7
320	8
332	9
344	10
350	11
356	12

2 BEDROOMS

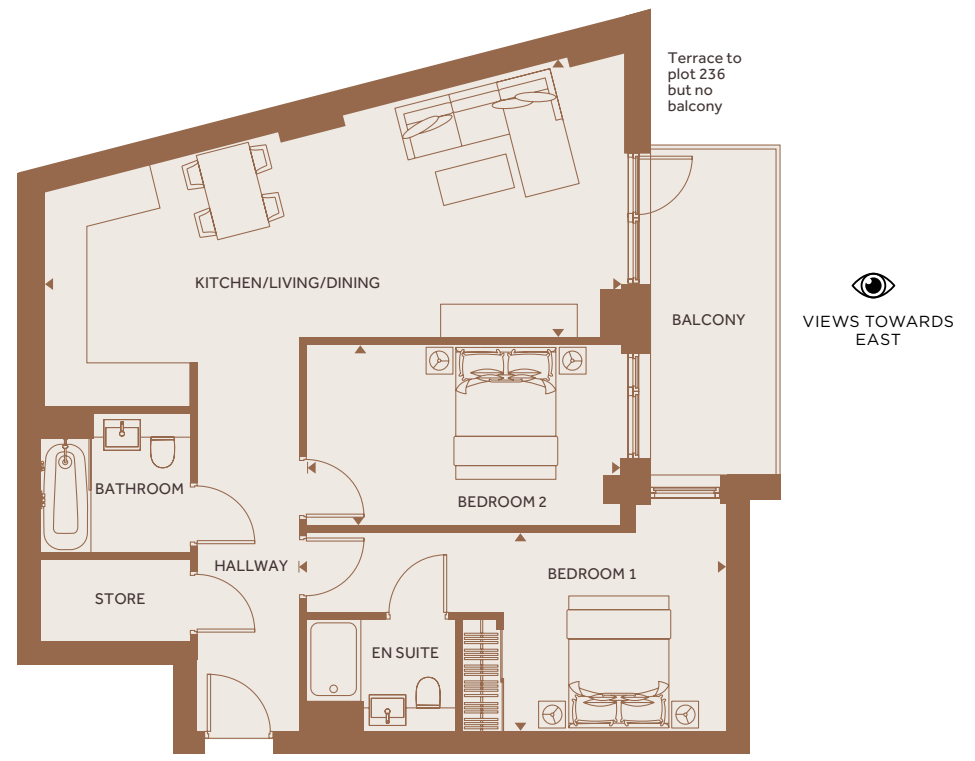
EAST ELEVATION

SENATE BUILDING

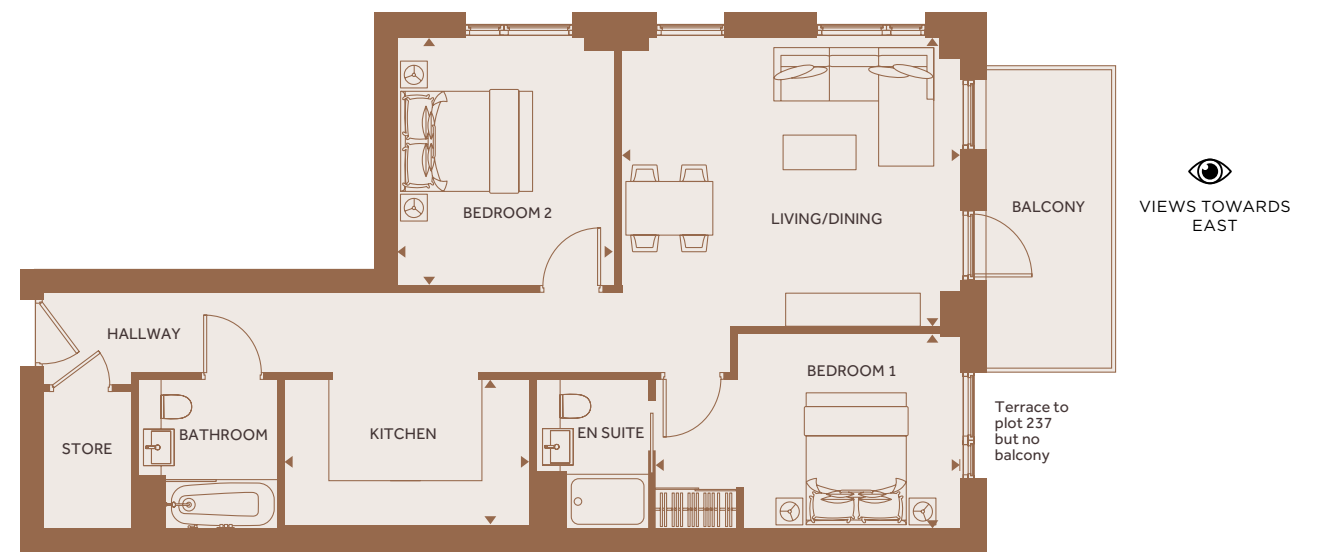
PLOT	LEVEL
237	1
249	2
261	3
273	4
285	5
297	6
309	7
321	8
333	9
345	10
351	11
357	12

2 BEDROOMS

EAST ELEVATION



APARTMENT LG25		
Kitchen/Living/Dining	8.495m x 4.180m	27'10" x 13'9"
Bedroom 1	6.185m x 2.920m	20'4" x 9'7"
Bedroom 2	4.640m x 2.672m	15'3" x 8'9"
Total	79.2 sq m	853 sq ft



APARTMENT LG26		
Kitchen	3.602m x 2.135m	11'10" x 7'0"
Living/Dining	4.980m x 4.245m	16'4" x 13'11"
Bedroom 1	4.451m x 2.875m	14'7" x 9'5"
Bedroom 2	3.595m x 3.200m	11'10" x 10'6"
Total	77.5 sq m	834 sq ft

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SENATE BUILDING

PLOT	LEVEL
238	1
250	2
262	3
274	4
286	5
298	6
310	7
322	8
334	9
346	10
352	11
358	12

2
BEDROOMS

EAST ELEVATION

SENATE BUILDING

PLOT	LEVEL
239	1

2
BEDROOMS

WEST ELEVATION

70

Views towards East

Terrace to plot 238 but no balcony

Windows vary to this apartment type, please refer to the Sales Advisor for details of your specific plot.

APARTMENT LG27

Kitchen	3.585m x 1.985m	11'9" x 6'6"
Living/Dining	5.100m x 4.215m	16'9" x 13'10"
Bedroom 1	4.810m x 2.870m	15'9" x 9'5"
Bedroom 2	3.660m x 3.050m	12'0" x 10'0"

Total **80.7 sq m** **869 sq ft**

71

Views towards West

APARTMENT LG28

Kitchen	3.485m x 2.500m	11'5" x 8'2"
Living/Dining	4.885m x 3.114m	16'0" x 10'3"
Bedroom 1	3.745m x 2.932m	12'3" x 9'7"
Bedroom 2	3.745m x 2.300m	12'3" x 7'7"

Total **64.3 sq m** **692 sq ft**

► Indicates where dimensions are taken from

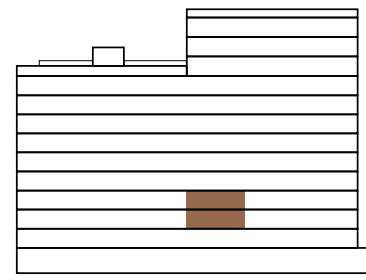
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SENATE BUILDING

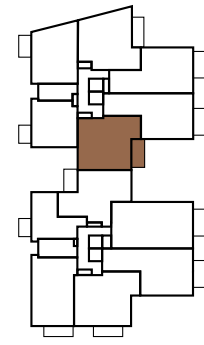
PLOT
251
263

LEVEL
2
3

2
BEDROOMS



EAST ELEVATION

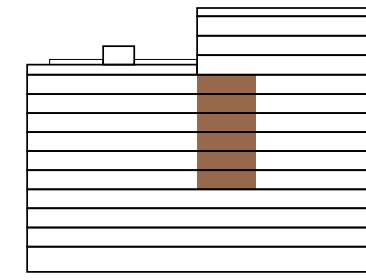


SENATE BUILDING

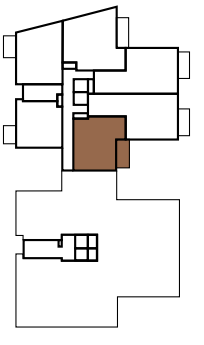
PLOT
275
287
299
311
323
335

LEVEL
4
5
6
7
8
9

2
BEDROOMS



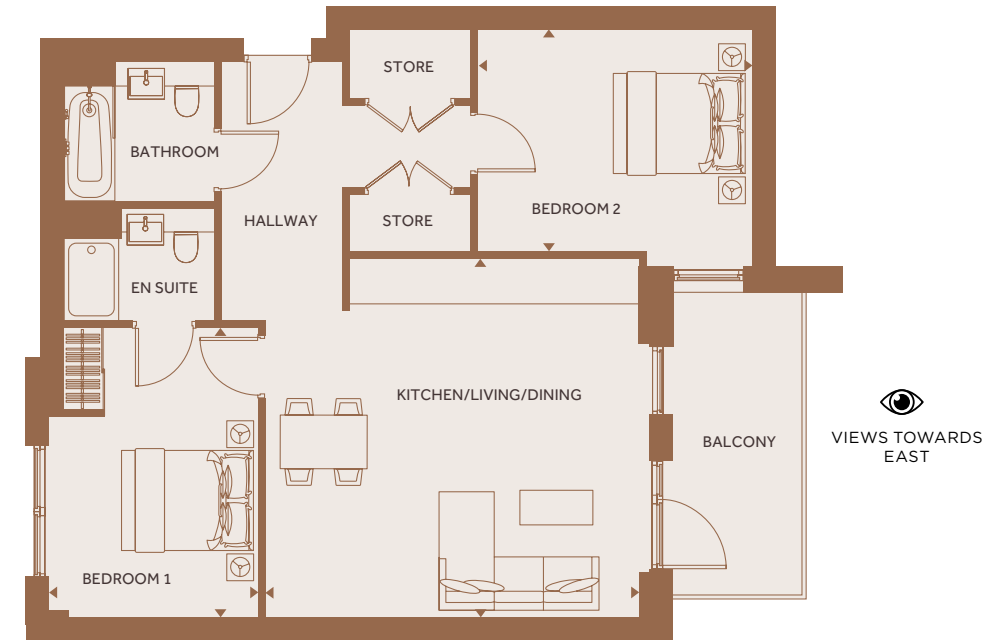
EAST ELEVATION



APARTMENT LG29

Kitchen/Living/Dining	5.470m x 5.250m	17'11" x 17'3"
Bedroom 1	4.000m x 3.035m	13'1" x 9'11"
Bedroom 2	4.025m x 3.430m	13'2" x 11'3"

Total **77.6 sq m** **835 sq ft**



APARTMENT LG30

Kitchen/Living/Dining	5.600m x 5.260m	18'4" x 17'3"
Bedroom 1	4.249m x 3.045m	13'11" x 10'0"
Bedroom 2	4.025m x 3.250m	13'2" x 10'8"

Total **77.6 sq m** **835 sq ft**

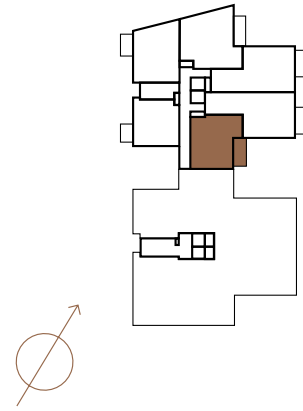
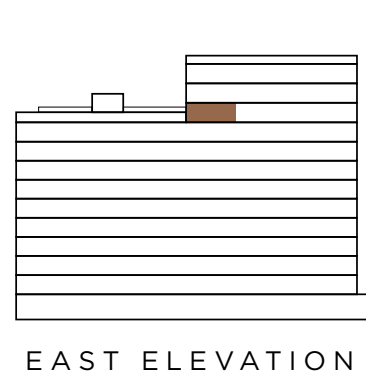
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SENATE BUILDING

PLOT 347
LEVEL 10

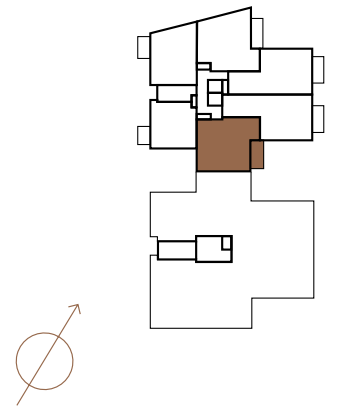
2
BEDROOMS



SENATE BUILDING

PLOT 353
359
LEVEL 11
12

2
BEDROOMS



74



APARTMENT LG31

Kitchen/Living/Dining	4.925m x 4.620m	16'2" x 15'2"
Bedroom 1	3.731m x 3.615m	12'3" x 11'10"
Bedroom 2	3.700m x 2.150m	12'2" x 7'1"

Total **64.4 sq m** **693 sq ft**

75



APARTMENT LG32

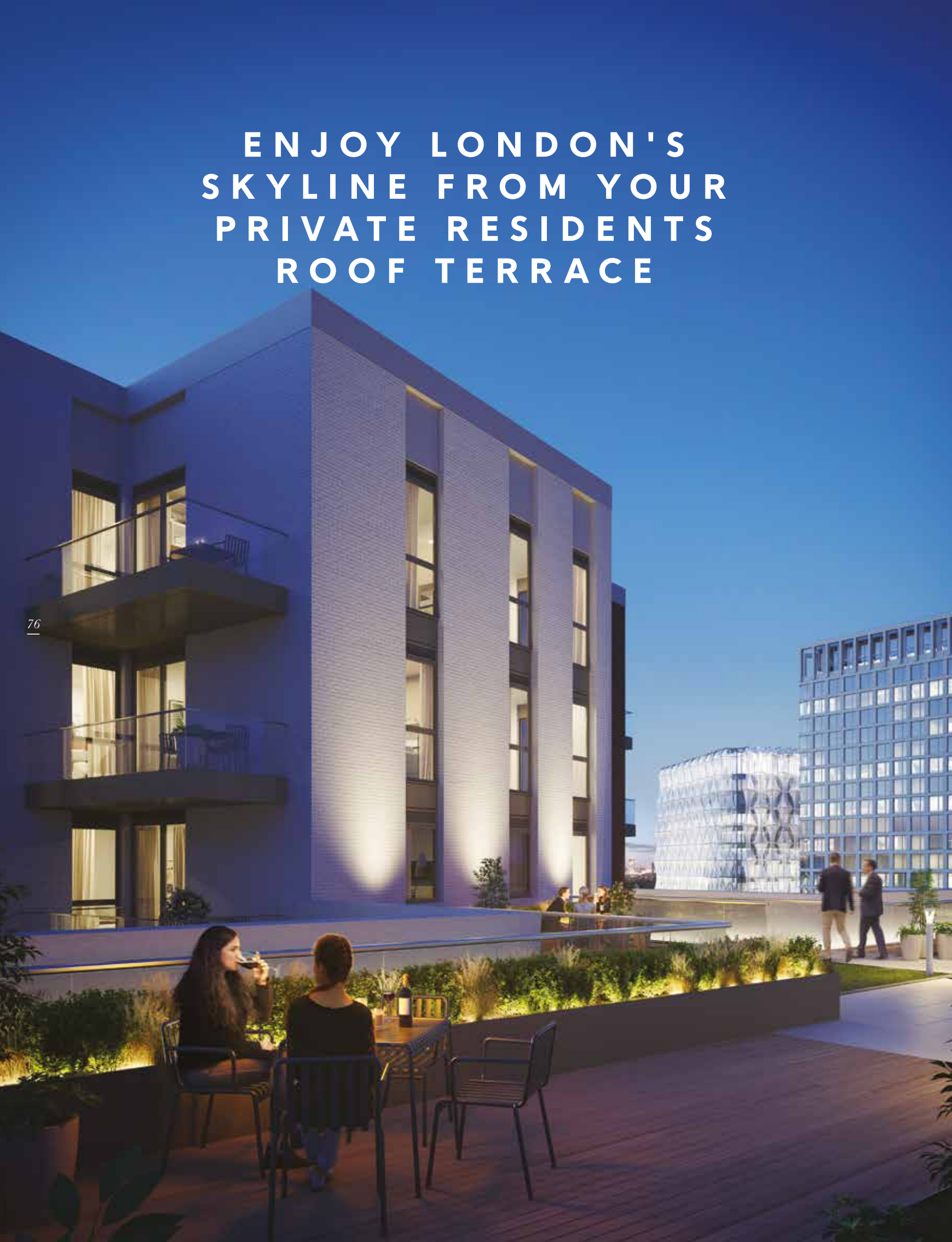
Kitchen/Living/Dining	5.450m x 5.410m	17'11" x 17'9"
Bedroom 1	4.405m x 3.195m	14'5" x 10'6"
Bedroom 2	4.025m x 3.250m	13'2" x 10'8"

Total **79.0 sq m** **850 sq ft**

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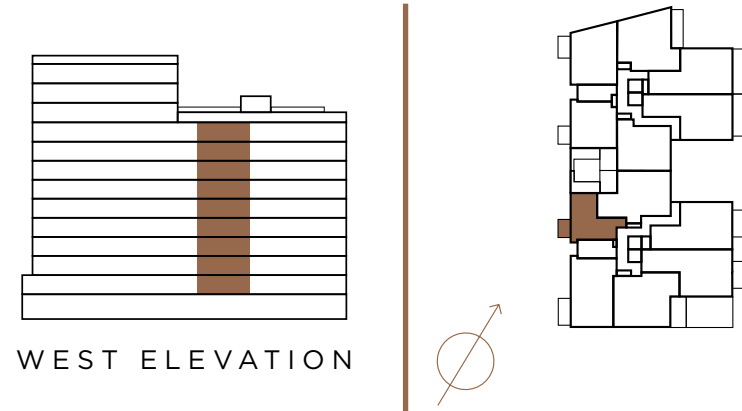
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SKYLINE FROM YOUR
PRIVATE RESIDENTS
ROOF TERRACE



KENNEDY BUILDING

PLOT	LEVEL
246	1
258	2
270	3
282	4
294	5
306	6
318	7
330	8
342	9

1
BEDROOM

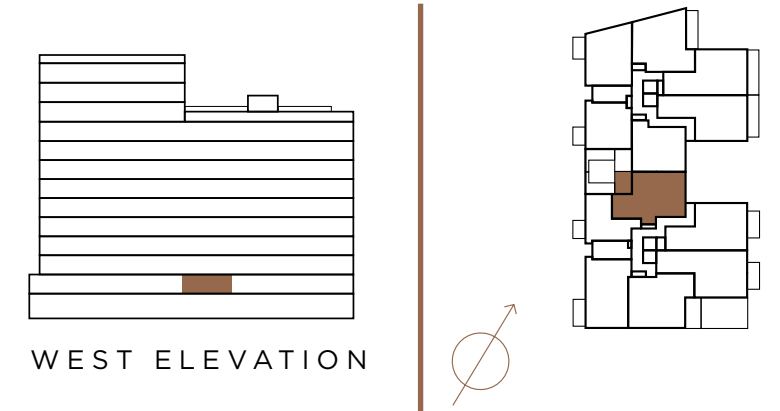


WEST ELEVATION

KENNEDY BUILDING

PLOT	LEVEL
241	1

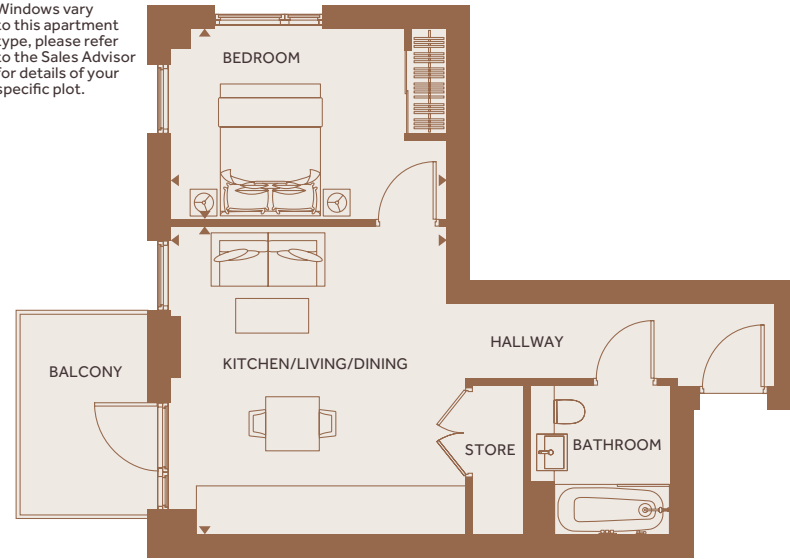
2
BEDROOMS



WEST ELEVATION

Windows vary to this apartment type, please refer to the Sales Advisor for details of your specific plot.

VIEW TOWARDS WEST

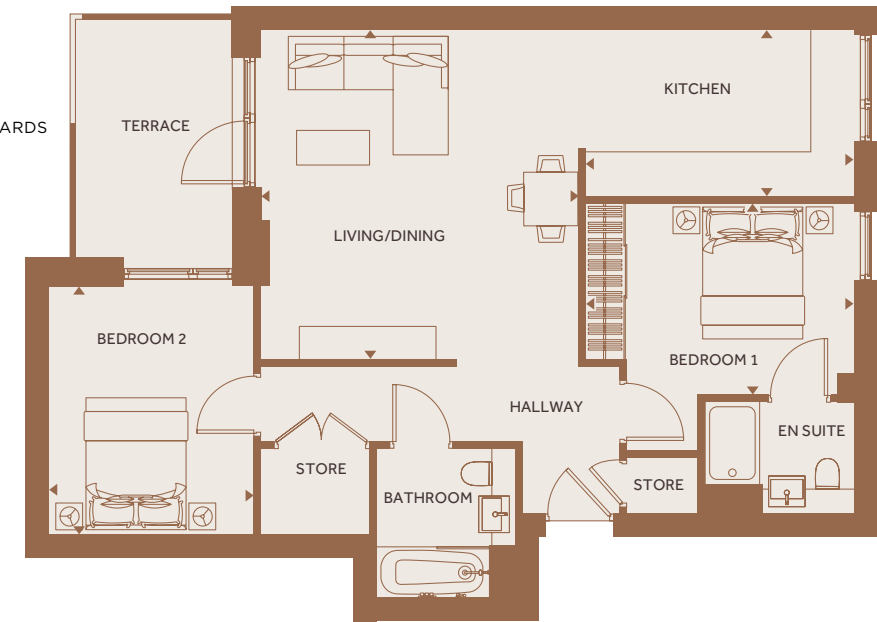


APARTMENT LG33

Kitchen/Living/Dining	4.456m x 3.980m	14'7" x 13'1"
Bedroom	3.990m x 2.760m	13'1" x 9'1"

Total 42.4 sq m 456 sq ft

VIEW TOWARDS WEST



APARTMENT LG34

Kitchen	3.950m x 2.450m	13'0" x 8'0"
Living/Dining	4.850m x 4.675m	15'11" x 15'4"
Bedroom 1	3.960m x 2.811m	13'0" x 9'3"
Bedroom 2	3.660m x 3.015m	12'0" x 9'11"

Total 76.6 sq m 825 sq ft

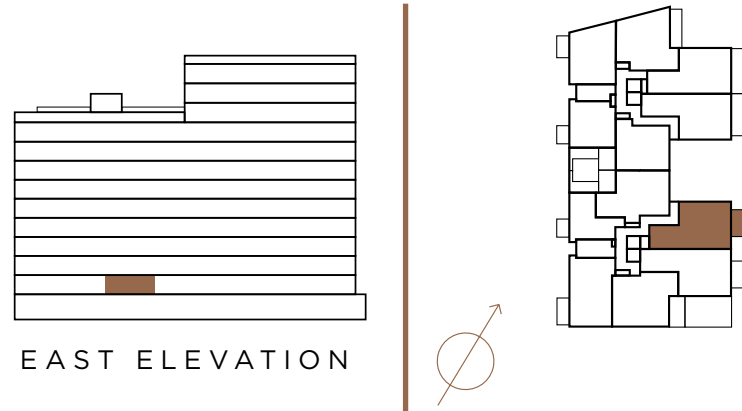
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KENNEDY BUILDING

PLOT 242
LEVEL 1

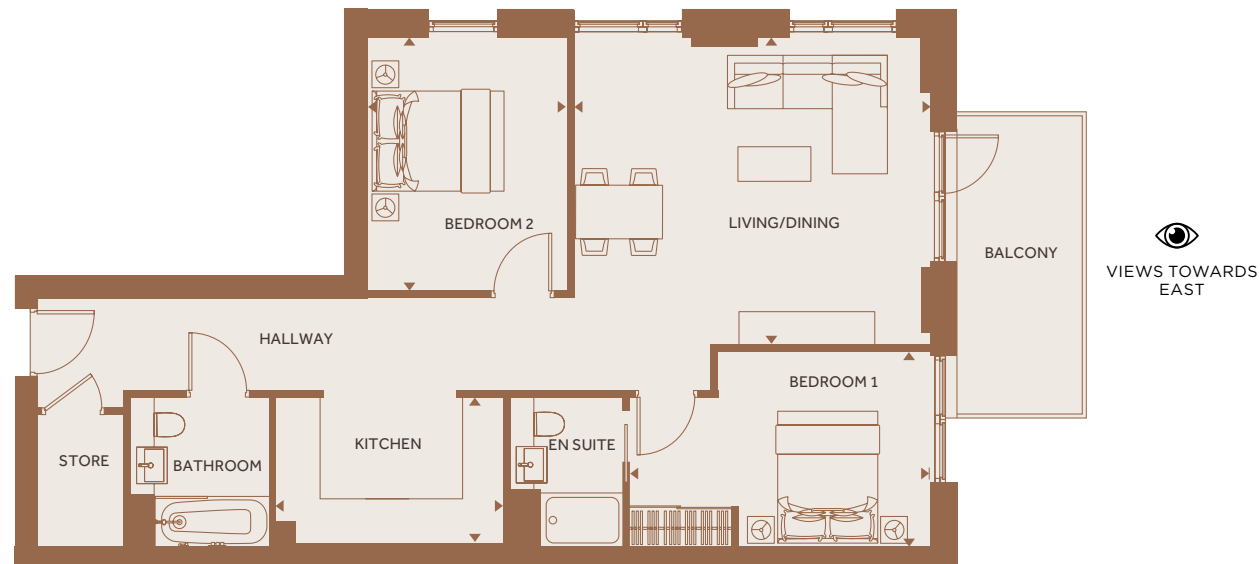
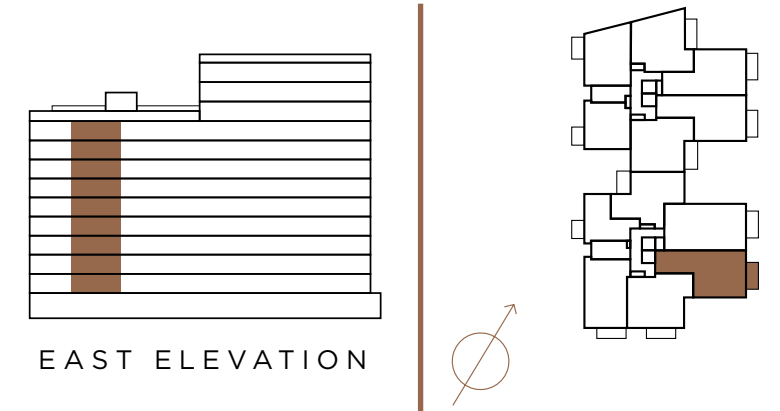
2
BEDROOMS



KENNEDY BUILDING

PLOT 243
LEVEL 1
255
267
279
291
303
315
327
339

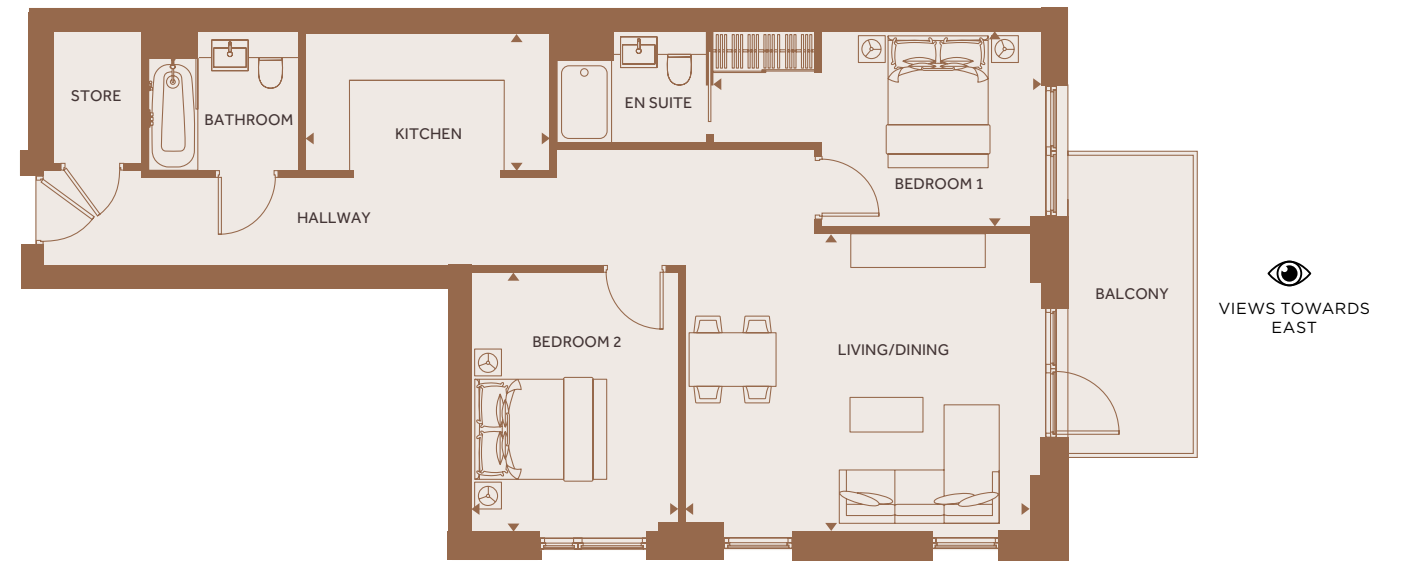
2
BEDROOMS



APARTMENT LG35

Kitchen	3.341m x 2.138m	11'0" x 7'0"
Living/Dining	5.220m x 4.485m	17'2" x 14'9"
Bedroom 1	4.410m x 2.870m	14'6" x 9'5"
Bedroom 2	3.690m x 2.930m	12'1" x 9'7"

Total 79.1 sq m 851 sq ft



APARTMENT LG36

Kitchen	3.591m x 1.985m	11'9" x 6'6"
Living/Dining	5.080m x 4.400m	16'8" x 14'5"
Bedroom 1	4.805m x 2.870m	15'9" x 9'5"
Bedroom 2	3.822m x 3.060m	12'6" x 10'0"

Total 83.0 sq m 893 sq ft

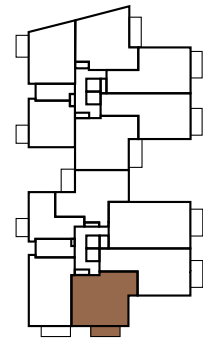
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KENNEDY BUILDING

PLOT	LEVEL
244	1
256	2
268	3
280	4
292	5
304	6
316	7
328	8
340	9

2
BEDROOMS

SOUTH ELEVATION

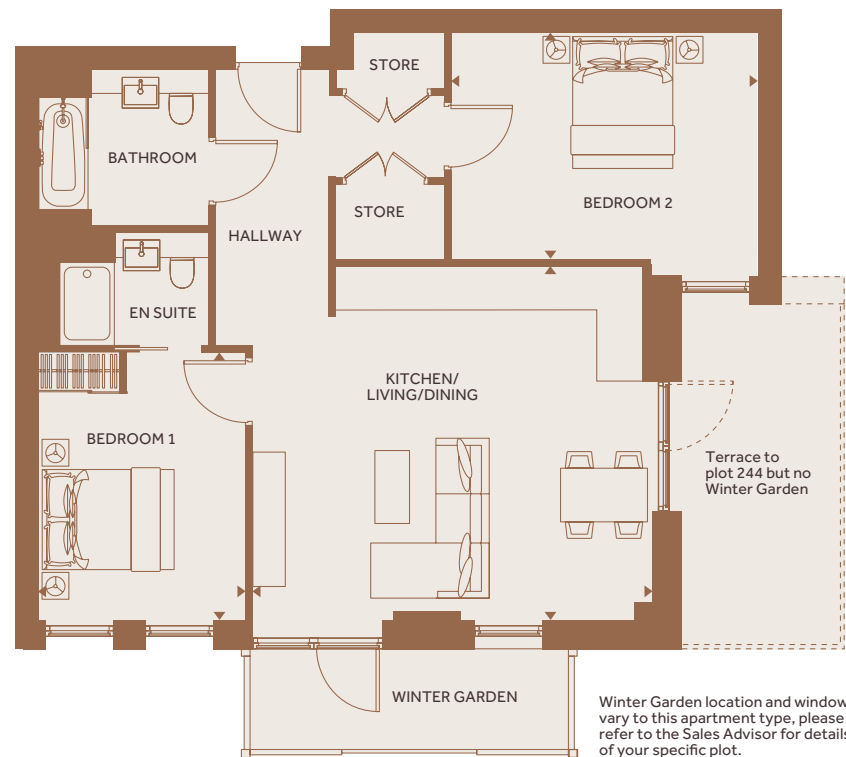
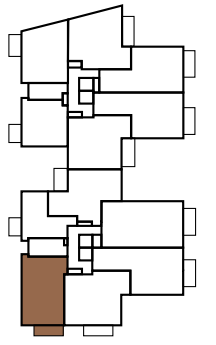


KENNEDY BUILDING

PLOT	LEVEL
245	1
257	2
269	3
281	4
293	5
305	6
317	7
329	8
341	9

2
BEDROOMS

SOUTH ELEVATION



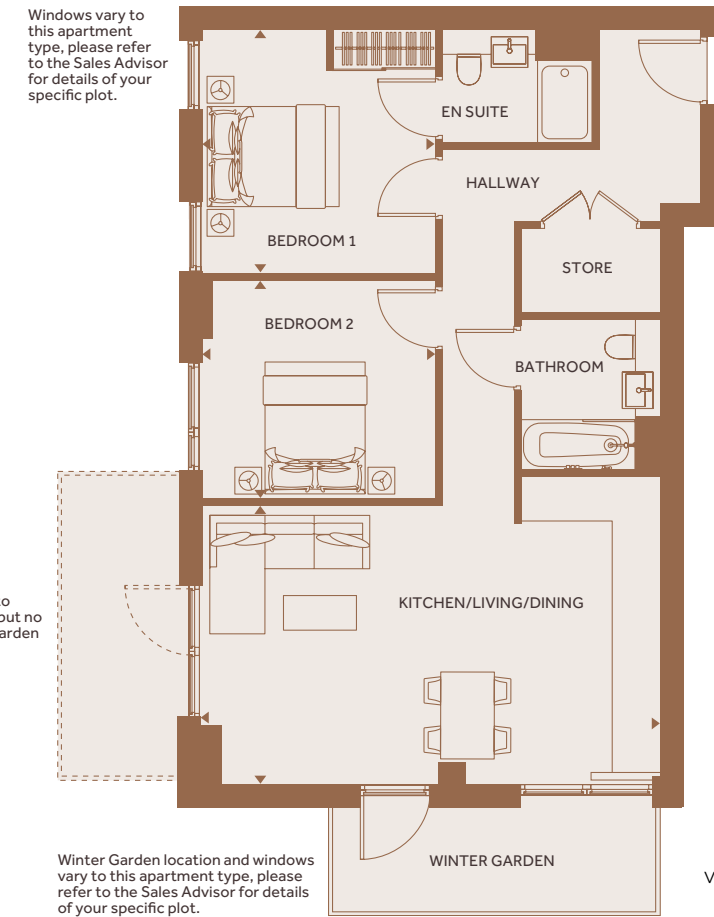
Winter Garden location and windows vary to this apartment type, please refer to the Sales Advisor for details of your specific plot.

VIEWES TOWARDS SOUTH

APARTMENT LG37

Kitchen/Living/Dining	5.895m x 5.220m	19'4" x 17'2"
Bedroom 1	3.960m x 3.050m	13'0" x 10'0"
Bedroom 2	4.510m x 3.335m	14'10" x 10'11"

Total 81.3 sq m 875 sq ft



Windows vary to this apartment type, please refer to the Sales Advisor for details of your specific plot.

Balcony to plot 245 but no Winter Garden

Winter Garden location and windows vary to this apartment type, please refer to the Sales Advisor for details of your specific plot.

VIEWES TOWARDS SOUTH

APARTMENT LG38

Kitchen/Living/Dining	6.615m x 4.010m	21'8" x 13'2"
Bedroom 1	3.558m x 3.389m	11'8" x 11'1"
Bedroom 2	3.389m x 3.220m	11'1" x 10'7"

Total 74.9 sq m 806 sq ft

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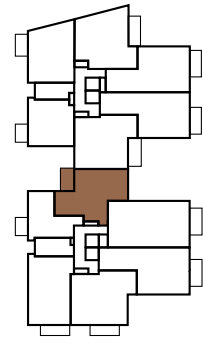
KENNEDY BUILDING

PLOT	LEVEL
253	2
265	3
277	4
289	5
301	6
313	7
325	8
337	9

2
BEDROOMS



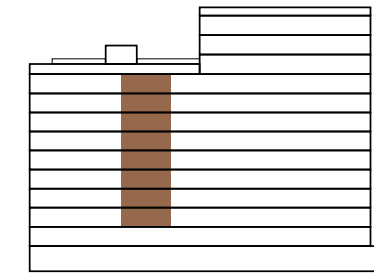
WEST ELEVATION



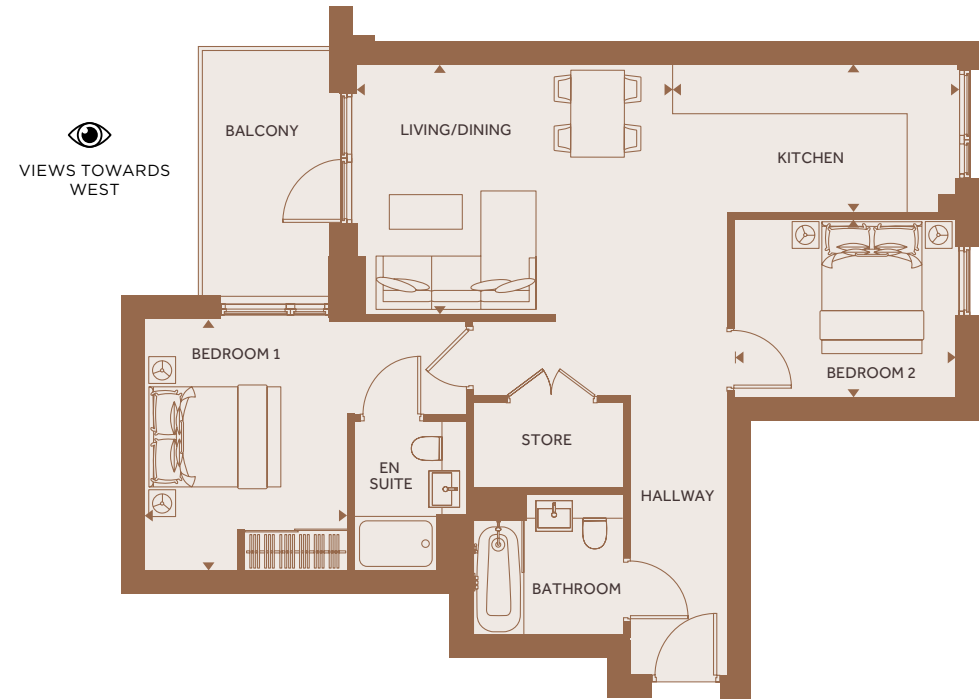
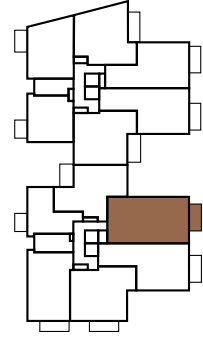
KENNEDY BUILDING

PLOT	LEVEL
254	2
266	3
278	4
290	5
302	6
314	7
326	8
338	9

3
BEDROOMS



EAST ELEVATION



APARTMENT LG39

Kitchen	4.120m x 2.082m	13'6" x 6'10"
Living/Dining	4.625m x 3.660m	15'2" x 12'0"
Bedroom 1	3.651m x 2.960m	12'0" x 9'9"
Bedroom 2	3.215m x 2.640m	10'7" x 8'8"

Total **72.2 sq m** **777 sq ft**

Windows vary to this apartment type, please refer to the Sales Advisor for details of your specific plot.



APARTMENT LG40

Kitchen	4.700m x 1.985m	15'5" x 6'6"
Living/Dining	7.455m x 3.234m	24'6" x 10'7"
Bedroom 1	4.530m x 4.145m	14'10" x 13'7"
Bedroom 2	4.155m x 2.900m	13'8" x 9'6"
Bedroom 3	4.155m x 2.149m	13'8" x 7'1"

Total **97.7 sq m** **1052 sq ft**

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BELLWAY LONDON

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86

87





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KEY FACTS

- 1, 2 and 3 bedroom apartments and penthouses
- Podium gardens
- 24 hour concierge
- Private residents' gym
- Meeting suite
- Media room
- Secure car parking
- Opposite the new US Embassy
- Walking distance to new Nine Elms Zone 1 station



PLATINUM RIVERSIDE, GREENWICH

KEY FACTS

- Studio 1, 2 and 3 bedroom apartments, penthouses and duplexes
- Residents' gym
- 24 hour concierge
- Parking
- Part of wider regeneration of Greenwich Peninsula
- Walking distance to North Greenwich tube on Jubilee line



LEGACY WHARF, STRATFORD

KEY FACTS

- 1, 2 and 3 bedroom apartments
- Concierge
- Fitness centre
- Communal gardens and play areas
- Children's play areas
- Part of the regeneration of Stratford
- Walking distance of Pudding Mill Lane DLR



DOCKSIDE, TURNBERRY QUAY

KEY FACTS

- 1, 2 and 3 bedroom apartments with panoramic views of Canary Wharf
- Concierge
- Parking
- Commercial space
- Walking distance to Crossharbour DLR



OUTSTANDING CUSTOMER CARE

From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens it has always been our intention to minimise

inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24-hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



The Residence US Embassy views

A REPUTATION BUILT ON SOLID FOUNDATIONS

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

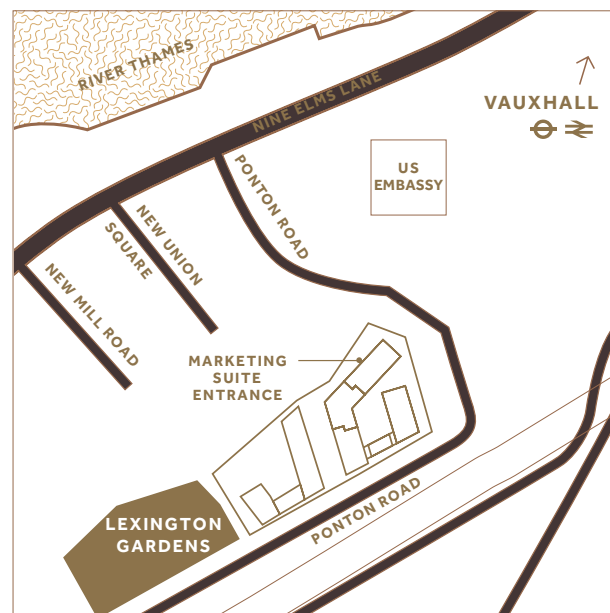
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Bellway Homes Ltd, (Thames Gateway Divison)
Bellway House, Anchor Boulevard, Crossways Business Park, Dartford, Kent DA2 6QH

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