

The
Westmark
—
LONDON W2

The Penthouse
Collection

Berkeley
Designed for life

The height of London living





HYDE PARK

MARYLEBONE STATION

EDGWARE ROAD STATION

PADDINGTON STATION

WEST END GATE

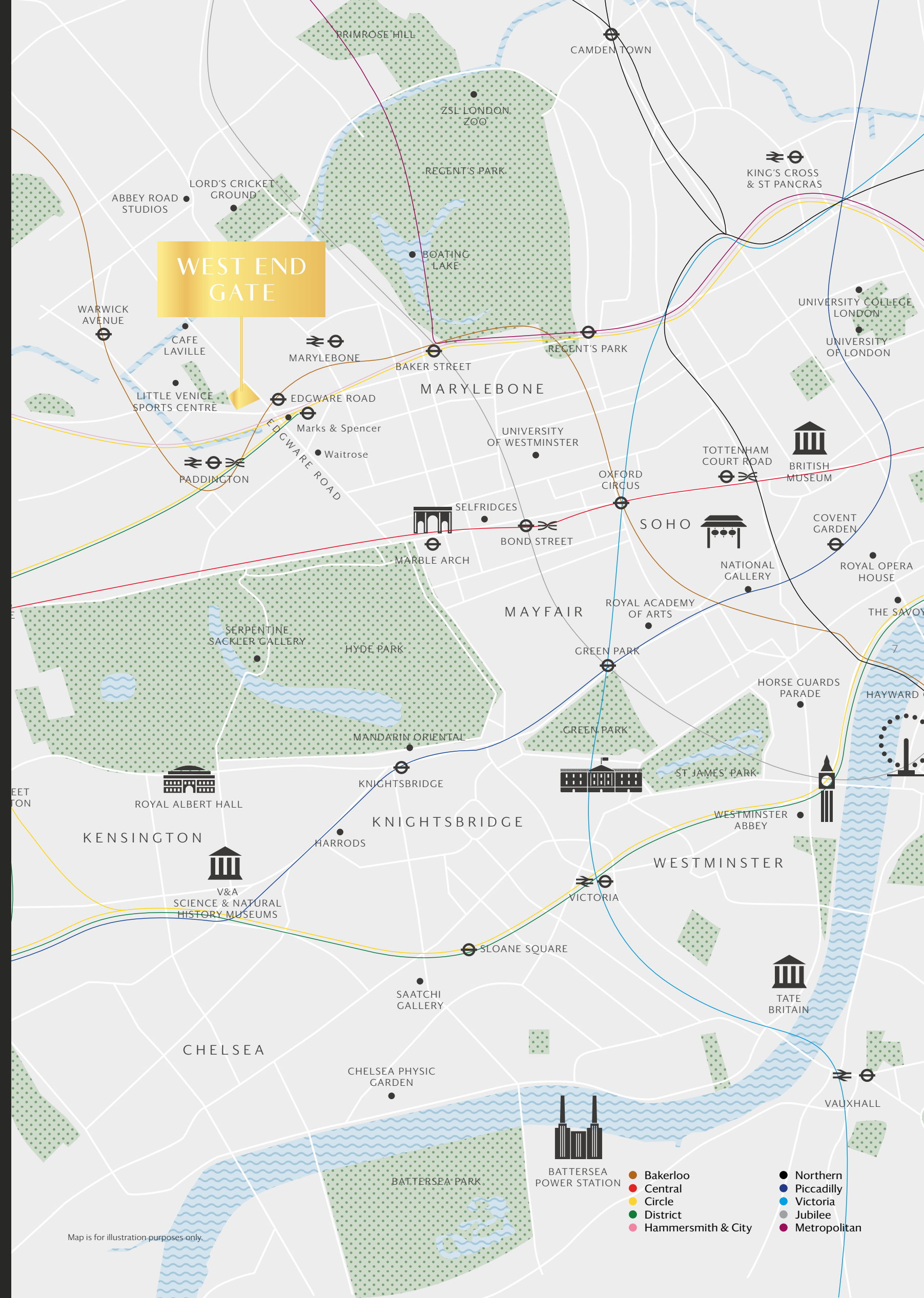
NOTTING HILL

LITTLE VENICE

LONDON BUSINESS SCHOOL

REGENT'S PARK

Key					
Walking	Edgware Road	1 min	Walking icon	Selfridges	14 mins
Underground	Regent's Park	5 mins	Underground icon	Heathrow Airport*	15 mins
Heathrow Express	Paddington	8 mins	Heathrow Express icon	Canary Wharf*	17 mins
Crossrail	King's Cross St Pancras	9 mins	Crossrail icon	Hyde Park	20 mins
	Marylebone	10 mins	Walking icon	Liverpool Street	20 mins
	Bond Street	11 mins	Underground icon	Harrods	22 mins



All travel times are approximate and taken from www.tfl.gov.uk, walkit.com, google.co.uk/maps and thetrainline.com. Train and bus times represent peak journey times. Underground travel from Edgware Road Station. *From Paddington Station. Crossrail proposed opening 2022.



Serpentine Gallery
Kensington Gardens, London W2 3XA



Royal Albert Hall
South Kensington, London SW7 2AP



The Arch
Kensington Gardens, London W2 3XA



Little Venice
West London

West End Gate is positioned between the tranquil waterways of Little Venice and the stylish mansions of Marylebone. An area renowned for its timeless charm and refined lifestyle, this destination has long been established as a desirable place to live.

A treasure trove of fine art and culture, the creative scene that surrounds West End Gate introduces ample opportunities to explore London's historic temples of art, music and design - from the world-leading Victoria & Albert Museum, to the vast Royal Albert Hall.

The neighbourhood offers a window into contemporary visual culture, spotlighting pioneering artistic talent across influential spaces including the Lisson, Saatchi and Serpentine Galleries. Here, you can enjoy the arts in a deeper way and discover a rich mine of design inspiration.



Embrace a luxury shopping destination like no other, studded with opulent boutiques and exciting designers.

Whether you prefer to browse Marylebone's independent boutiques, Covent Garden's historic piazza or Bond Street's luxury flagship stores, your every shopping need is catered for.

Oxford Street, the capital's premier shopping street, is moments away, giving an alluring glimpse into avant-garde fashion, futuristic tech and Britain's best department stores, including Selfridges - the iconic retail destination founded by Harry Gordon Selfridge in 1908. With Harrods close by, you really are surrounded by the best of London's luxury retail.



Harrods
Brompton Road, London SW1X 7XL



New Bond Street
New Bond Street, London W1S 4RN

West End Gate translates the architectural language of the mansion block into a beautifully crafted, bold and innovative statement.





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Residents' Gardens

Computer-generated images are indicative only.



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An oasis of urban calm

Escape the bustle of city life by retreating into The Westmark's beautifully landscaped Residents' Garden. Framed by strands of greenery, a linear water feature flows through the square, tapering into a small cascade. Thoughtful landscaping creates a sense of refined simplicity.



Please touch to view virtual tours of the Residents' Garden



Please touch to view
virtual tours of the
Residents' Garden

Computer-generated image is indicative only.

Arrival at The Westmark conveys a sense of sheer opulence, with modern sophisticated architecture complemented by tranquil water features and rich plantings.



Seamless service bespoke to your every requirement is provided by the 24-hour concierge team.





Designed with elegant simplicity, the interior spaces have been thoughtfully sculpted and dressed.

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Residents' Lounge
Photography of the Residents' Facilities at The Westmark

Relax in the spacious Residents' Lounge, enjoy the big screen in the private cinema or entertain guests in the private dining room, which is available to book through the 24-hour concierge.



Private cinema



Private dining room



24

Swimming Pool
Photography of the Residents' facilities at Westmark

Escape the bustle of the City in the state-of-the-art 17m swimming pool and gymnasium, helping soothe and uplift both body and mind.



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Spa Pool



Private gymnasium



Swimming Pool - 17 metres
Photography of the Swimming Pool in The Westmark

Apartment Locator

Type	Name	Apartment	Bed	Level	Total area (Sq m)	Total area (Sq ft)
PENTHOUSES						
-	The Regent	1.291	4	29	442	4757
-	The Hanover	1.292	4	29	433	4660



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.



THE PENTHOUSE COLLECTION



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Touch here to find out more

Photography of The Westmark



Enjoy a grand entrance with a sweeping hallway adorned with high ceilings and herringbone flooring.





Enter into an elegantly crafted living space as expansive as the views beyond.

Living Room

Photography of The Regent penthouse at The Westmark is indicative only

The perfect setting to dine
in sumptuous elegance.



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Dining Room

Photography of The Regent penthouse at The Westmark is indicative only.

A statement central island and an abundance of integrated Gaggenau appliances and bespoke timber veneer cabinets create an indulgent centre of the home.

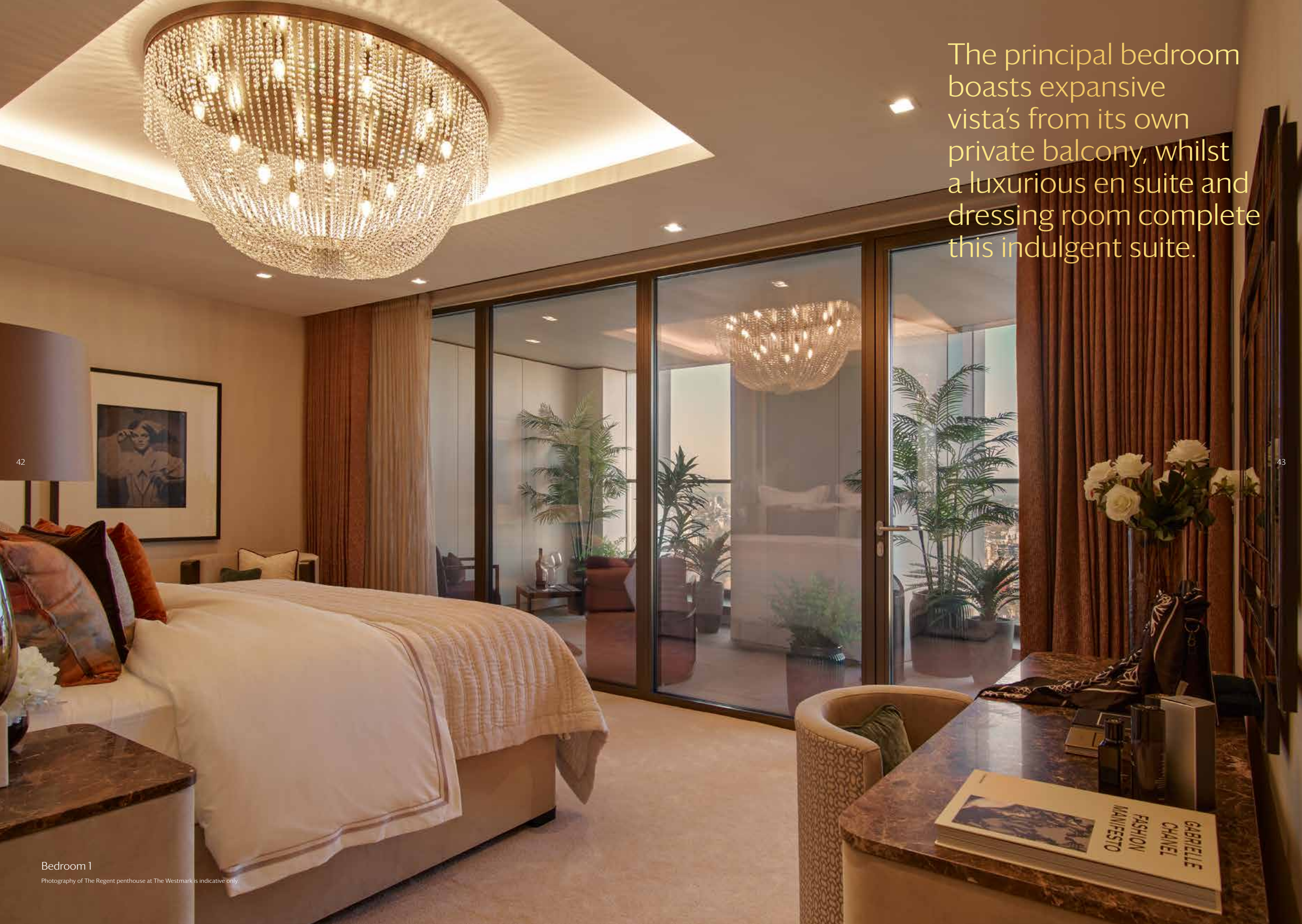




Study

Photography of The Regent penthouse at The Westmark is indicative only.

The principal bedroom boasts expansive vista's from its own private balcony, whilst a luxurious en suite and dressing room complete this indulgent suite.





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Principal En Suite

Photography of The Regent penthouse at The Westmark is indicative only.

From your private balcony, up here it's just you and the city.



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Balcony

Photography of The Regent penthouse at The Westmark is indicative only.



Specification

KITCHEN

Individually designed layouts

Bespoke timber veneer custom fitted cabinets with handleless detail

Feature composite stone island with upstand and breakfast bar seating

Under-mounted sink and worktop

Appliance cupboard with single lever Quooker tap and prep sink

Pull-out pan and cutlery drawers

Gaggenau oven with pyrolytic cleaning

Gaggenau steam oven

Gaggenau hob with inbuilt downdraft

Single combination microwave oven

Fully integrated appliances including dishwasher

Full height Miele large fridge and separate full height freezer

Integrated Gaggenau chilled wine / drinks cabinet

Integrated recycling bin

Polished chrome socket outlets above work surfaces

Porcelain tile flooring

Discreet pop up power socket to kitchen island

SERVICE KITCHEN

Individually designed layout

Bespoke custom fitted matt lacquer cabinets with handleless detail

Composite stone work surfaces with full height composite stone splashback

Under-mounted one and a half bowl sink and worktop with carved drainer grooves

Bosch induction hob with overhead extract

Bosch oven

Bosch microwave

Fully integrated dishwasher

Integrated Bosch full height fridge and separate full height freezer

Provision made for washing machine and separate dryer and within separate utility

Integrated recycling bin

Polished chrome socket outlets above work surfaces

Pull-out pan and cutlery drawers

Under cabinet lighting with chrome sockets to splashback

PRINCIPAL EN SUITE BATHROOM

Feature freestanding bath with polished chrome freestanding filler and thermostatic mixer with separate hand shower

Separate large walk-in shower area with polished chrome concealed thermostatic wall-mounted mixer/diverter, overhead shower and separate hand held shower

Frameless glass shower screens

Large format porcelain tiles to selected walls and floors with feature stone walls to bath and vanity zones

White ceramic wall mounted WC with soft closing seat and dual flush

Bespoke wall mounted double vanity unit with surface mounted white ceramic basins and integrated storage below

Polished chrome wall mounted basin mixers spout and controls

Thermostatically controlled mixer and two way control for shower and three way control for bath

Heated towel bars

Bespoke stand-alone motion activated demisting mirror storage unit with shaver socket and integrated feature lighting above vanity unit

Sensor activated low level lighting

Electric underfloor heating

Integrated bath TV

4-PIECE EN SUITE

Bath with polished chrome filler and thermostatic mixer with separate hand shower, bath screen and over head shower

Separate large walk-in shower area with polished chrome concealed thermostatic wall-mounted mixer/diverter, overhead shower and separate hand held shower

Frameless glass shower screens

Large format porcelain tiles to selected walls and floors with feature stone walls to bath and vanity zones

White ceramic wall mounted WC with soft closing seat and dual flush

Bespoke wall mounted single vanity unit with surface mounted white ceramic basins and integrated storage below

Polished chrome wall mounted basin mixer spout and controls

Thermostatically controlled mixer and two way control for shower and three way control for bath

Heated towel bars

Bespoke stand-alone motion activated demisting mirror storage unit with shaver socket and integrated feature lighting above vanity unit

Sensor activated low level lighting

Electric underfloor heating

EN SUITE SHOWER ROOMS

Walk-in shower area with polished chrome concealed thermostatic wall-mounted mixer/diverter, overhead shower and separate hand held shower

Frameless glass shower screens

Large format porcelain tiles to selected walls and floors with feature stone walls to bath and vanity zones

White ceramic wall mounted WC with soft closing seat and dual flush

White ceramic wall mounted basin set into vanity unit

Chrome wall mounted basin mixers spout and controls

Thermostatically controlled mixer and two way control for en suite shower

Heated towel bars

Bespoke wall mounted single vanity unit with surface mounted white ceramic basins, and integrated storage below

Bespoke stand-alone motion activated demisting mirror storage unit with shaver socket and integrated feature lighting above vanity unit

Sensor activated low level lighting

Electric underfloor heating

WC

High-level fixed mirror with concealed LED lighting

Low-level vanity unit with storage and surface mounted basin

Polished chrome wall mounted basin mixer

White ceramic WC with soft close seat/cover, concealed cistern and dual flush plate

Heated towel bars

Large format porcelain tiles to selected walls and floors with feature stone wall behind vanity unit

ELECTRICAL FITTINGS

Low energy LED lighting throughout with dimmer switches to living rooms and bedrooms

5 amp lighting sockets for connecting table and floor lamps in reception room and bedrooms

Full lighting system to all rooms

Wiring only for motorised blinds / blind boxes to master bedroom and living room

Master switch to turn all lighting off in apartment

Floor boxes to principle rooms where appropriate

HEATING/COOLING

Thermostatically controlled comfort heating and cooling via fan coil units in living rooms and bedrooms

Whole house ventilation system incorporating heat recovery

Underfloor heating to all en suites

AV TELEPHONE AND DATA

Media plate to all principal reception rooms and bedrooms for Satellite TV, digital TV, DAB and FM radio, telephone and data services for media connectivity

Provision for speaker system in living/dining/kitchen and bedroom 1 and en suite. Wiring for future additional speakers in all other rooms for installation of speakers by customer

Wiring only for future pendant lighting by purchaser to kitchen and principal reception room where indicated, patgressing to ceiling locations

Enhanced patgressing to ceiling locations to allow for increased loading in living room and master bedroom, including all TV positions

Fibre to the premises

INTERIOR FINISHES

Feature full height engineered veneer entrance door

Contemporary timber veneer doors to principal living corridor. Solid painted door finishes to bedroom hallway and storage cupboards

Fitted wardrobes to all bedrooms, internal fittings include a combination of shoe rails, shelves, drawers and integrated lighting. Door finish lacquered mirror. Internally lined with timber effect panels

Standard height internal doors throughout

Engineered timber floor in reception room and hallway

Carpet to all bedroom floors

BALCONIES

Glass fronted balconies with handrail to apartments

Low level lighting to external balconies

Precast stone to balconies with external power and tap

FIRE/SECURITY

Video entry system viewed by handset/screen

Power and telephone point provided for wireless intruder alarm to be fitted at a later date by purchaser

Mains supply smoke detectors, heat detectors and fitted with domestic sprinkler system (where required by regulation)

Multi-point locking and spy hole to entrance doors

Hardwired doorbell

24-hour concierge service and monitored CCTV

PEACE OF MIND

Spy hole to front door

CCTV throughout development

999 year lease

10-year build warranty

COMMUNAL LIFTS

Tiled floors, mirrors and panelling to match communal corridor finishes

Direct access to underground parking level and override system

CAR PARKING

Double allocated car parking within the CCTV monitored parking area included

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. Berkeley reserves the right to make these changes as required.



Photography of The Regent penthouse at The Westmark is indicative only.

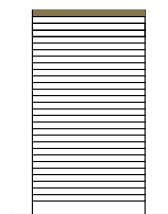
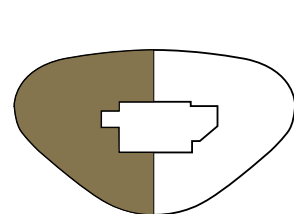
The Regent

Four Bedroom
Apartment: 1.291
Level: 29

Touch here for the
virtual tour



Living Room	10.50 x 918 m	344" x 301"
Kitchen	4.73 x 644 m	155" x 211"
Service Kitchen	2.98 x 3.30 m	97" x 108"
Study	6.46 x 6.71 m	212" x 220"
Dining Room	5.74 x 6.43 m	188" x 211"
Bedroom 1	5.60 x 3.49 m	184" x 115"
Bedroom 2	3.43 x 3.76 m	113" x 123"
Bedroom 3	3.45 x 3.46 m	113" x 114"
Bedroom 4	5.68 x 4.06 m	186" x 133"
Total Internal Area	442 m²	4757 ft²



W = Wardrobe

Floorplans shown for The Westmark 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 in this brochure.

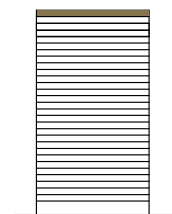
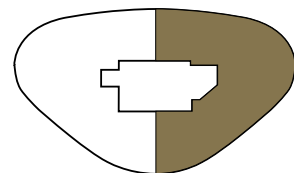
The Hanover

Four Bedroom
Apartment: 1.29.2
Level: 29

Touch here to find
out more



Living Room	10.50 x 918 m	344" x 301"
Kitchen	4.73 x 6.44 m	155" x 211"
Service Kitchen	2.98 x 3.30 m	97" x 108"
Study	6.46 x 6.71 m	212" x 220"
Dining Room	5.74 x 6.43 m	234" x 211"
Bedroom 1	5.60 x 3.49 m	184" x 115"
Bedroom 2	3.43 x 3.76 m	113" x 123"
Bedroom 3	3.45 x 3.46 m	113" x 114"
Bedroom 4	5.68 x 4.06 m	186" x 133"
Total Internal Area	433 m²	4660 ft²



W = Wardrobe

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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 touch for more information on how we are
TRANSFORMING TOMORROW

OUR VISION 2030
TRANSFORMING TOMORROW

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, 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.

This is how we are ensuring sustainability at West End Gate

People, planet, prosperity

Sustainability is fundamental to Berkeley's 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 West End Gate.

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 West End Gate, we have created natural habitats that encourage wildlife to flourish. We are working with Ramboll, Barton Wilmore and Farrer Huxley to engage residents in the natural landscapes that we have created.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide 5 integrated recycling bins within kitchen units 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 between 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.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout West End Gate 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 as well as filters for nitrogen oxides (NOx) to improve indoor air quality.

Sustainable transport

We provide secure cycle parking and car charging points and a Santander cycle dock is also located near the development 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 Lee Baron and residents to ensure the development remains in pristine condition.

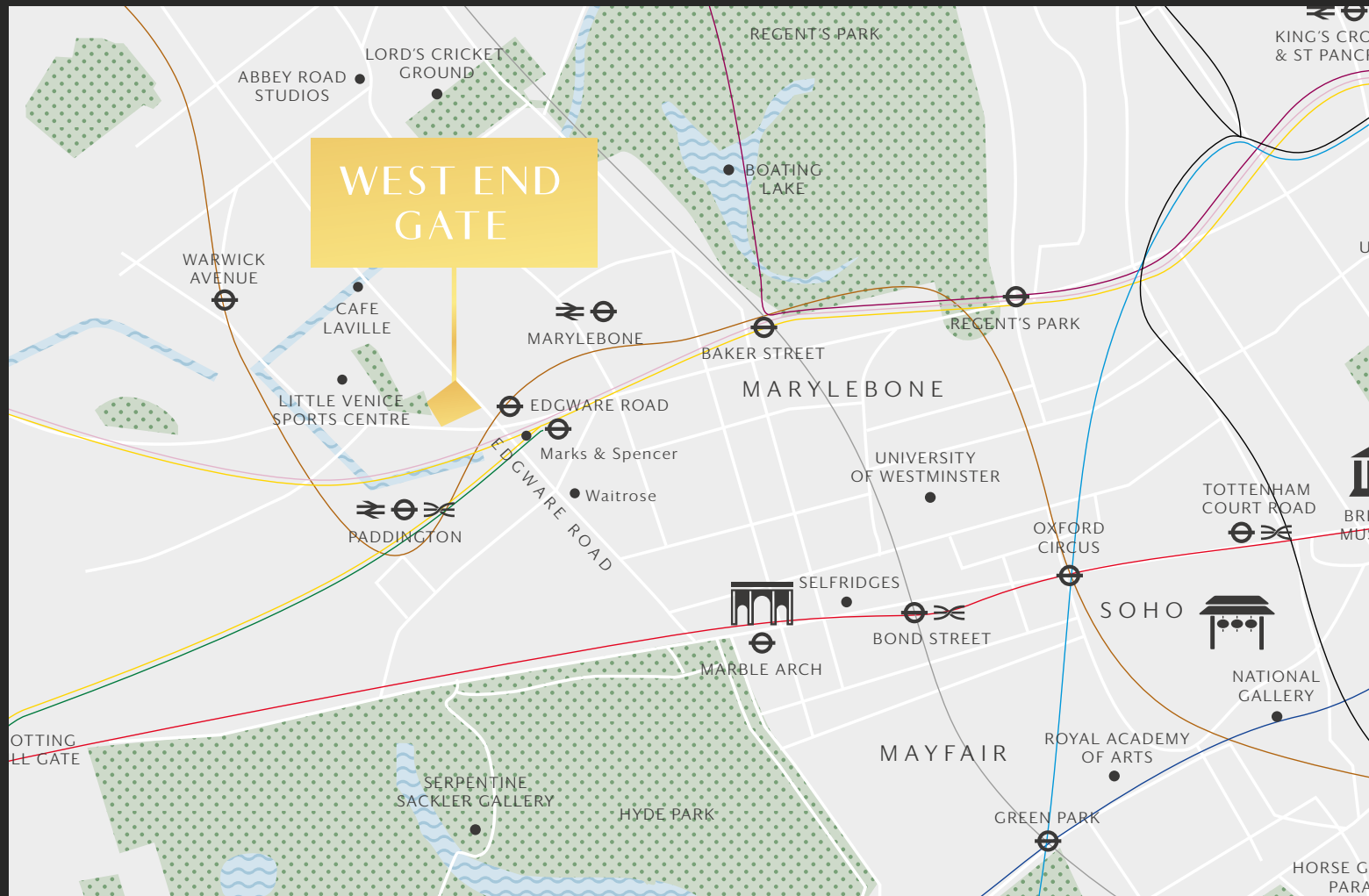
Future-proof design

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.



Proud to be a member of the Berkeley Group of Companies





Map is not to scale and shows approximate locations only.

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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 Berkeley's 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 Westmark is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. 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. Area measurements in this document are given as Gross Internal Area (CIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures. R137/CA23/0122



Berkeley
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