

GARRETT MANSIONS

WEST END GATE



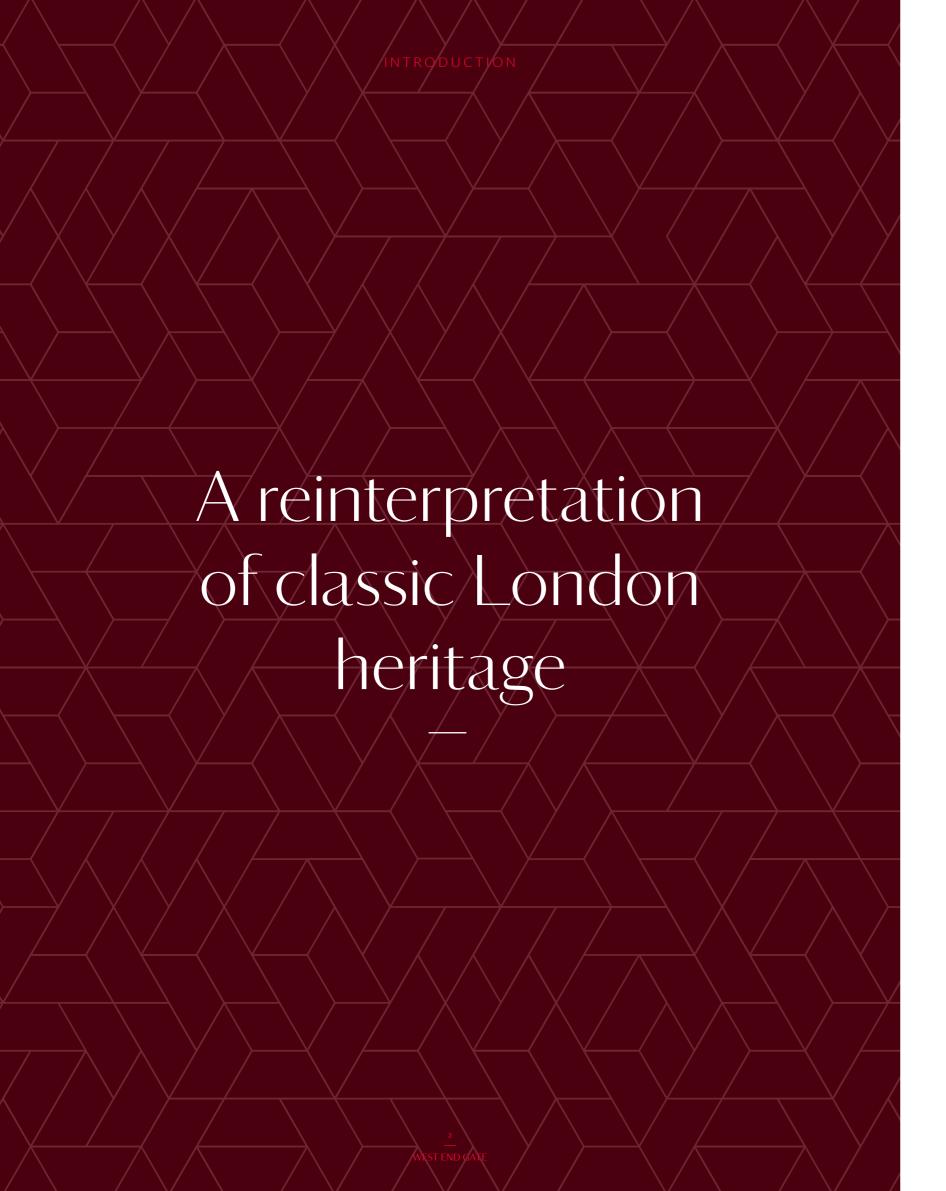
https://qinvestments.london/

The beautifully crafted, innovative architecture of Garrett Mansions captures the spirit and character of nearby period buildings, reinterpreting the values of mansion block living into homes designed for the 21st century.

Garrett Mansions is a contemporary interpretation of traditional metropolitan mansion block living. Designed with luxury, grandeur and quality of craft in mind, the mansion block is perfectly positioned around West End Gate's landscaped residents' gardens. In addition, residents will enjoy access to the West End Gate concierge, gym and swimming pool, located in Westmark.

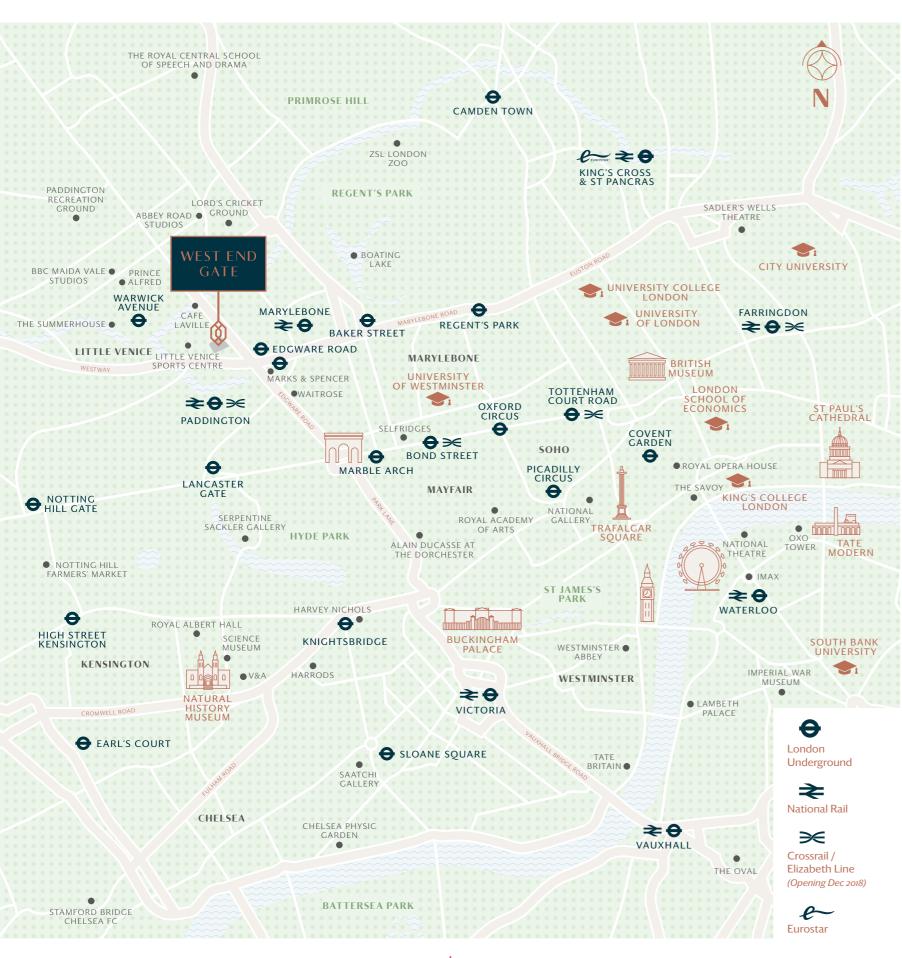
Here is a contemporary residence, with all the simple elegance and charm of classic London.







Perfectly positioned for the best of London











₹ | ∋

Road

Rail

E. D. 16: 4:	D	B 16:	D 10:
Edgware Road Station	Regent's Park Station	Bond Street	Bond Street
1 min	4 mins	14 mins	3 mins
_	_	_	_
Marylebone Station	Euston	Victoria & Albert Museum	Tottenham Court Road
9 mins	14 mins	14 mins	4 mins
_	_	_	_
Paddington Station	Selfridges	Buckingham Palace	Farringdon
11 mins	16 mins	15 mins	8 mins
_	_	_	_
Hyde Park	Waterloo	Harrods	Liverpool Street
15 mins	16 mins	15 mins	10 mins
_	_	_	_
Marble Arch	Hyde Park	Covent Garden	Heathrow Airport
15 mins	18 mins	16 mins	15 mins
_	_	_	_
Regent's Park	University of Westminster	Saatchi Gallery	Canary Wharf
16 mins	19 mins	17 mins	17 mins
_	_	_	_
Marylebone High Street	London School of Economics	King's Cross St Pancras	Old Street
19 mins	24 mins	20 mins	30 mins

Map is not to scale and shows approximate locations only. 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. Rail travel from Paddington Station. Crossrail times valid from December 2018. Computer-generated image, indicative only and subject to planning.

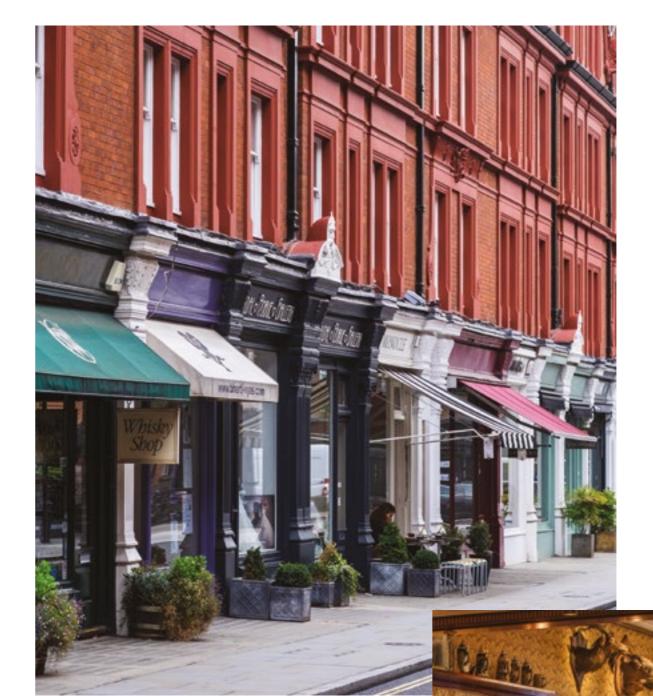




Welcome to the neighbourhood

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





- oı Café Laville, 453 Edgware Rd W2.
- o2 Chiltern Street W1.
- o3 The Serpentine Bridge, Kensington Cardens.
- o4 Fischer's, Marylebone High Street.









Computer-generated images, indicative only and subject to change.

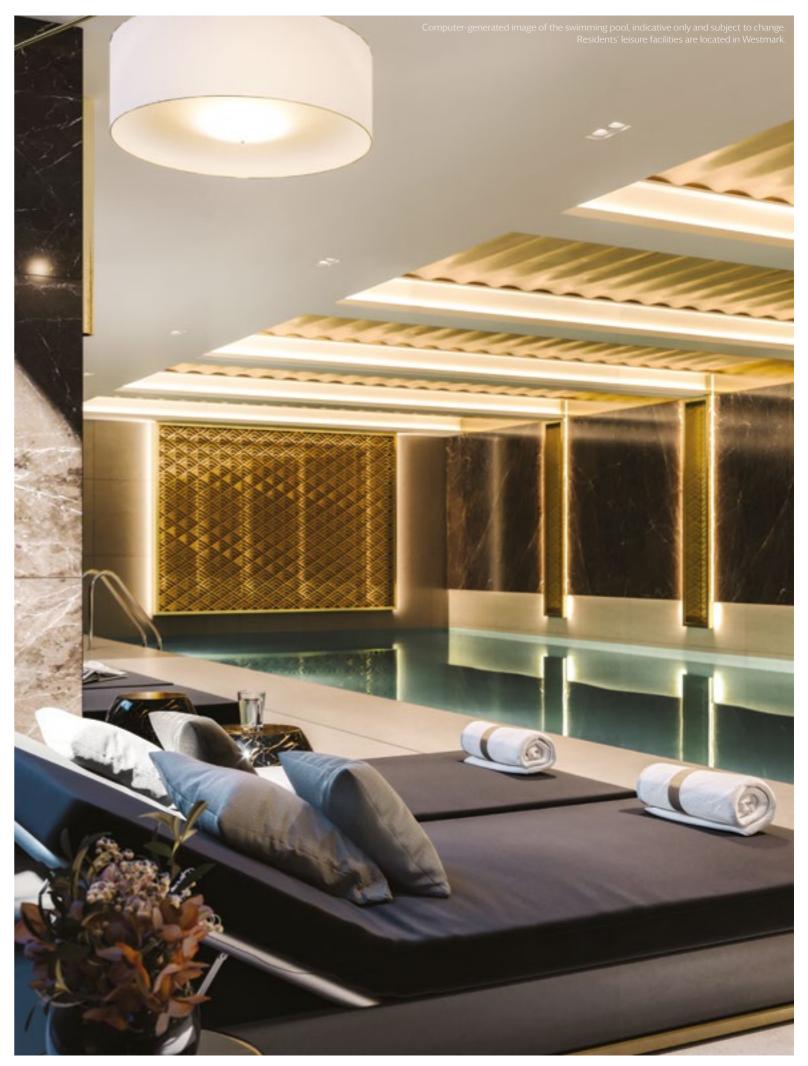
An oasis of urban calm

Escape the bustle of city life by retreating into your beautifully landscaped private garden. Framed by strands of greenery, a linear water feature flows through the square, tapering into a small cascade. Ornamental water lilies and thoughtful landscaping create a sense of refined simplicity.









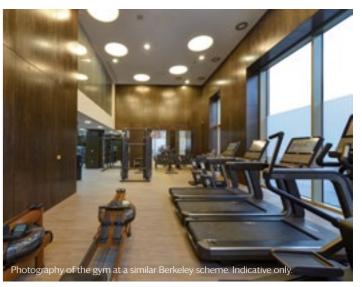


Computer-generated image, indicative only and subject to change. Residents' leisure facilities are located in Westmark.

Wellness & Relaxation

The state-of-the-art wellness suite provides the perfect place to unwind after a day's work.

You'll find an expansive swimming pool, a steam room, sauna and treatment suite offering a wealth of cutting-edge services for beauty and relaxation. The elegantly designed gym is made to fulfil every possible need, with personal trainers on hand to craft bespoke fitness programmes.





Photography of the changing room at a similar Berkeley scheme. Indicative only.

Entertainment & Fine Dining

Available to book at the concierge, the private dining room offers ample space to entertain guests. It features views across the landscaped garden, as well as a kitchen where you or your caterers can create a culinary masterpiece. Next door, the private cinema room has everything you need for a night of entertainment.

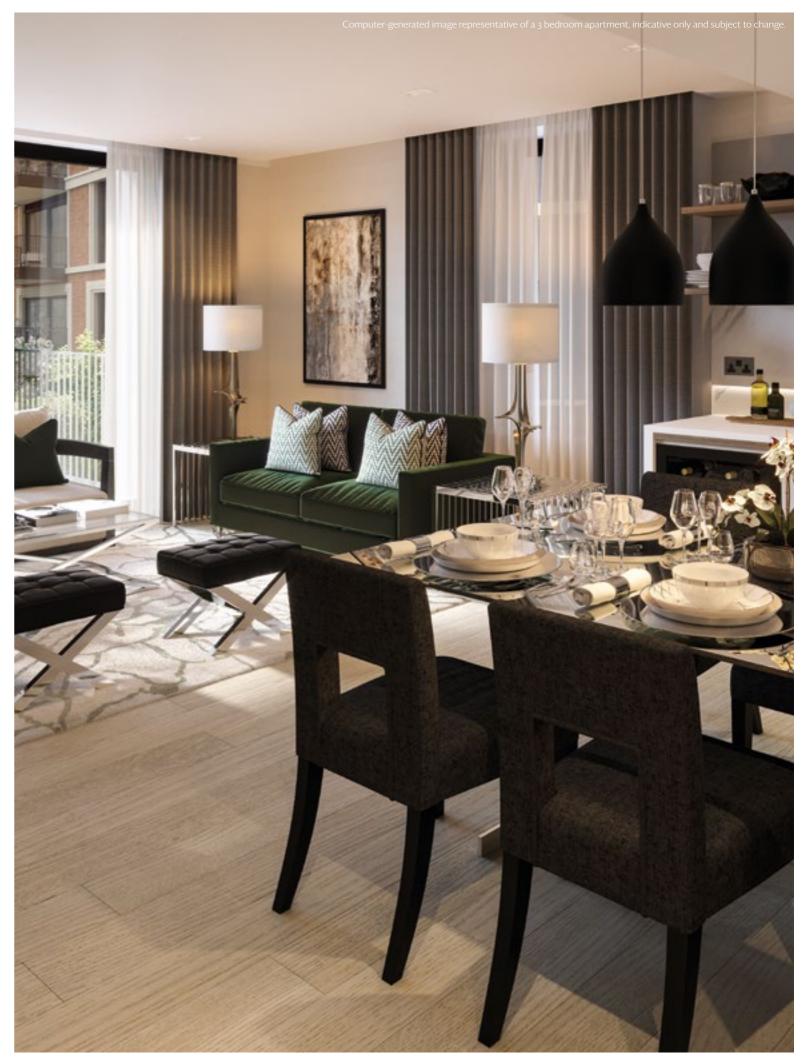






Computer-generated images, indicative only and subject to change.















Specification

Kitchen

Bespoke custom fitted cabinets

Composite stone work surfaces

Stone effect porcelain splash back

Under-mounted single or double bowl sink and worktop with carved drainer grooves

Single lever mixer tap with swivel spout

Engineered timber flooring to match living space

Pull-out pan and cutlery drawers to selected apartments in 2 and 3 bed units

Fully integrated appliances including a hob and a single oven with pyrolytic cleaning

Dishwasher, fridge freezer and washer dryer (washer dryer typically located in hallway cupboard)

Chilled wine/drinks cabinet to selected apartments

Bathrooms

White enamelled steel bath in en-suite; large walk-in shower in family bathroom

Frameless glass shower screens to both showers and baths with overhead showers

Overhead and hand-held shower in both bathrooms (some over bath)

Large format tiles to selected walls and all floors with feature walls to bath and shower zones

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

White ceramic wall mounted basin set into feature base

Chrome deck mounted basin mixer spout and controls

Thermostatically controlled mixer and 2 way control for en-suite shower and 3 way control for bath

Heated rail and clothes hooks in all bathrooms

Bespoke wall mounted mirrored vanity unit with shaver socket and integrated feature lighting

First fix plumbing for douche option in bathrooms

Sensor activated low level lighting

Underfloor heating to master bathroom

Electrical Fittings

Low energy, low maintenance lighting scheme using LED – dimmer switches to living rooms and bedrooms

Under cabinet lighting to kitchen

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

Wiring only for motorised blinds/blind boxes to the living room where indicated

Master switch to turn all lighting off in apartment

AV Telephone and Data

Media plate at all TV locations for satellite TV, digital TV, DAB and FM radio, telephone and data services for media connectivity

Wiring only for speaker system in living/dining/kitchen, master bedroom and bedroom 2 (locations identified) for installation of speakers by customer

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

Heating/Cooling

Independent thermostatically controlled comfort cooling and heating via fan cooling unit multi-room system in all living rooms and bedrooms

Whole house ventilation system incorporating heat recovery

Interior Finishes

Lacquered entrance door

Solid internal painted doors including hallway cupboards and to laundry cupboards off bathrooms/shower room

Fitted wardrobes to master bedrooms, internal fittings include a combination of rails, shelves, drawers and integrated lighting – door finish laquered or equal/mirror

Full height doors throughout

Engineered timber floor in reception room, hallway and kitchen

Carpet to bedroom floors

Balconies/Terraces

Metal railings or glass balconies to selected apartments

Decking and low level lighting to external balconies

Porcelain flooring and low level lighting to all inset balconies

Fire/Security

Video entry system viewed by individual apartment handset/screen

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

All apartments provided with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler system (where required by regulation)

Multi-point locking and spy hole to apartment entrance doors

Hardwired doorbell to all apartments

24-hour concierge service and CCTV

Peace of Mind

Spy hole to front door

Door bell

CCTV throughout scheme

999 year lease

All apartments benefit from a 10 year build warranty

Car Parking

A general right to park within the managed CCTV monitored parking area is available by separate negotiation

Lifts

Tiled floors, mirrors and panelling to match communal corridor finishes

Passenger lift(s) serve each core and all levels. Direct access to underground parking level

Interior Designed Entrance Lobby

Glass doors to main entrance

Reception desk (Concierge located in Westmark Tower)

Feature floor and wall finishes

Feature lighting

Communal letterbox facility to each entrance lobby

Parcel store at parcel desk

Lift Lobbies/Communal Hallways

Carpet floor finishes and wall covering to selected lift lobby walls, walls generally painted to podium and levels above

Tiled floors and painted walls to car park levels

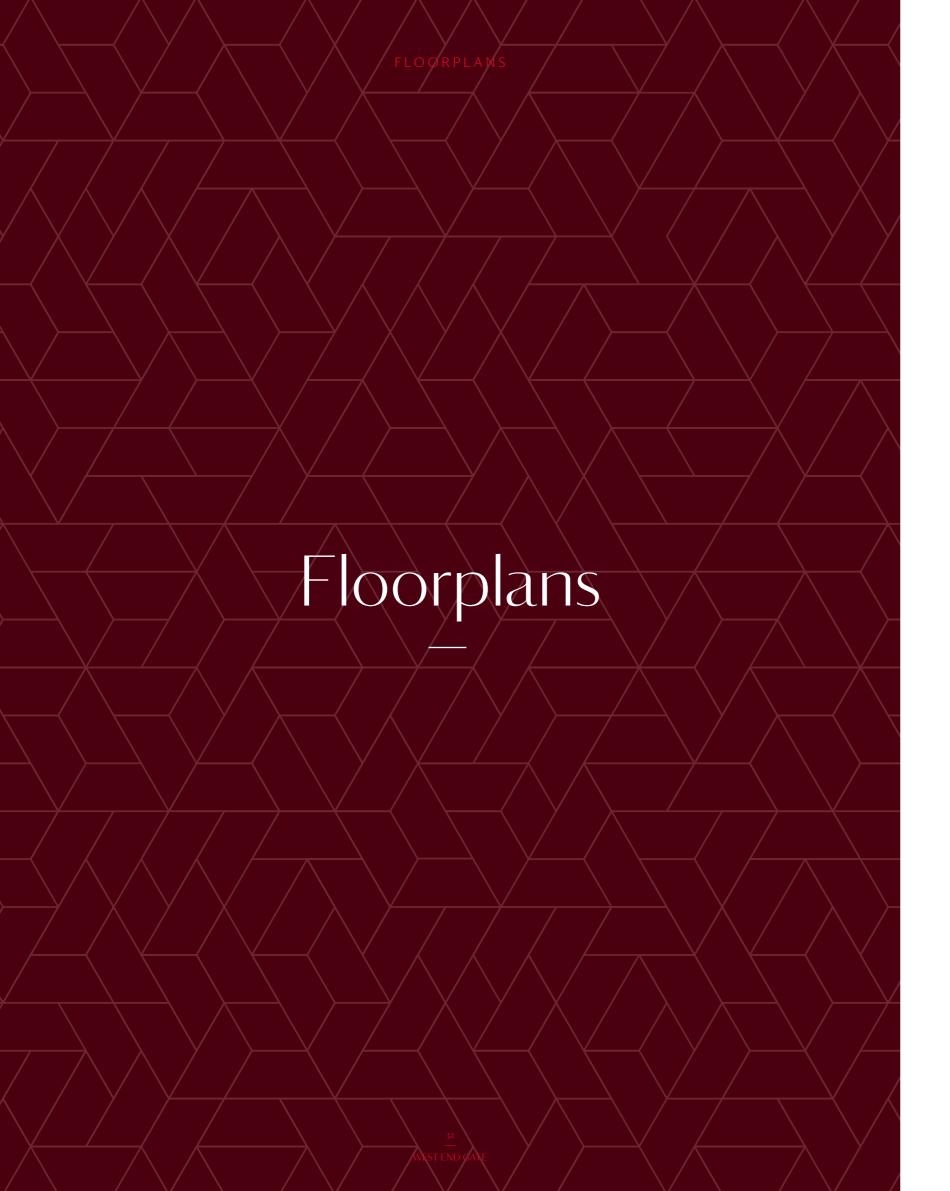
Residents Leisure Suite

Bespoke swimming pool

Sauna and steam room facilities

Gym facilities for personal training

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 Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



Apartment Locator

Туре	Apartment	Level	Total area (Sq m)	Total area (Sq ft)	Page
One B	edroom				
А	3.0.2	0	53.60	576.93	34
В	3.0.3	0	50.48	543.40	35
С	3.0.1*, 3.0.4	0	57.38	617.65	36
Е	3.5.2, 3.6.2, 3.7.2, 3.8.2	5-8	50.34	541.82	37
G	3.5.4, 3.6.4, 3.7.4, 3.8.4	5-8	50.92	548.15	38
I	3.5.7, 3.5.8*, 3.6.7, 3.6.8*, 3.7.7, 3.7.8*, 3.8.7, 3.8.8*	5-8	51.43	553.59	39
Two B	edrooms				
F	3.4.3, 3.5.3, 3.6.3, 3.7.3, 3.8.3	4-8	70.53	759.21	40
Н	3.6.6, 3.6.10*, 3.7.6, 3.7.10*, 3.8.6, 3.8.10*	6-8	78.03	839.96	41
J	3.5.9, 3.6.9, 3.7.9, 3.8.9	5-8	75.12	808.61	42
Ν	3.9.4, 3.10.4	9-10	71.49	769.50	43
0	3.9.5, 3.10.5	9-10	80.66	868.20	44
Р	3.9.6, 3.10.6	9-10	79.26	853.15	45
Q	3.9.7, 3.10.7	9-10	70.34	757.10	46
Three	Bedrooms				
D	3.4.5, 3.5.5, 3.6.5, 3.7.5, 3.8.5	4-8	94.71	1,019.42	47
R	3.5.1, 3.6.1, 3.71, 3.8.1	5-8	94.59	1,018.18	48
K	3.9.1, 3.10.1	9-10	95.96	1,032.90	49
L	3.9.2, 3.10.2	9-10	95.67	1,029.80	50
М	3.9.3, 3.10.3	9-10	104.12	1,120.70	51

^{*}Mirrored version of floorplan shown

One Bedroom Apartment Type A



Apartment	3.0.2		Key
Level	0		W Wardrobe
Living Room	5.30 x 3.90m	17'5" × 13'0"	C Cupboard U Utility
Kitchen	3.60 x 3.14m	11′10″ × 10′4″	- O Stilley
Bedroom	3.78 x 3.34m	12'5" × 11'0"	
Total Internal Area	53.60 m ²	576.93 ft ²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.

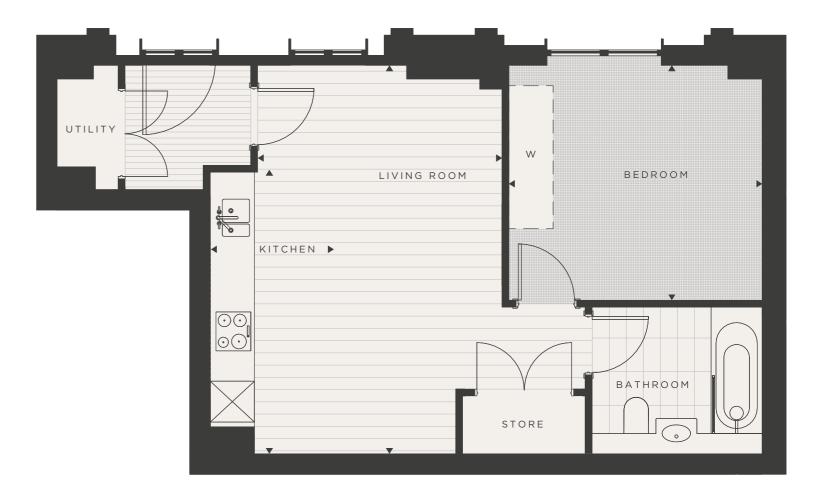
UTILITY LIVING ROOM BEDROOM KITCHEN

One Bedroom Apartment Type B



Apartment	3.0.3		Key
Level	0		W Wardrobe
Living Room	5.76 x 3.59m	18'11" x 11'9"	C Cupboard U Utility
Kitchen	4.14 x 1.79m	13'7" × 5'11"	- C Stillty
Bedroom	3.56 x 3.72m	11'8" x 12'2"	
Total Internal Area	50.48 m ²	543.40 ft ²	

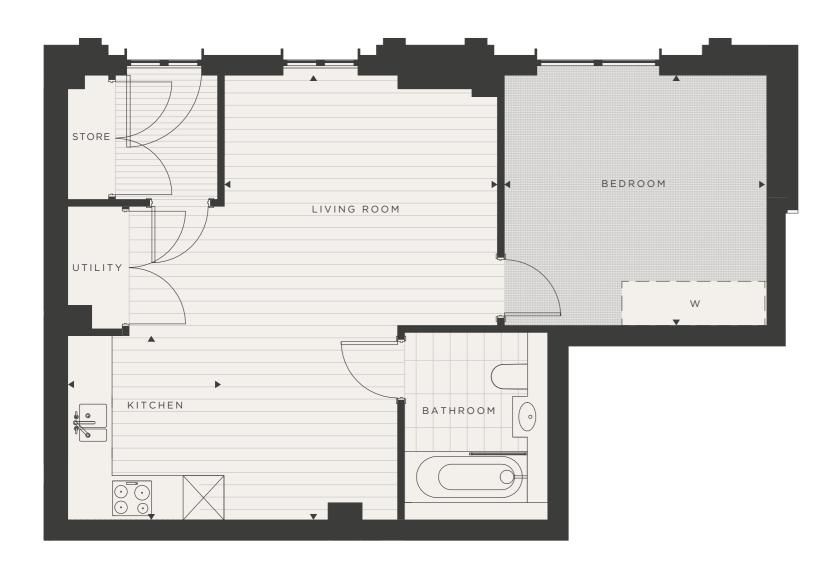
Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



One Bedroom Apartment Type C



3.0.1*, 3.0.4			Key
0			W Wardrobe
6.54 x 4.01m	21'6" x 13'2"		C Cupboard U Utility
2.70 x 2.25m	8'10" x 7'5"		* Mirrored
3.67 x 3.80m	12'1" x 12'6"		version of
57.38 m ²	617.65 ft ²		floorplan shown
	0 6.54 x 4.01m 2.70 x 2.25m 3.67 x 3.80m	0 6.54 x 4.01m 21'6" x 13'2" 2.70 x 2.25m 8'10" x 7'5" 3.67 x 3.80m 12'1" x 12'6"	0 6.54 × 4.01m 21'6" × 13'2" 2.70 × 2.25m 8'10" × 7'5" 3.67 × 3.80m 12'1" × 12'6"



One Bedroom Apartment



Apartment	3.5.2, 3.6.2, 3.7.2, 3.8.2		
Level	5, 6, 7 & 8		
Living Room	2.98 x 3.70m	9'9" x 12'2"	
Kitchen	2.53 x 2.68m	8'4" x 8'10"	
Bedroom	5.57 x 2.85m	18'3" x 9'4"	
Total Internal Area	50.34 m ²	541.82 ft ²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



One Bedroom Apartment Type G



Apartment	3.5.4, 3.6.4, 3.7.4, 3.8.4			Key
Level	5, 6, 7 & 8			W Wardrobe
Kitchen / Living Room	6.11 x 3.95m	20'1" x 13'0"		C Cupboard U Utility
Bedroom	3.95 x 2.94m	13'0" x 9'8"		O Othicy
Total Internal Area	50.92 m ²	548.15 ft ²		

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



One Bedroom Apartment



Apartment	3.5.7, 3.5.8*, 3.6.7, 3.6.8*,	3.7.7, 3.7.8*, 3.8.7, 3.8.8*	 Key
Level	5, 6, 7 & 8		W Wardrobe
Living Room	4.17 x 40.5m	13'8" x 13'3"	C Cupboard U Utility
Kitchen	2.53 x 2.84m	8'4" x 9'4"	* Mirrored
Bedroom	4.04 x 2.95m	13'3" x 9'8"	version of
Total Internal Area	51.43 m ²	553.59 ft ²	floor plan shown

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



Two Bedroom Apartment



Apartment	3.4.3, 3.5.3, 3.6.3, 3.7.3, 3	.8.3	Кеу
Level	4, 5, 6, 7 & 8		W Wardrob
Living Room	5.06 x 4.21m	16'7" x 13'10"	C Cupboar U Utility
Kitchen	3.65 x 1.65m	12'0" x 5'5"	
Bedroom 1	3.36 x 3.54m	11'1" × 11'7"	
Bedroom 2	3.66 x 3.26m	12'0" x 10'8"	
Total Internal Area	70.53 m ²	759.21 ft²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



Two Bedroom Apartment



Apartment	3.6.6, 3.6.10*, 3.7.6, 3.7.10	D*, 3.8.6, 3.8.10*	Key
Level	6, 7 & 8		W Wardrobe
Living Room	4.61 x 4.32m	15'2" x 14'2"	C Cupboard U Utility
Kitchen	1.94 x 3.44m	6'5" x 11'4"	* Mirrored
Bedroom 1	5.79 x 2.85m	19'0" x 9'4"	version of
Bedroom 2	4.49 x 2.96m	14'9" x 9'6"	floorplan shown
Total Internal Area	78.03 m ²	839.96 ft²	5110W11



Two Bedroom Apartment Type J



Apartment	3.5.9, 3.6.9, 3.7.9, 3.8.9		Key
Level	5, 6, 7 & 8		W Wardro
Kitchen / Living Room	6.25 x 4.09m	20'5" x 13'4"	C Cupbo U Utility
Bedroom 1	5.34 x 2.90m	17'7" × 9'6"	O Othicy
Bedroom 2	4.04 x 3.18m	13'3" × 10'5"	
Total Internal Area	75.12 m²	808.61 ft ²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.

EN SUITE SHOWER ROOM UTILITY KITCHEN / LIVING ROOM BEDROOM 2 BEDROOM 1 BALCONY

Two Bedroom Apartment



Apartment	3.9.4, 3.10.4		 Key
Level	9 & 10		W Wardrobe
Kitchen / Living Room	6.71 x 3.28m	22'0" × 10'7"	C Cupboard U Utility
Bedroom 1	5.29 x 2.75m	17'3" x 9'0"	Othicy
Bedroom 2	3.15 x 3.51m	10'3" x 11'5"	
Total Internal Area	71.49 m ²	769.50 ft²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



Subject to planning and change.

Two Bedroom Apartment Type O



Apartment	3.9.5, 3.10.5			Key
Level	9 & 10			W Wardrobe
Kitchen / Living Room	3.83 x 4.91m	12'5" x 16'1"	L.L. L.Heiliev	C Cupboard
Bedroom 1	4.70 x 3.00m	15'4" x 9'8"		Ottility
Bedroom 2	3.06x 4.02m	10'0" x 13'2"		
Total Internal Area	80.66 m ²	868.20 ft ²		

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.

KITCHEN / LIVING ROOM STORE BEDROOM 2 BEDROOM 1 BALCONY

Two Bedroom Apartment



Apartment	3.9.6, 3.10.6		Key
Level	9 & 10		W Wardrobe
Kitchen / Living Room	3.87 x 5.00m	12'7" x 16'4"	C Cupboard U Utility
Bedroom 1	3.40 x 3.15m	11'1" × 10'3"	O Othicy
Bedroom 2	2.40 x 4.63m	7'8" x 15'2"	
Total Internal Area	79.26 m ²	853.15 ft²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



Subject to planning and change. Subject to planning and change.

Two Bedroom Apartment Type Q



Apartment	3.9.7, 3.10.7			Key
Level	9 & 10			W Wardrobe
Kitchen / Living Room	6.50 x 3.23m	21'3" x 10'6"	C Cupb	C Cupboard
Bedroom 1	5.24 x 2.75m	17'2" × 9'0"		O Othicy
Bedroom 2	3.18 x 3.47m	10'4" x 11'4"	_	
Total Internal Area	70.34 m ²	757.10 ft ²		

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plant.



Subject to planning and change.

WEST END GATE

Three Bedroom Apartment Type D



Apartment	3.4.5, 3.5.5, 3.6.5, 3.7.5, 3	3.8.5	 Key
Level	4, 5, 6, 7 & 8		W Wardrob
Living Room	3.74 x 4.31m	12'3" x 14'2"	C Cupboai
Kitchen	3.17 x 3.61m	10′5″ x 11′10″	U Utility
Bedroom 1	5.11 x 3.01m	16'9" x 9'11"	
Bedroom 2	3.86 x 3.09m	12'8" x 10'2"	
Bedroom 3	3.49 x 3.50m	11′5" x 11′6"	
Total Internal Area	94.71 m ²	1,019.42 ft ²	



Three Bedroom Apartment Type R



Apartment	3.5.1, 3.6.1, 3.7.1, 3.8.1		
Level	5, 6, 7 & 8		
Living Room	3.74 x 4.31m	12'3" x 14'2"	
Kitchen	3.17 x 3.61m	10'5" x 11'10"	
Bedroom 1	5.11 x 3.01m	16'9" x 9'11"	
Bedroom 2	3.86 x 3.09m	12'8" x 10'2"	
Bedroom 3	3.49 x 3.50m	11′5″ x 11′6″	
Total Internal Area	94.59 m²	1,018.18 ft²	



Subject to planning and change.

Three Bedroom Apartment Type K



Apartment	3.9.1, 3.10.1		Key
Level	9 & 10		W Wardrobe
Kitchen / Living Room	6.51 x 4.70m	21'3" x 15'4"	C Cupboard U Utility
Bedroom 1	2.85 x4.68m	9'3" x 15'3"	- O Clinty
Bedroom 2	3.51 x 3.38m	11'5" x 11'0"	
Bedroom 3	3.32 x 3.60m	10'9" x 11'8"	
Total Internal Area	95.96 m ²	1,032.90 ft ²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



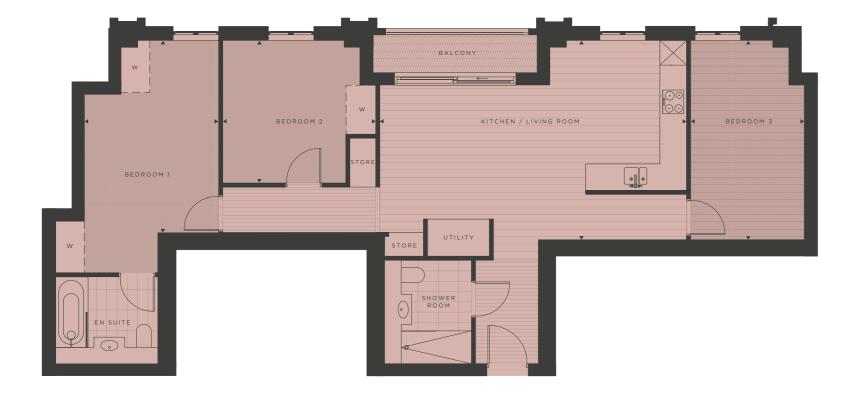
Subject to planning and change.

Three Bedroom Apartment



Apartment 3.9.2, 3.10.2 Key Level 9 & 10 Kitchen / Living Room 7.45 x 4.84m 24'4" x 15'8" Bedroom 1 3.24x 5.64m 10'6" x 18'5" Bedroom 2 3.46 x 3.71m 11'3" x 12'1" Bedroom 3 4.84 x 2.75m 15'8" x 9'0"				
Kitchen / Living Room 7.45 x 4.84m 24'4" x 15'8" Bedroom 1 3.24x 5.64m 10'6" x 18'5" Bedroom 2 3.46 x 3.71m 11'3" x 12'1"	Apartment	3.9.2, 3.10.2		 Key
Bedroom 1 3.24x 5.64m 10'6" x 18'5" Bedroom 2 3.46 x 3.71m 11'3" x 12'1"	Level	9 & 10		
Bedroom 1 3.24x 5.64m 10'6" x 18'5" Bedroom 2 3.46 x 3.71m 11'3" x 12'1"	Kitchen / Living Room	7.45 x 4.84m	24'4" x 15'8"	· ·
	Bedroom 1	3.24x 5.64m	10'6" x 18'5"	O Othicy
Bedroom 3 4.84 x 2.75m 15'8" x 9'0"	Bedroom 2	3.46 x 3.71m	11'3" × 12'1"	
	Bedroom 3	4.84 x 2.75m	15'8" x 9'0"	
Total Internal Area 95.67 m ² 1,029.80 ft ²	Total Internal Area	95.67 m²	1,029.80 ft²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



Three Bedroom Apartment Type M



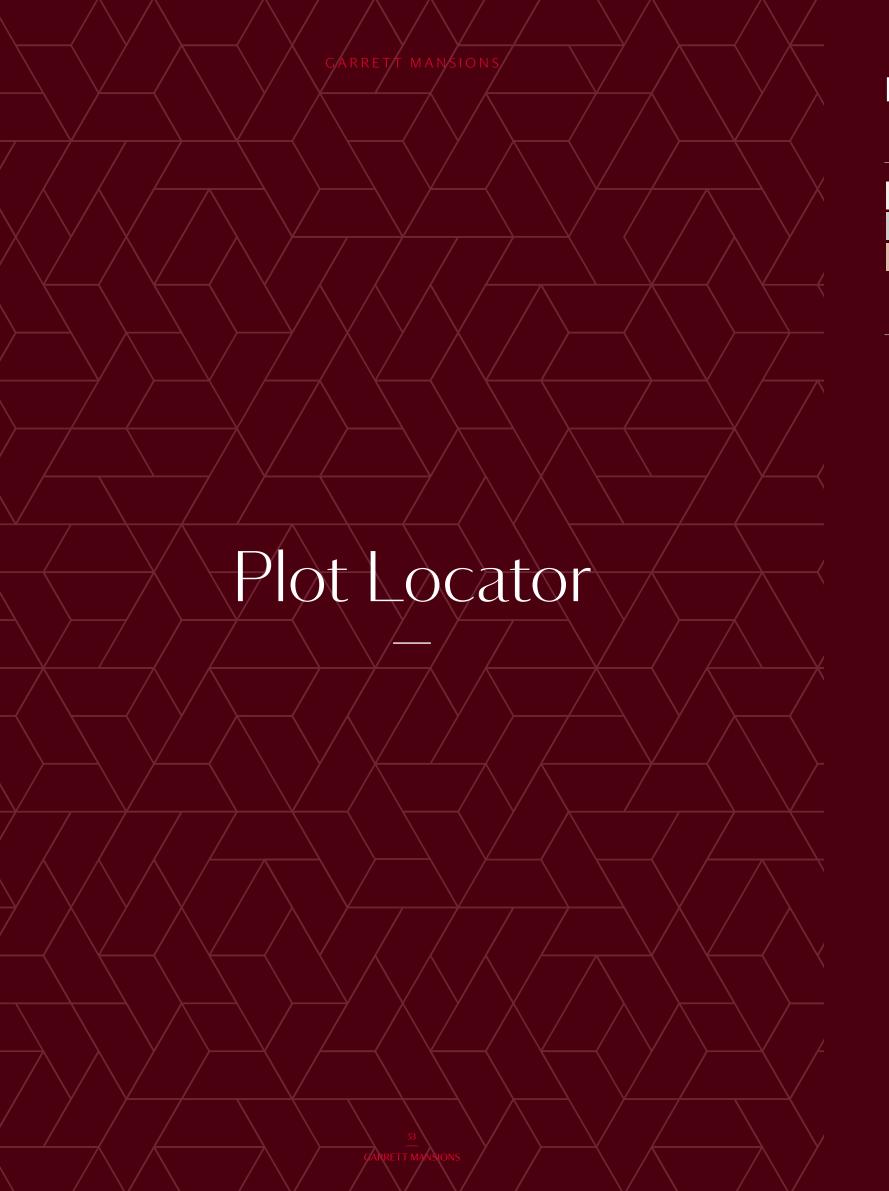
Apartment	3.9.3, 3.10.3		Key
Level	9 & 10		W Wardrobe
Kitchen / Living Room	4.68 x 6.71m	15'3" x 22'0"	C Cupboard U Utility
Bedroom 1	7.84 x 3.09m	25'7" x 10'0"	
Bedroom 2	3.38 x 3.65m	11'0" × 12'0"	
Bedroom 3	3.64 x 3.48m	12'0" x 11'4"	
Total Internal Area	104.12 m ²	1,120.70 ft ²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



Subject to planning and change. Subject to planning and change.

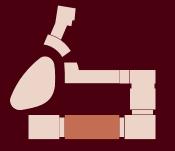




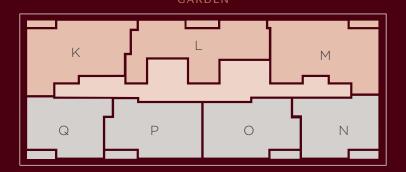
Plot Locator







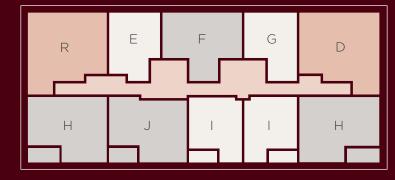
LEVELS 9-10



EDCWARE BOAD

GARDE

LEVELS 4-8



EDGWARE ROAD

GARDE

GROUND FLOOR

EDGWARE ROAD



Map is not to scale and shows approximate locations only.