

# THE LUXE EDITION

KING'S ROAD PARK

KING'S ROAD PARK

# "THIS IS THE ONE"

Welcome to King's Road Park, an exceptional residential destination brought to life by Berkeley. Created through a landmark collaboration between Foster + Partners, MAWD | March and White Design, and Gillespies, King's Road Park sets a new benchmark for contemporary living in London.

At the heart of the development stands One King's Road Park, featuring two elegantly sculpted towers rising 28 and 38 storeys, complemented by a seven-storey podium crowned with beautifully landscaped gardens. Within this setting, the Luxe Edition represents the most refined expression of the address, reserved for those seeking a home of rare distinction.

Surrounded by a tranquil, water-inspired landscape, the architecture is paired with refined contemporary interiors. A carefully curated collection of studio, one, two, three and four-bedroom residences has been thoughtfully designed with precision and restraint, combining architectural clarity with finely crafted living spaces.

Ideally located in Zone 2, just moments from the iconic King's Road, residents benefit from an exceptional range of private amenities and the prestige of one of London's most sought-after neighbourhoods.

**Quite simply, this is the one.**




Computer generated image is indicative only.

# ONE ROAD.

# ONE LEGACY.

Computer generated image is indicative only.



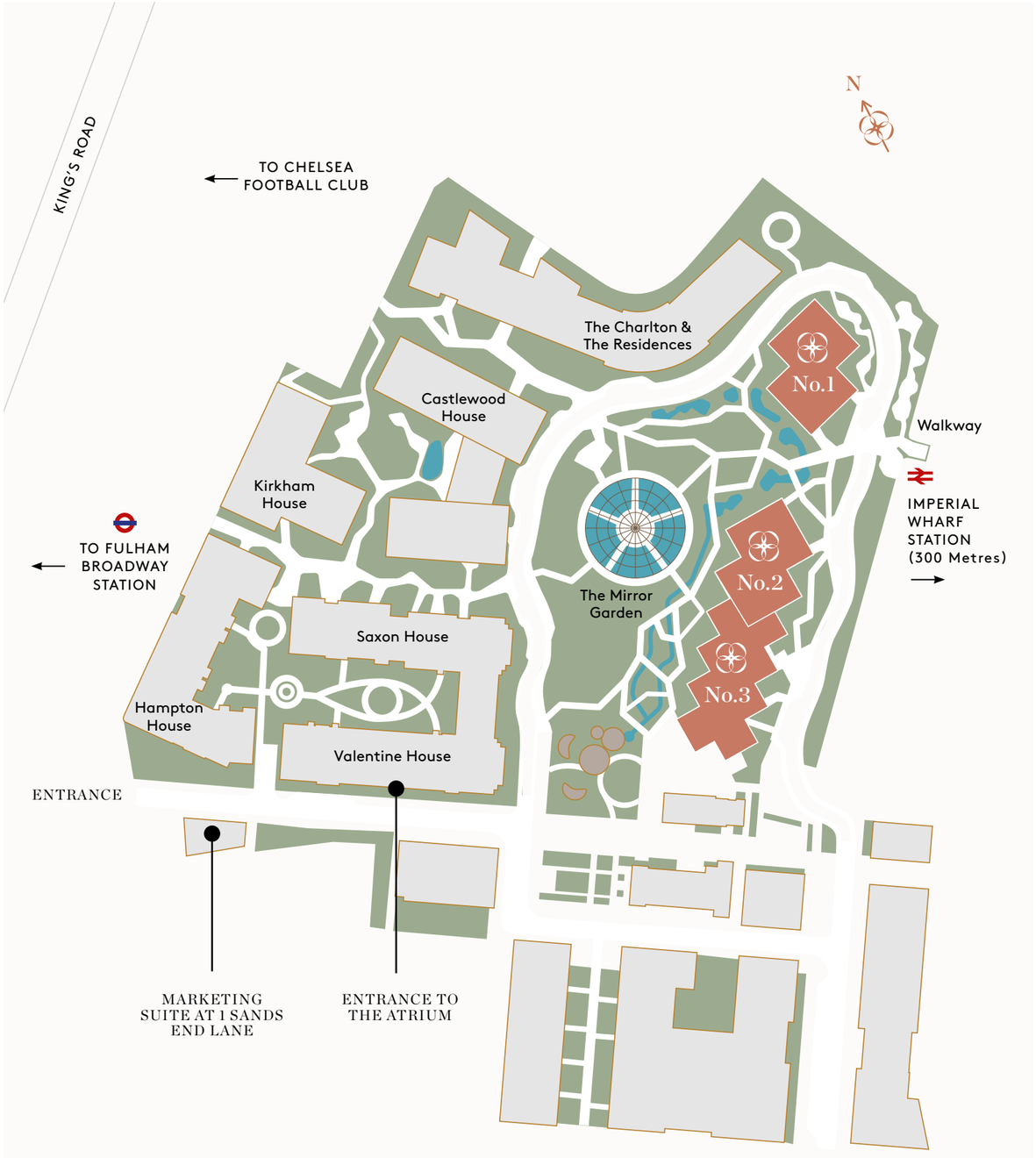
Computer generated image is indicative only.

# THIS IS LANDMARK LIVING

Set within a generous, lush landscape, moments from the iconic King's Road, One King's Road Park offers a rare sense of openness and calm at the heart of the city. A residents' club rises above the skyline, complemented by welcoming arrival spaces, set within landscaped grounds. This is One King's Road Park – a new chapter in a story shaped by royals, rebels and romance.

## Foster + Partners

At One King's Road Park, Foster + Partners brings its world-renowned approach to parkside living, shaping architecture that responds sensitively to its landscape and sits with quiet confidence within its setting. As a global studio for architecture, urbanism and design, the practice has established an international reputation through landmark projects, including The Gherkin in London and Apple Park in California, defined by clarity of form, innovation and enduring quality.




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.

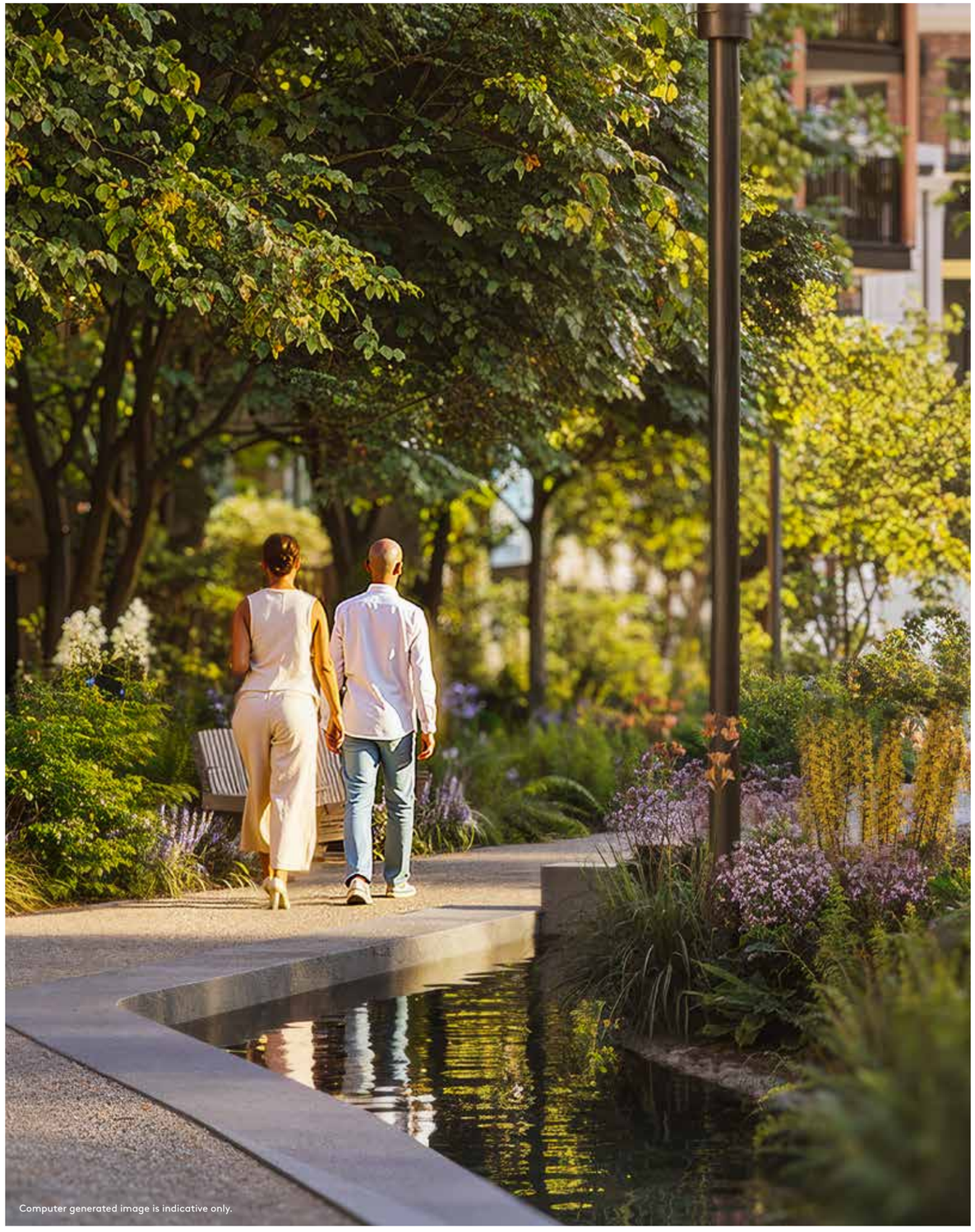
# PINNACLE IN THE PARK

One King's Road Park occupies a prominent position within the central park. Flowing water moves through the gardens, introducing rhythm, reflection and a sense of ease. At its heart stands the Grade II* Listed gasholder, the world's oldest surviving example, originally built in 1829 and thoughtfully reimagined as a contemporary water feature and defining focal point.

The park provides a setting to relax, pause and enjoy the gentle cadence of everyday life.




Computer generated image is indicative only.



Computer generated image is indicative only.

# NATURE THOUGHTFULLY COMPOSED



At King's Road Park, the landscape is not an afterthought but the organising principle. A six-acre park unfolds across the development, shaped around the Grade II* Listed gasholder, now reimagined as a historic focal point. Lawns, water features, meandering paths and play spaces are carefully arranged to encourage movement, pause and enjoy everyday moments of connection with nature.

## Gillespies

Designed by award-winning Gillespies, the landscape at King's Road Park brings clarity, calm and balance throughout the development. Water is thoughtfully woven through the gardens, guiding movement, softening spaces and creating moments of reflection at every turn. Layered planting, generous pathways and carefully framed views come together to form a setting that feels both timeless and restorative, a rare sense of nature woven seamlessly into city life.



Computer generated image is indicative only.



THE MIRROR GARDEN

The Mirror Garden reveals the reimagined Grade II* Listed gasholder, offering a setting to pause, reflect and savour everyday moments of connection with nature.

Computer generated and lifestyle images are indicative only.



LANDSCAPED GARDENS



Lifestyle imagery is indicative only.

# THE KING'S ROAD

## STEP INTO A STORY OF HISTORY, CULTURE AND GLAMOUR

Once the preserve of royalty, the King's Road later became a place shaped by influential figures in music and fashion. Today, it is defined by a more measured sense of pleasure, a destination of style, character and confidence. Here lies the opportunity to become part of its continuing story.




KING'S ROAD

Lifestyle imagery is indicative only.



KING CHARLES II

# THE ROAD BORN FROM ROYALTY




The King's Road holds a singular place in London's cultural life. Once a private route reserved for King Charles II, access was granted by royal tokens issued as coins, required to travel along the King's Private Road. It later became a public thoroughfare and, over time, a stage for ideas, movements and creative expression that travelled far beyond the capital.

By the early 20th century, innovation was already taking shape nearby. In 1913, Bamford & Martin Ltd was founded just off Fulham Road, producing its first Aston Martin two years later, an early signal of the area's enduring association with design, craft and ambition.

The decades that followed secured the King's Road's global reputation. From the 1960s onwards, it became an epicentre of modern fashion and music, where designers, artists and musicians gathered and ideas took form. Mary Quant transformed how women dressed, while The Beatles, The Rolling Stones, Jimi Hendrix and Led Zeppelin were familiar faces along this legendary road.

In the 1970s, Vivienne Westwood and Malcolm McLaren once again reshaped the cultural conversation, with punk fashion and music emerging here and resonating far beyond London.

Today, the King's Road continues to evolve without losing its edge. Its past remains visible in the architecture, institutions and stories embedded along its length, while its present is defined by thoughtful shopping, dining and culture.




Lifestyle imagery is indicative only.

# WHATEVER YOUR HEART DESIRES

Along the King's Road, one of London's most enduring streets, everyday life unfolds through elegant storefronts that invite you to browse, linger and indulge. Nearby Sloane Street is home to some of the world's most established fashion houses, including Gucci, Dior and Chanel. A little further, the hallowed halls of Harrods and Harvey Nichols beckon, offering a considered mix of fashion, beauty and dining. From familiar pleasures to internationally recognised names, this is London shopping at its most exquisite.





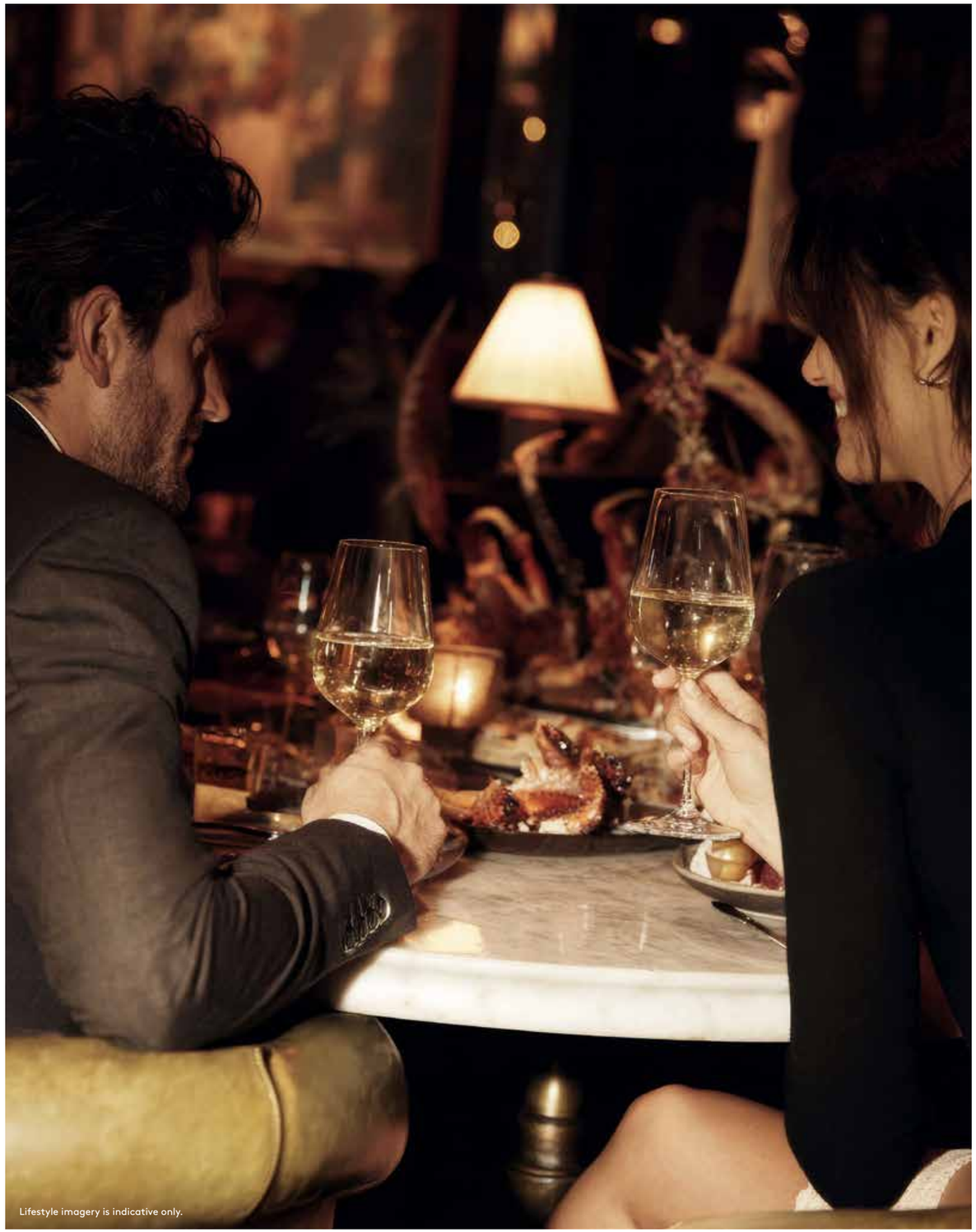
Step out onto the iconic King's Road, where an eclectic mix of fashion, interiors and design awaits. Head to RIXO for vintage-inspired fashion with Little Lines cocktail bar in-store, timeless craftsmanship at Designers Guild and distinctive jewellery at Anoushka, all just moments from home. From independent boutiques to carefully curated luxury, this celebrated stretch of Chelsea places the very best of London style right on your doorstep.

Lifestyle images are indicative only.




HARRODS

Lifestyle imagery is indicative only.



Lifestyle imagery is indicative only.

# WINE
# DINE
# RECLINE

From the gentle refinement of Medlar to the Michelin-starred finesse of Elystan Street, the King's Road offers a dining scene rich in variety and character. Neighbourhood favourites sit alongside contemporary restaurants, relaxed cafés and intimate bars, creating a lively rhythm that carries easily from morning to night.

Start the day with coffee and pastries at Birley Bakery or Cafe Linea. Settle into long lunches at Josephine Bistro, Bottarga or the locally loved Bluebird Chelsea. At Albert's and Fantômas, you'll find good food, good company and unhurried nights. Dining out, as it should be.





For memorable dining moments close to home, the King's Road offers an irresistible mix of favourites. From Albert's to the Michelin-starred Harwood Arms just moments away in Fulham Broadway, each restaurant invites you to linger, indulge and enjoy. And when the mood takes you further afield, Knightsbridge adds yet more culinary flair to explore.

Lifestyle images are indicative only.



Lifestyle imagery is indicative only.

# THE STAGE IS SET

Here, culture is not an occasion, but a way of life. King's Road Park sits within effortless reach of London's most celebrated galleries, concert halls and performance spaces, setting the scene for a life enriched by the arts.




THE SAATCHI GALLERY

Lifestyle images are indicative only.



The Saatchi Gallery, Victoria and Albert Museum, Royal Albert Hall and Tate Britain are all within easy reach. Just a short stroll along the King's Road, Cadogan Hall presents a celebrated programme of classical concerts and performances, while the Rex Rooms serve up surrealist nocturnal diversions of the highest order. Nearby, the Royal Court Theatre continues its long-standing tradition of championing new writing and contemporary performance.



Lifestyle imagery is indicative only.

# FIND YOURSELF OUTSIDE

Your local English village green is just a short wander away. Once the country retreat of wealthy Londoners seeking respite from the busy city, Parsons Green is now a sophisticated, affluent community with a distinctly laid-back atmosphere.



BATTERSEA PARK



Residents enjoy privileged proximity to some of the city's most beautiful green spaces, many within easy walking distance. The Hurlingham Club lends a note of riverside elegance, while Hyde Park, Kensington Gardens and Battersea Park invite long walks and unhurried afternoons outdoors. Closer to home, Eel Brook Common and Parsons Green offer relaxed settings for picnics, dog walks and tennis.

Lifestyle images are indicative only.




CHELSEA FOOTBALL CLUB




DUKE OF YORK SQUARE

Close by, Chelsea Football Club adds another dimension to the area's identity. One of the Premier League's most established teams, it is recognised worldwide for its international outlook and distinctive style of play. Match days at Stamford Bridge bring a sense of occasion to the neighbourhood, while beyond the fixtures, the club remains a defining part of local life and heritage.

Just off the King's Road, Duke of York Square can be found. Once a historic military site, it is now a well-established destination for boutique shopping, cafés and restaurants, centred around an open public square. At weekends, a popular artisan market brings together local producers, fresh food and flowers, creating a place that feels lively yet familiar.

Lifestyle images are indicative only.

## SHOP, DINE & DISCOVER

Since the 1960s, the King's Road has defined cutting-edge London living – where fashion, flavour, and flair meet in effortless style. Today, you'll find everything your heart could desire, from world-class fashion and dining, to picture-perfect parks and active outdoors, all on your doorstep.

### SHOPPING

| | KM |
|---|---|
| 508 GALLERY | 0.7 |
| DESIGNERS GUILD | 1.7 |
| ANTHROPOLOGIE | 2.2 |
| COLE & SON | 2.3 |
| RIXO | 2.6 |
| BIMBA Y LOLA | 2.6 |
| ALO | 2.9 |
| ANOUSHKA | 2.9 |
| AESOP | 2.9 |
| ALICE + OLIVIA | 2.9 |
| PETER JONES & PARTNERS | 2.9 |
| ANINE BING | 3.0 |
| HARRODS | 3.6 |
| CHANEL | 3.7 |
| GUCCI | 3.8 |
| HARVEY NICHOLS | 3.8 |
| DIOR | 3.9 |

### BARS & RESTAURANTS

| | KM |
|---|---|
| THE HARWOOD ARMS | 1.2 |
| MEDLAR | 1.2 |
| THE REX ROOMS | 1.2 |
| ALBERT'S | 1.4 |
| BLUEBIRD CHELSEA | 1.5 |
| BOTTARGA | 1.6 |
| JOSEPHINE BISTRO | 1.6 |
| FANTÔMAS | 1.7 |
| BIRLEY BAKERY | 2.5 |
| LITTLE LINES | 2.6 |
| ELYSTAN STREET | 2.7 |
| CAFE LINEA | 2.9 |
| 11 CADOGAN GARDENS | 3.1 |

### ART & CULTURE

| | KM |
|---|---|
| GLEBE PLACE ARTIST'S STUDIOS | 1.9 |
| MARY QUANT'S BAZAAR | 2.4 |
| THE SAATCHI GALLERY | 2.8 |
| JOHN SANDOE BOOKS | 2.8 |
| ROYAL COURT THEATRE (SLOANE SQUARE) | 3.1 |
| CADOGAN HALL | 3.1 |
| VICTORIA & ALBERT MUSEUM (V&A) | 3.1 |
| ROYAL ALBERT HALL | 3.5 |
| TATE BRITAIN | 5.1 |

### PARKS & OUTDOOR

| | KM |
|---|---|
| EEL BROOK COMMON | 0.35 |
| CHELSEA FOOTBALL CLUB – STAMFORD BRIDGE | 0.85 |
| PARSONS GREEN | 1.0 |
| THE HURLINGHAM CLUB | 2.0 |
| BATTERSEA PARK | 2.3 |
| CHELSEA PHYSIC GARDEN | 2.4 |
| DUKE OF YORK SQUARE | 2.9 |
| FULHAM FOOTBALL CLUB – CRAVEN COTTAGE | 2.9 |
| SLOANE SQUARE | 3.1 |
| KENSINGTON GARDENS | 3.5 |
| HYDE PARK | 3.9 |

Journey distances taken from Google maps.

# EMBRACE THE LONDON LIFESTYLE

London stands at the centre of the world. A global financial and business capital, it is also a cultural powerhouse, celebrated for its museums, theatres, music and art. More than 300 languages shape one of the world's most diverse cities, while institutions such as Imperial College London and UCL drive innovation alongside a thriving tech scene. From Tower Bridge to Buckingham Palace, historic landmarks sit seamlessly beside bold contemporary architecture.

Lifestyle imagery is indicative only.

PAGES 48 - 49

N

NOTTING HILL

NOTTING HILL GATE

BAYSWATER RD

A402

OXFORD ST

BOND STREET

REGENT ST

PICCADILLY CIRCUS

COVENT GARDEN

COVENT GARDEN

MAYFAIR

HYDE PARK

PALL MALL

THE MALL

GREEN PARK

WATERLOO

A302

HIGH STREET KENSINGTON

HOLLAND RD

HAMMERSMITH RD

KENSINGTON RD

A315

KNIGHTSBRIDGE

KENSINGTON

A4

KNIGHTSBRIDGE

WEST KENSINGTON

CROMWELL RD

A4

GLOUCESTER ROAD

VICTORIA

WESTMINSTER

A308

SLOANE STREET

EARL'S COURT

A3220

CHELSEA

DUKE OF YORK SQUARE

CHELSEA BRIDGE RD

SAATCHI GALLERY

RANLEIGH GARDENS

A202

Heathrow Airport

A3218

WEST BROMPTON

FULHAM RD

KING'S ROAD

VAUXHALL

LILLIE RD

River Thames

OVAL

CHELSEA F.C.

BATTERSEA POWER STATION

BATTERSEA POWER STATION

FULHAM BROADWAY

CHELSEA HARBOUR

BATTERSEA BRIDGE RD

BATTERSEA PARK

FULHAM

EEL BROOK COMMON

BATTERSEA PARK

BATTERSEA PARK RD

A3036

CLAPHAM RD

PARSONS GREEN

KING'S ROAD

QUEENSTOWN ROAD

IMPERIAL WHARF

WANDSWORTH RD

STOCKWELL

IMPERIAL PARK

SOUTH PARK

PUTNEY BRIDGE

HURLINGHAM CLUB

WANDSWORTH ROAD

PUTNEY BRIDGE

CLAPHAM JUNCTION

LAVENDER HILL

CLAPHAM NORTH

*0.65 km*

FULHAM BROADWAY

DISTRICT LINE

*0.3 km*

IMPERIAL WHARF

OVERGROUND

*0.8 km*

CHELSEA HARBOUR PIER

THAMES CLIPPER BOAT

ONE KING'S ROAD PARK

LONDON SW6

Map is not to scale and shows approximate locations only. Distances taken from Google Maps.



Lifestyle imagery is indicative only.



Computer generated image is indicative only.

## GOING PLACES

Whether traversing the city for business or leisure, you're well connected by anyone's measure. Set within Zone 2, and ideally positioned for onward rail travel throughout the UK or flights overseas, connectivity here is effortless.

### RAIL LINKS FROM IMPERIAL WHARF

*0.3 km*

| | STOPS |
|---|---|
| CLAPHAM JUNCTION | 1 |
| GATWICK AIRPORT (VIA CLAPHAM JUNCTION) | 2 |
| SHEPHERD'S BUSH (WESTFIELD SHOPPING CENTRE) | 3 |
| WILLESDEN JUNCTION | 4 |
| EUSTON | 9 |

### UNDERGROUND FROM FULHAM BROADWAY

*0.65 km*

| | STOPS |
|---|---|
| EARL'S COURT | 2 |
| KENSINGTON | 2 |
| SLOANE SQUARE | 4 |
| VICTORIA | 6 |
| PADDINGTON | 6 |
| WATERLOO | 9 |
| KING'S CROSS | 12 |

### WALKING FROM KING'S ROAD PARK

| | MINS |
|---|---|
| KING'S ROAD | 2 |
| IMPERIAL WHARF STATION | 3 |
| FULHAM BROADWAY | 7 |
| CHELSEA HARBOUR PIER | 8 |
| PARSONS GREEN | 12 |

### DRIVING FROM KING'S ROAD PARK

| | KM |
|---|---|
| VICTORIA | 4.0 |
| PADDINGTON | 5.3 |
| WATERLOO | 6.8 |
| CANARY WHARF | 14.0 |
| HEATHROW AIRPORT | 20.2 |

### RIVER BUS FROM CHELSEA HARBOUR

*1.1 km*

| | STOPS |
|---|---|
| BATTERSEA | 2 |
| EMBANKMENT | 4 |
| BLACKFRIARS | 5 |
| LONDON BRIDGE | 6 |
| CANARY WHARF | 7 |

Journey distances taken from Google maps.



Lifestyle imagery is indicative only.

# LEARNING FOR THE DISCERNING

## AN EDUCATION IN EXCELLENCE

King's Road Park is surrounded by world-class schools and universities, offering the very best teaching, facilities, and connections for London's most gifted and ambitious.




EATON SQUARE SCHOOL



Lifestyle images are indicative only.

## A DEGREE BEYOND

London is home to some of the most prestigious universities on the planet. Across science, tech, art, the humanities, law, business and beyond, London's elite-level academic offering is one of the city's most enduring draws.

### PRIMARY SCHOOLS

| | KM |
|---|---|
| KENSINGTON PREP SCHOOL | 1.2 |
| THOMAS'S FULHAM | 1.4 |
| FULHAM PRE-PREP SCHOOL | 1.9 |
| FULHAM PREP SCHOOL | 1.9 |
| THE LONDON ORATORY SCHOOL | 2.1 |
| THOMAS'S BATTERSEA | 2.9 |
| L'ECOLE DE BATTERSEA | 3.1 |
| NEWTON PREP SCHOOL | 4.3 |
| WESTMINSTER CATHEDRAL CHOIR SCHOOL | 5.0 |
| EATON SQUARE SCHOOL | 5.6 |
| ST PAUL'S JUNIORS | 6.8 |

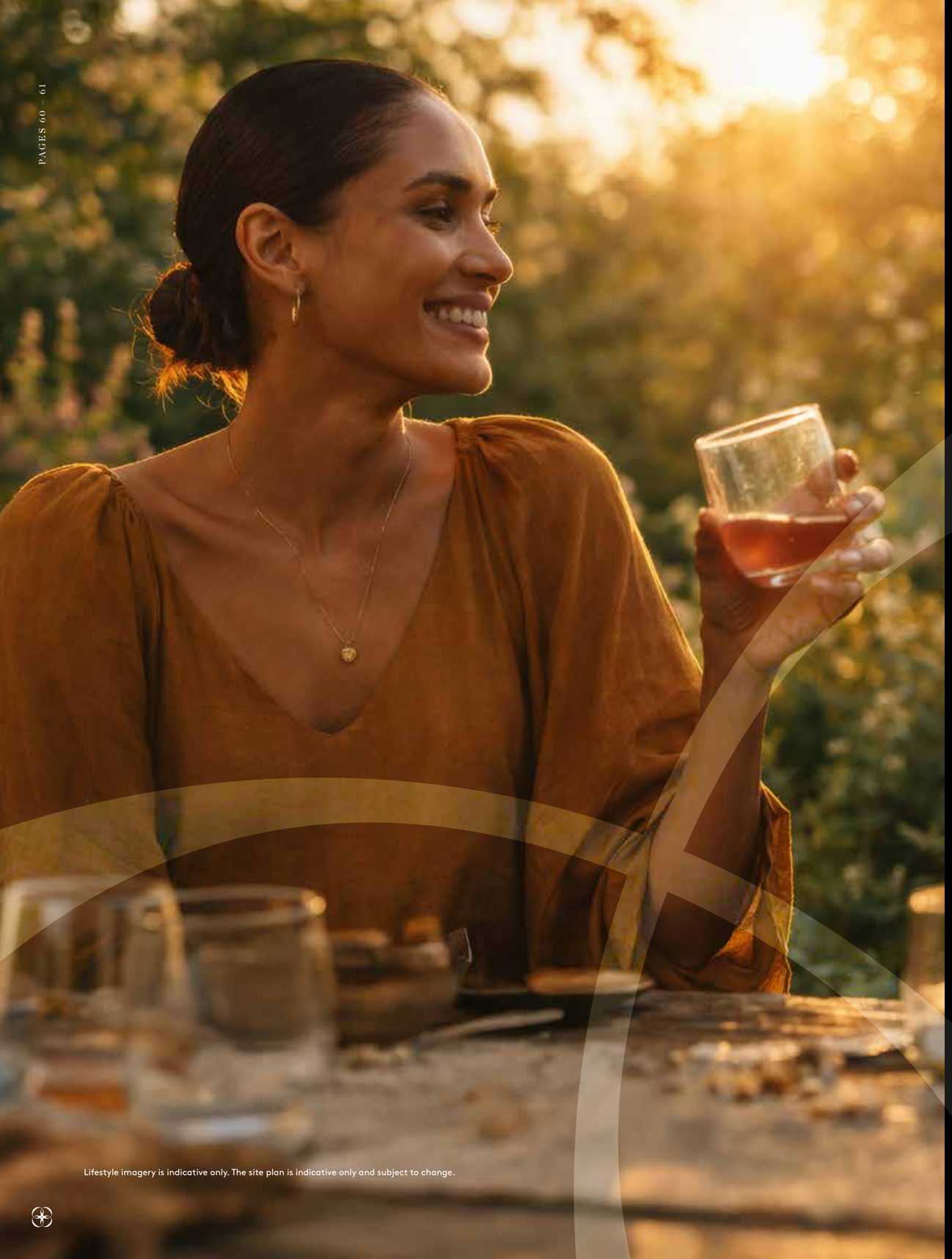
### SECONDARY SCHOOLS

| | KM |
|---|---|
| CHELSEA ACADEMY | 0.95 |
| LADY MARGARET SCHOOL | 1.0 |
| FULHAM PRE-PREP SCHOOL | 1.9 |
| THE LONDON ORATORY SCHOOL | 2.1 |
| EMANUEL SCHOOL | 3.5 |
| ST PAUL'S GIRLS' SCHOOL | 3.5 |
| HARRIS ACADEMY BATTERSEA | 4.4 |
| THE GODOLPHIN & LATYMER SCHOOL | 4.5 |
| ST PAUL'S SCHOOL | 6.8 |

### UNIVERSITIES

| | KM |
|---|---|
| IMPERIAL COLLEGE LONDON | 3.0 |
| KING'S COLLEGE LONDON | 7.9 |
| LONDON SCHOOL OF ECONOMICS | 8.5 |
| UNIVERSITY OF THE ARTS | 8.9 |
| UNIVERSITY COLLEGE LONDON | 9.7 |
| UNIVERSITY OF WEST LONDON | 11.2 |
| QUEEN MARY'S | 12.4 |

Journey distances taken from Google maps.



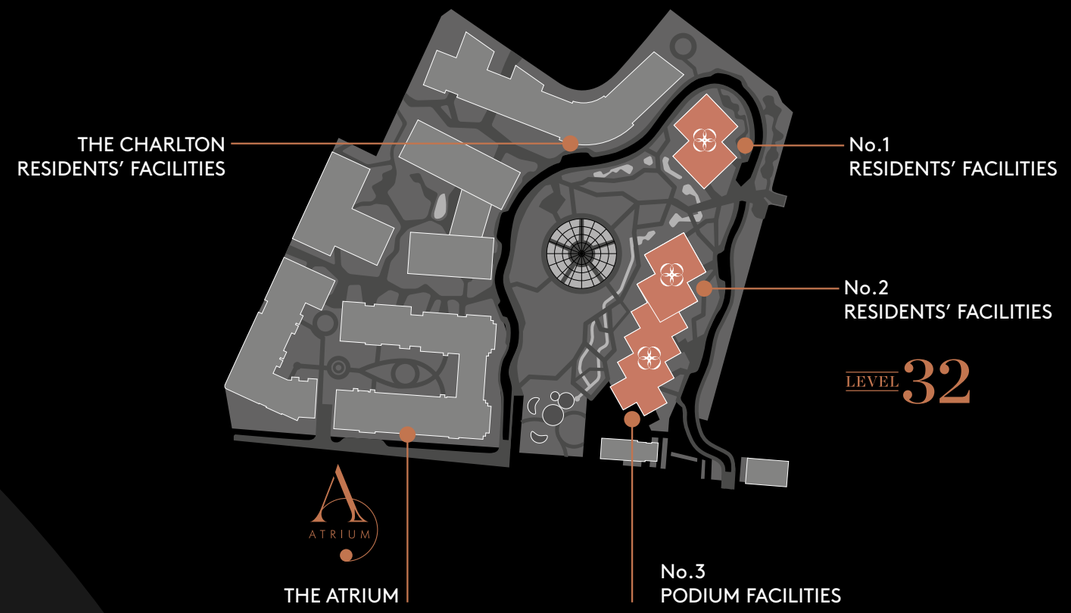
Lifestyle imagery is indicative only. The site plan is indicative only and subject to change.

# LIFE, CONSIDERED

## THOUGHTFULLY PLACED SPACES FOR LIVING WELL

Across King's Road Park, a carefully planned collection of residents' facilities supports life at every pace. From spaces dedicated to wellbeing to places designed for gathering and relaxation, each setting is thoughtfully located across the development.

The Atrium brings together leisure and wellness within a light-filled, central environment while The Charlton building provides dedicated co-working space. Within No.1, shared spaces are arranged around a mezzanine level, creating a natural hub for everyday use. No.2 is complemented by an elevated residents' club at Level 32, where social spaces sit high above the city. Elsewhere, at No.3, the landscaped podium roof terrace offers generous canopied outdoor space set above the park.





RESIDENTS' LOUNGE, THE ATRIUM, THE WINDSOR

Lifestyle imagery is indicative only.



THE SWIMMING POOL, THE ATRIUM, THE WINDSOR

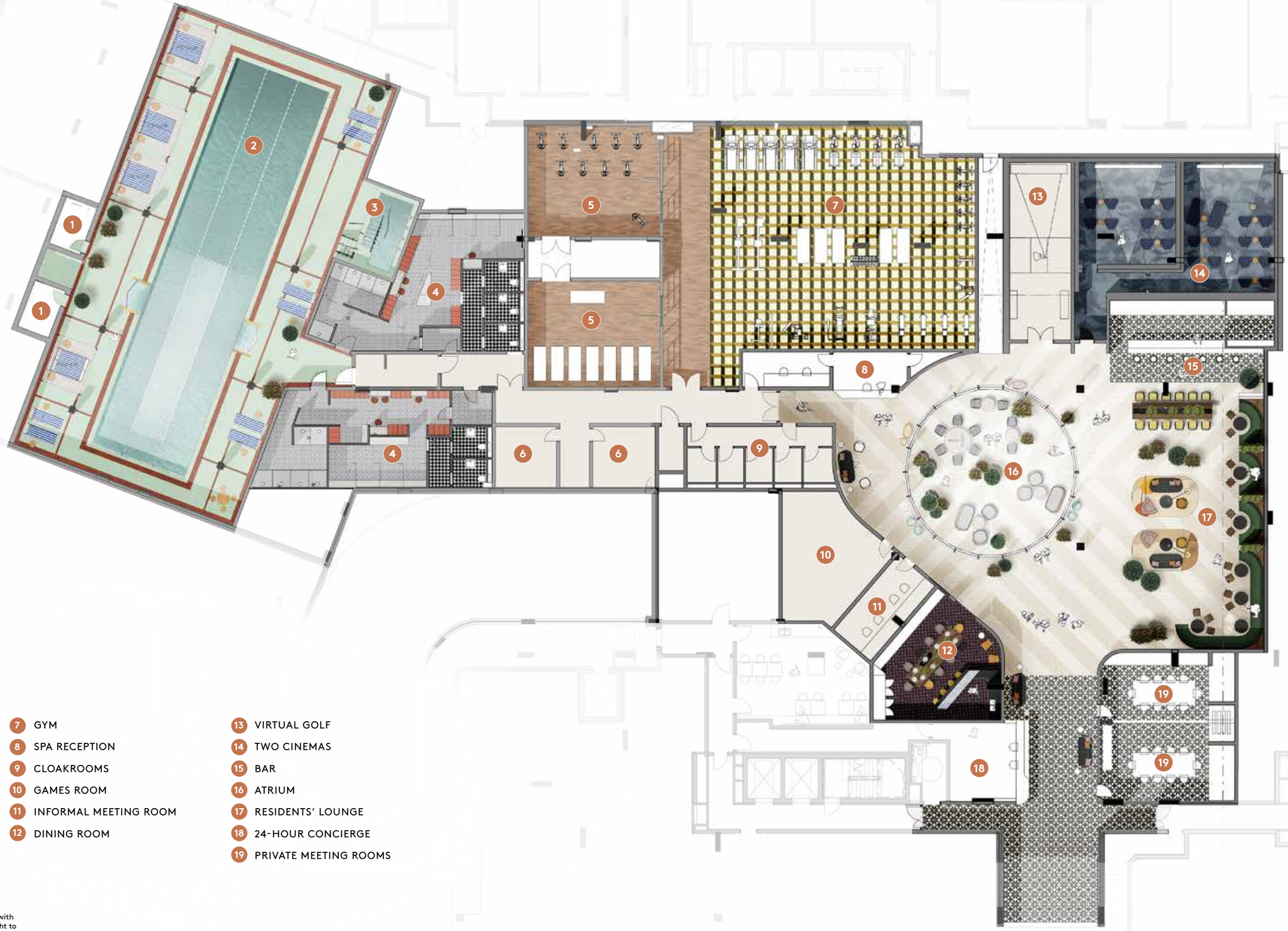
Lifestyle imagery is indicative only.

ATRIUM

# NO LUXURIES OVERLOOKED

## THE ATRIUM AWAITS

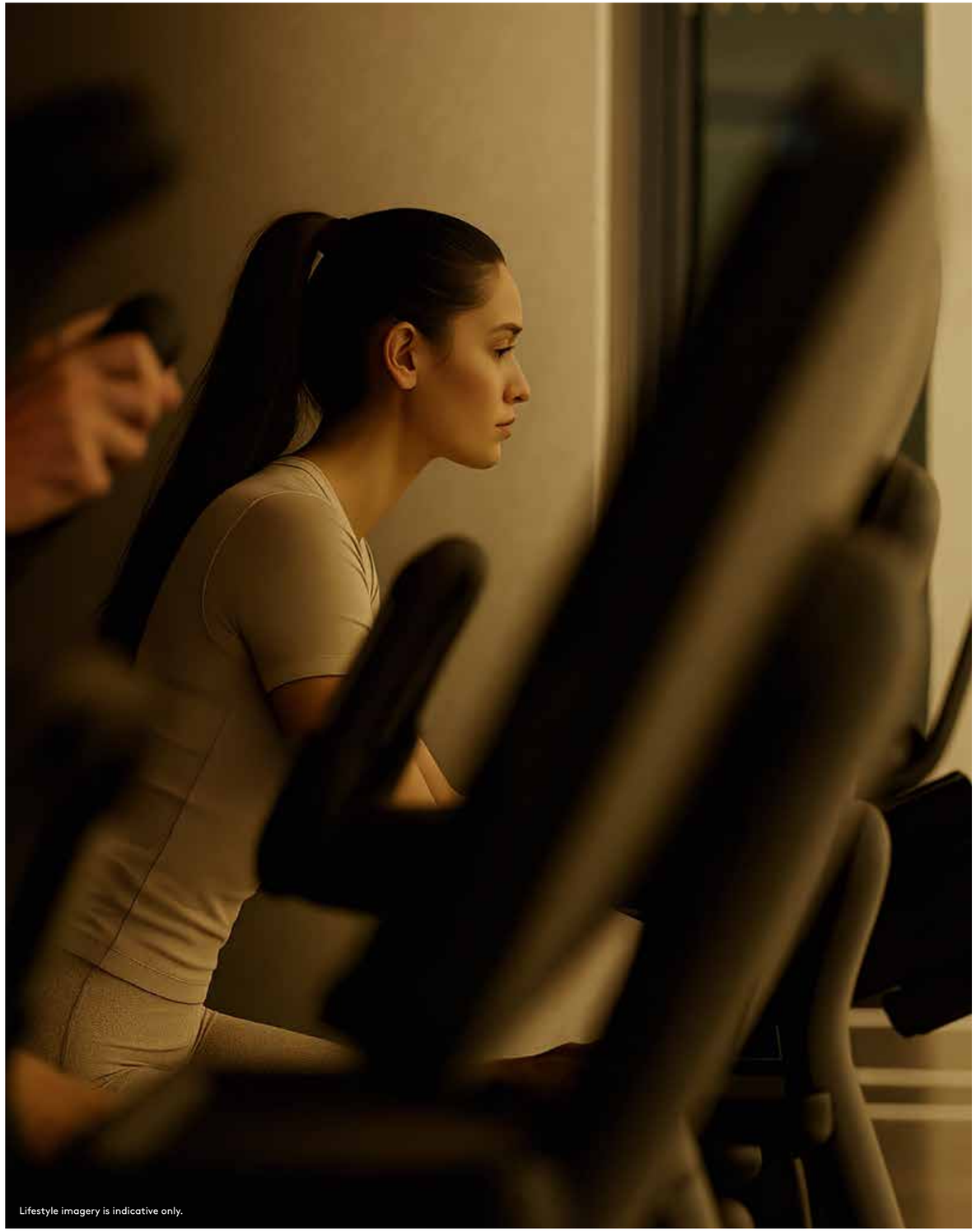
The residents-only Atrium Club is complete with pool, fitness studio, and spa. You'll also have exclusive access to two private cinemas, games rooms, and inspiring spaces for work and study.




## THE ATRIUM

1. STEAM ROOM & SAUNA
2. 25M SWIMMING POOL
3. VITALITY POOL
4. CHANGING ROOMS
5. FITNESS STUDIOS
6. TREATMENT ROOMS
7. GYM
8. SPA RECEPTION
9. CLOAKROOMS
10. GAMES ROOM
11. INFORMAL MEETING ROOM
12. DINING ROOM
13. VIRTUAL GOLF
14. TWO CINEMAS
15. BAR
16. ATRIUM
17. RESIDENTS' LOUNGE
18. 24-HOUR CONCIERGE
19. PRIVATE MEETING ROOMS

The 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.



Lifestyle imagery is indicative only.

# A SPACE TO RESET

At the heart of the development sits the Atrium, a luxury spa and leisure space designed by EPR Architects. Conceived to recall the atmosphere of a refined private members' retreat, the interiors draw on botanical references and subtle Neo-Victorian detailing, creating a setting that feels both intimate and expansive.

Bathed in natural light, the Atrium forms a central destination for wellbeing and social life. A swimming pool, gym, cinemas, lounge and flexible spaces are brought together within a single, carefully composed environment, offering residents a place to restore, gather or simply spend time away from the city.

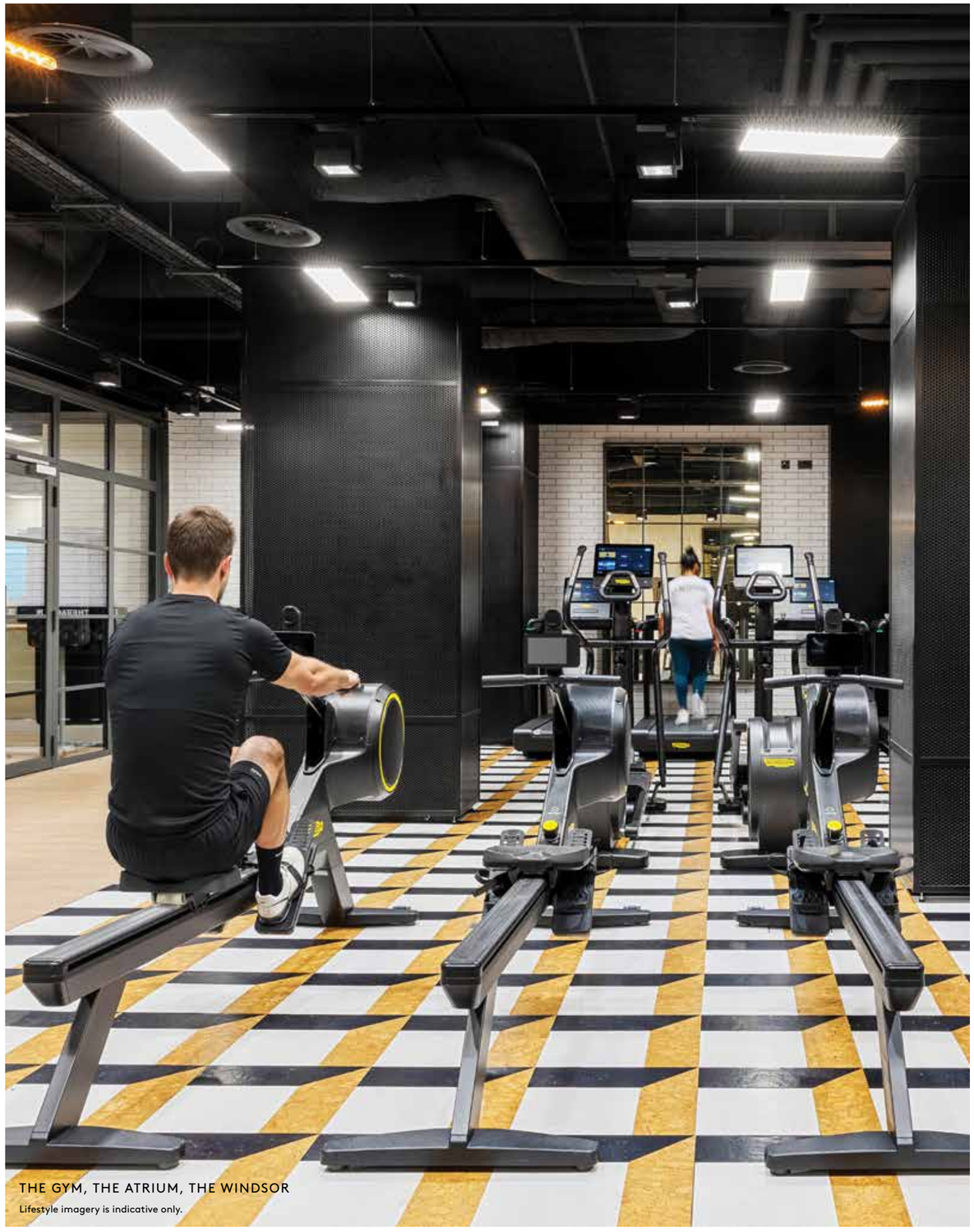
## EPR ARCHITECTS

EPR Architects are internationally recognised for creating richly layered interiors and characterful public spaces, including The Ned in the City of London. At King's Road Park, their approach brings depth, warmth and a sense of occasion to a space designed for daily use.



THE SWIMMING POOL, THE ATRIUM, THE WINDSOR

Lifestyle imagery is indicative only.



THE GYM, THE ATRIUM, THE WINDSOR

Lifestyle imagery is indicative only.

# WORKOUT WITHOUT STEPPING OUT

Immerse yourself in experiences that restore both body and mind. Find your flow in our fitness studios, feel your tension fade away on the massage table, or unwind in our serene relaxation lounges. Here, wellness is a way of life – we've curated every detail to help you feel your very best, so you can seize the moments that matter.



24-HOUR CONCIERGE, THE ATRIUM, THE WINDSOR

Lifestyle imagery is indicative only.



OUTDOOR AREA, THE ATRIUM, THE WINDSOR

Computer generated image is indicative only..

Step inside a realm shaped for restoration and renewal. From the calming hush of the treatment rooms to the gentle rhythm of the pool, each space invites you to slow down, breathe deeply, and reconnect with yourself. This is wellbeing, elevated – crafted with care, designed with intent, and ready to become part of your everyday ritual.

# No.1 RESIDENTS' FACILITIES

## SUBLIME BY DESIGN

Within No.1, a carefully articulated entrance lobby sets the tone on arrival, leading through to a collection of shared spaces designed for both work and relaxation. Co-working areas, a meeting room and a residents' lounge provide flexibility throughout the day, while a dedicated music room offers a more private retreat. Above, a landscaped terrace extends these spaces outdoors, creating a place to pause, meet or spend time away from the city.

LOBBY AND MEZZANINE, GROUND & FIRST FLOOR, No.1

Computer generated image is indicative only.

## FIRST FLOOR

1. MEETING ROOM
2. CO-WORKING LOUNGE
3. MUSIC ROOM



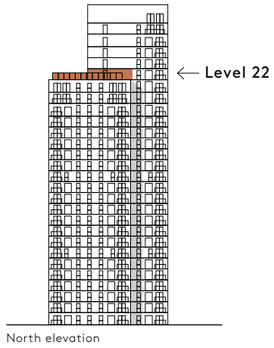

## GROUND FLOOR

4. MEETING ROOM
5. LOBBY

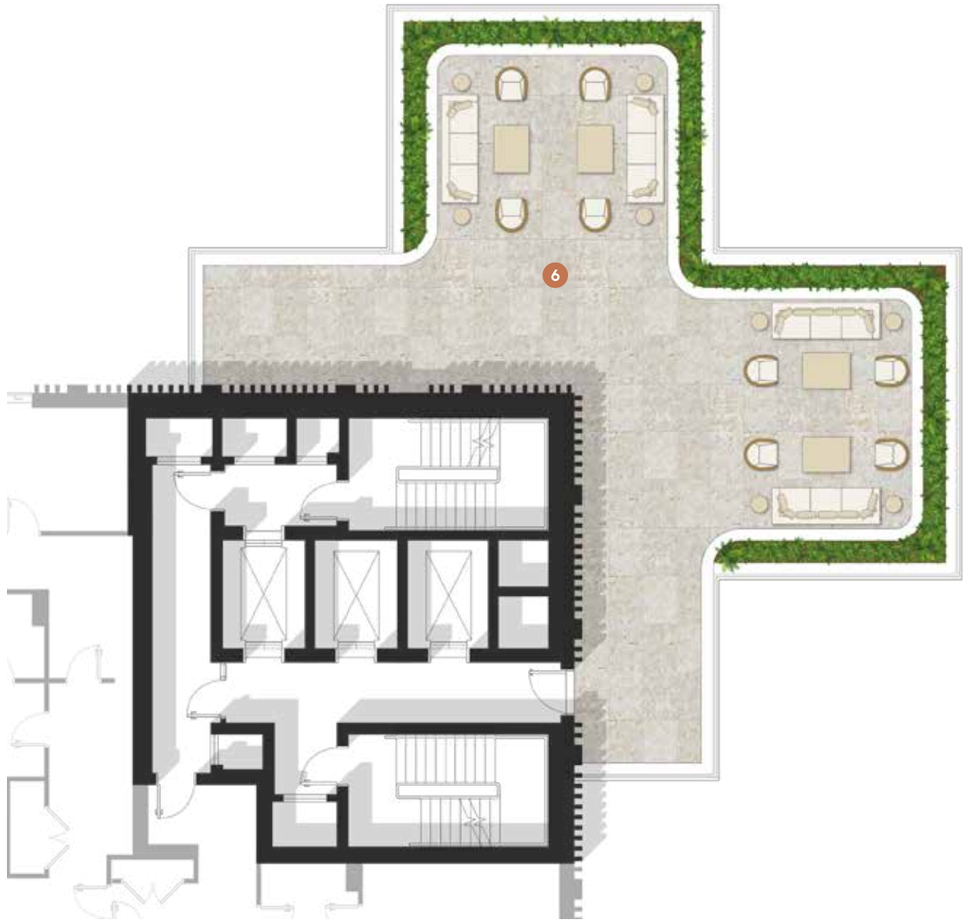



## LEVEL 22

6. OUTDOOR TERRACE




North elevation




The 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.

RESIDENTS' TERRACE, LEVEL 22, No.1

Computer generated image is indicative only.



THE MUSIC ROOM, FIRST FLOOR, No.1

Computer generated images are indicative only.



LOBBY, GROUND FLOOR, No.1



Lifestyle imagery is indicative only.

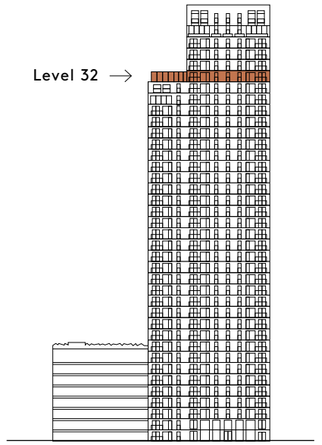
LEVEL 32

# No.2 RESIDENTS' FACILITIES

## AN ELEVATED ADDRESS

Distinct from No.1, No.2 is defined by its elevated residents' club at Level 32, set high above the skyline. This private destination brings together a bar, lounge and terrace, creating a place for evenings spent entertaining or unwinding with expansive city views. Alongside this, a party room and a flexible multipurpose space introduce a more playful and social dimension, designed for gatherings that extend late into the night. Whether hosting friends or enjoying quieter moments above the city, Level 32 offers a setting reserved for all residents.




East elevation

# LEVEL 32

1. TERRACE
2. LOUNGE 1
3. MULTIPURPOSE ROOM
4. PARTY ROOM
5. BAR
6. LOUNGE 2

The 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.

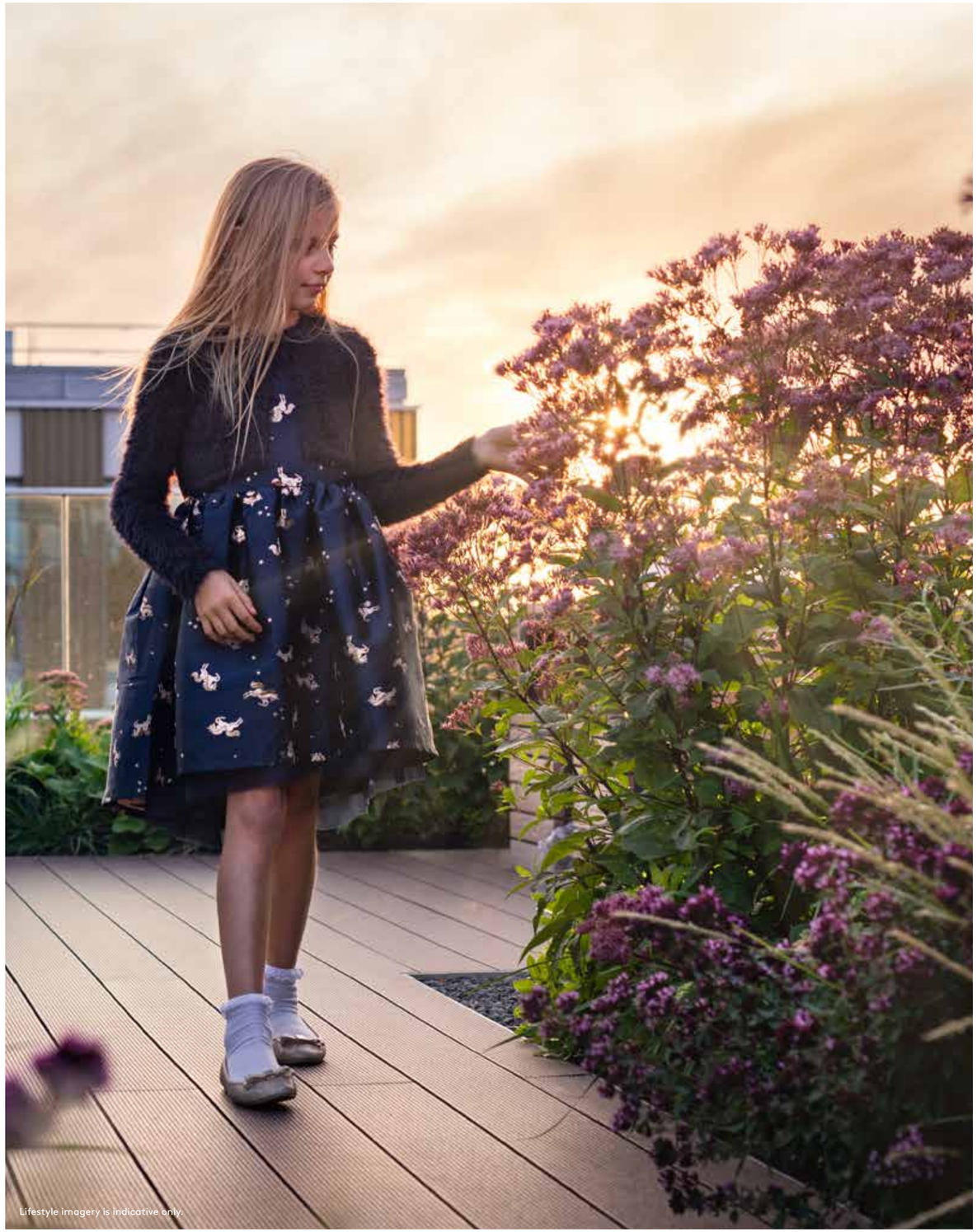
BAR, LEVEL 32, No.2

Computer generated image is indicative only.



MULTIPURPOSE ROOM, LEVEL 32, No.2

Computer generated image is indicative only.



Lifestyle imagery is indicative only.

# TAKING THE HIGH GROUND

Set above the landscape below, the Podium Roof Garden at One King's Road Park extends the experience of the park into an elevated setting. Designed as a continuation of the ground-level gardens, it offers a quieter outlook with open sky and natural light throughout the day.

A glazed, sculptural canopy allows for outdoor dining in every season, while areas for light exercise make it easy to embrace the open air. Intimate garden spaces provide room to pause, read or simply enjoy the breeze.

Spanning over 9,000 sq ft, the podium garden offers views across The Mirror Garden, the park to the west and Chelsea Creek to the east, creating a rooftop retreat that feels both connected and gently removed from the city below.

LOBBY, GROUND FLOOR, No.1

Computer generated image is indicative only.

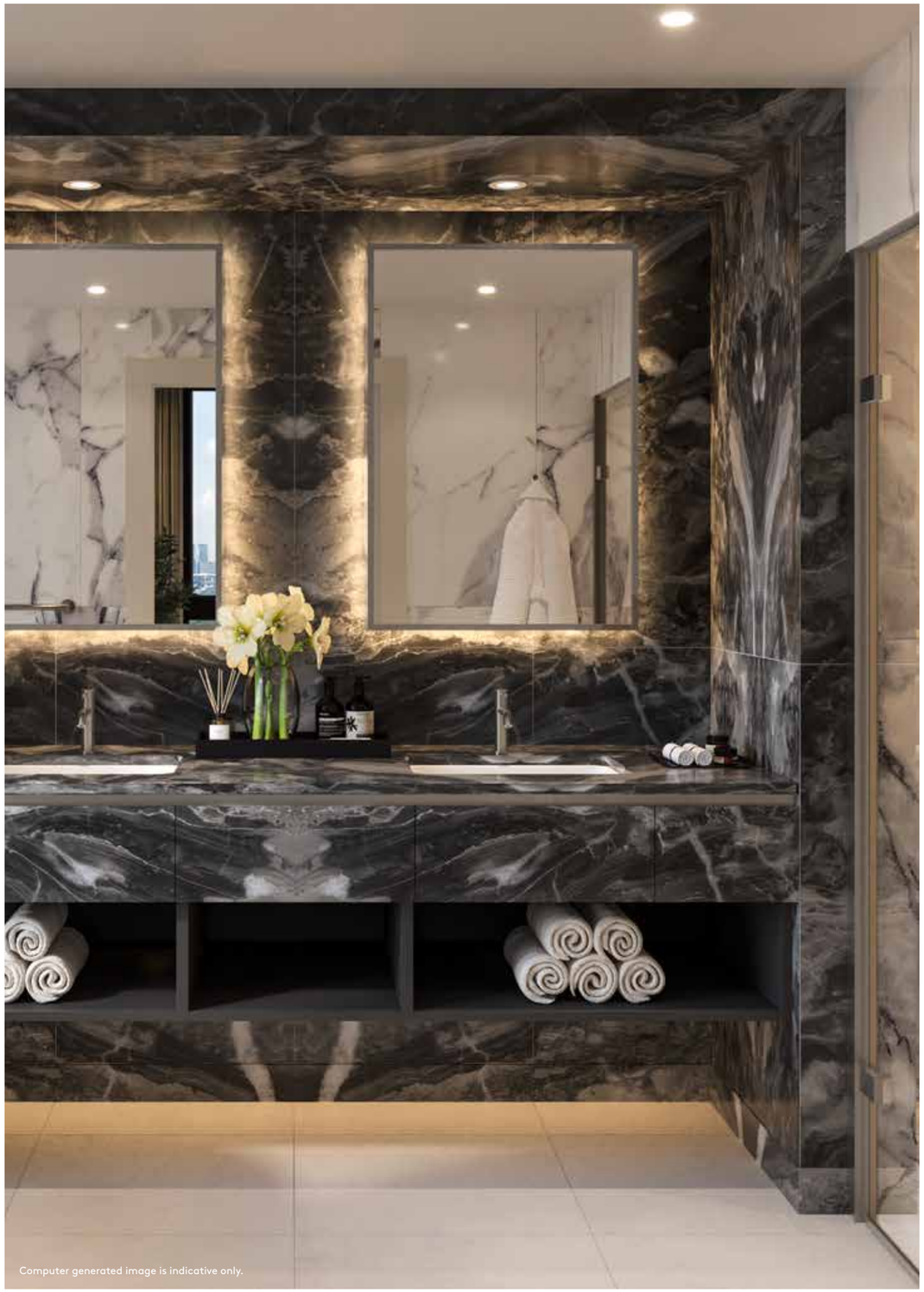
# CONTEMPORARY INTERIORS

## INTERIORS, DEFINED

The interiors at King's Road Park are guided by a singular approach to quality, proportion and materiality, brought to life through the Luxe Edition. Rooted in enduring design principles, each home offers a calm, balanced backdrop for everyday living.

Natural materials, refined finishes and integrated appliances are selected for their longevity as much as their appearance. Layouts are designed to feel comfortable and intuitive, supporting modern living through interiors that feel considered, balanced and enduring rather than overtly styled.

Each Luxe Edition home reflects a consistent and elevated standard of craftsmanship, offering a refined expression of living shaped by clarity, restraint and lasting quality.



Computer generated image is indicative only.

# A VISION WITH REACH

M|A|W|D

Founded in 2010 by Elliot March and James White, MAWD | March and White Design is an award-winning interior design studio with offices in London, New York, Los Angeles and Dubai. The practice is recognised for interiors that combine global insight with architectural clarity, shaped by close attention to materials, proportion and spatial quality.

MAWD's portfolio spans luxury residential and hospitality projects in major global cities, including The Set in New York and The Devonshire Club in London. Across all projects, the studio brings a global perspective while responding carefully to context, creating interiors that balance atmosphere, utility and longevity. This breadth of experience informs the Luxe Edition at King's Road Park, grounding each interior in both place and enduring design principles.



Computer generated image is indicative only.

# THE LUXE EDITION

## ELEVATED BY DESIGN

The Luxe Edition represents the most elevated expression of living at One King's Road Park. Defined by a richer material palette – Opal and Onyx – and a more architectural approach to design, it brings together statement kitchens, spa-inspired bathrooms and bespoke joinery crafted with exceptional attention to detail. Every element is considered and composed, creating homes of rare quality that feel confident, refined and distinctly exceptional.

## CRAFTED WITH INTENT

Full height marble surfaces, integrated appliances, and bespoke cabinetry create a kitchen that feels assured, refined, and intuitively composed.

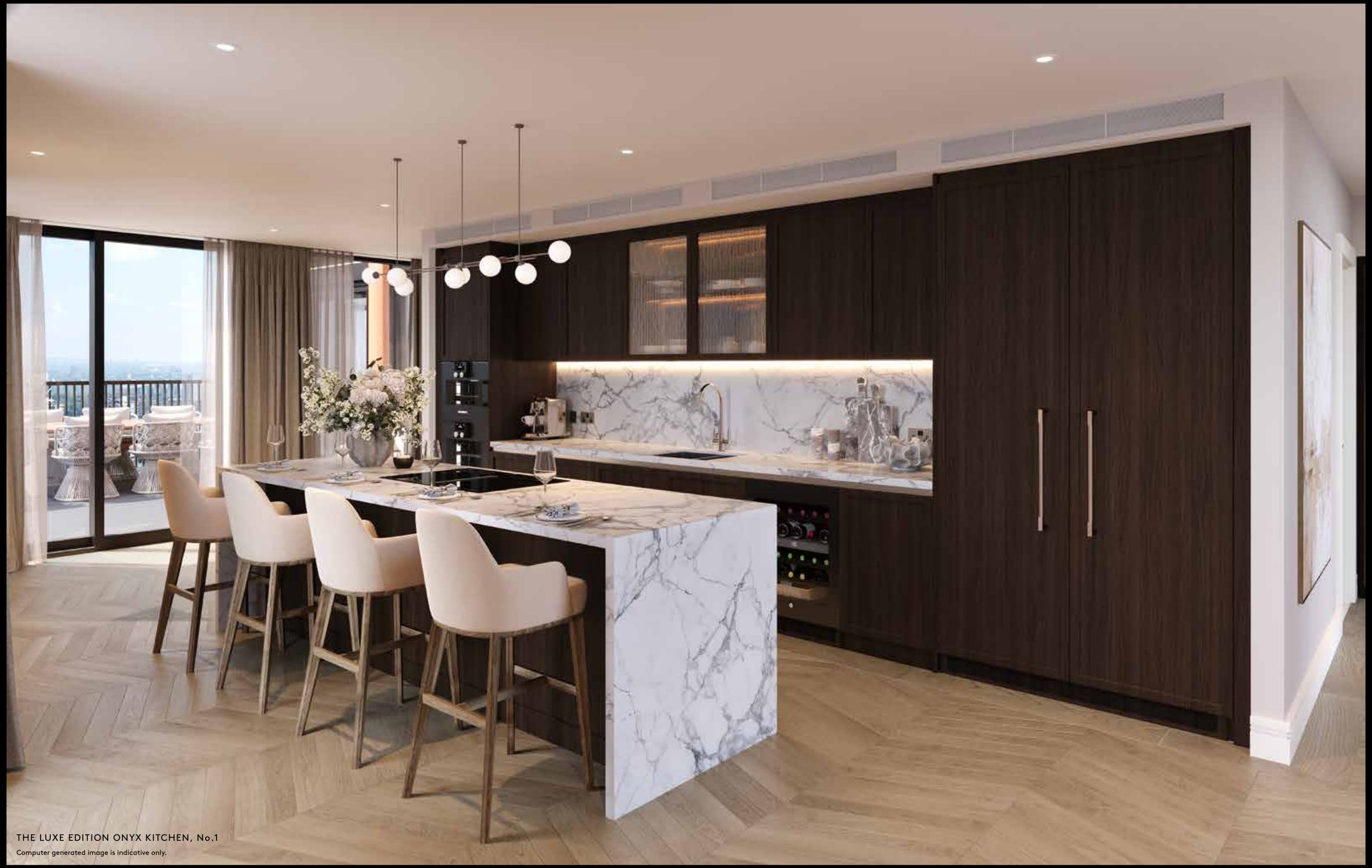
THE LUXE EDITION OPAL KITCHEN, No.1

Computer generated image is indicative only.



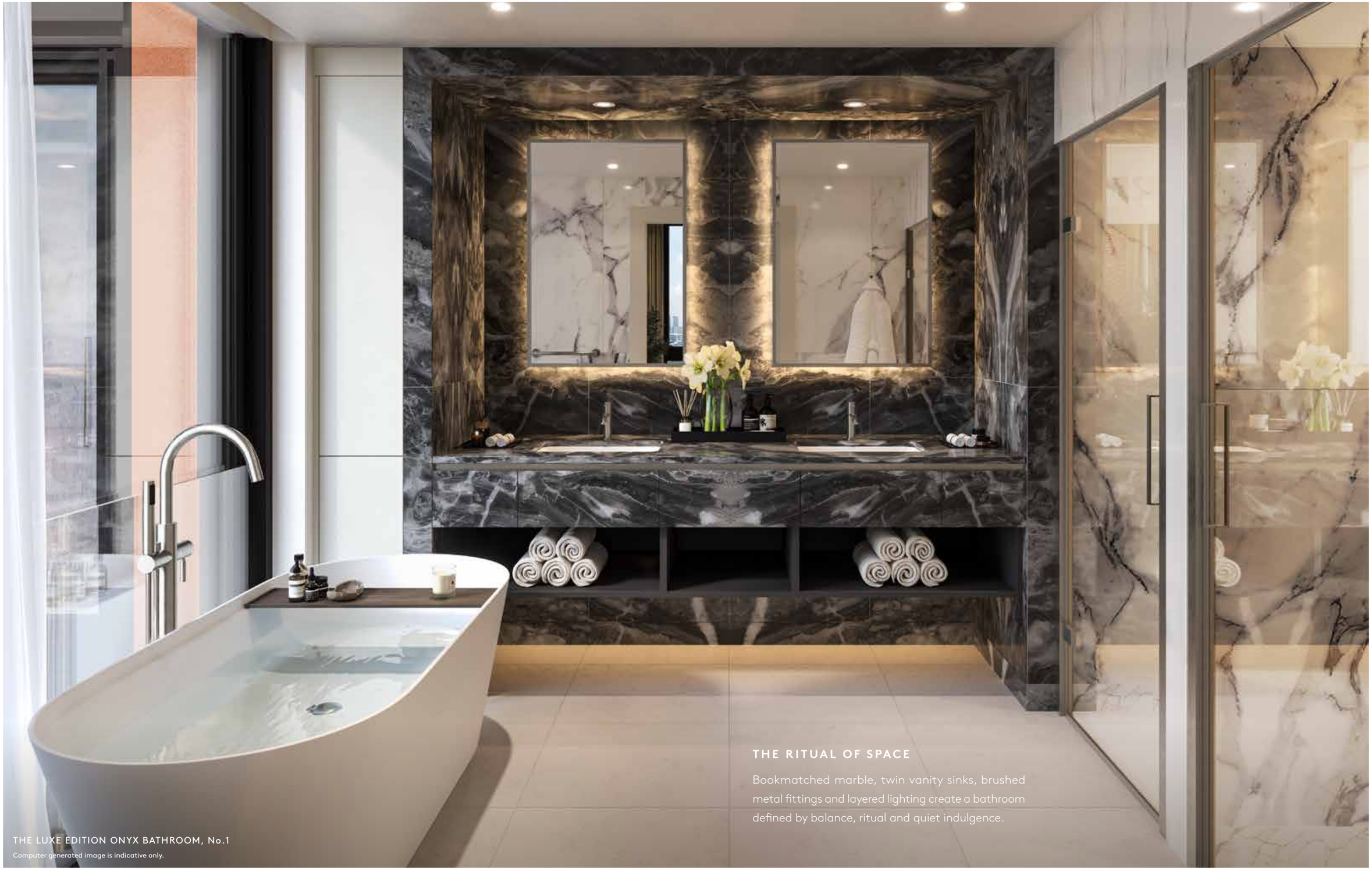
THE LUXE EDITION BATHROOM, No.1

Computer generated image is indicative only.



THE LUXE EDITION ONYX KITCHEN, No.1

Computer generated image is indicative only.



## THE RITUAL OF SPACE

Bookmatched marble, twin vanity sinks, brushed metal fittings and layered lighting create a bathroom defined by balance, ritual and quiet indulgence.

THE LUXE EDITION ONYX BATHROOM, No.1

Computer generated image is indicative only.

## ABOVE IT ALL

A private outdoor retreat set high above London. Where quiet evenings and remarkable views come together.



THE LUXE EDITION TERRACE, No.1

Computer generated image is indicative only.



THE LUXE EDITION LIVING SPACE, No.1

Computer generated image is indicative only.



THE LUXE EDITION LIVING SPACE, No.1

Computer generated image is indicative only.



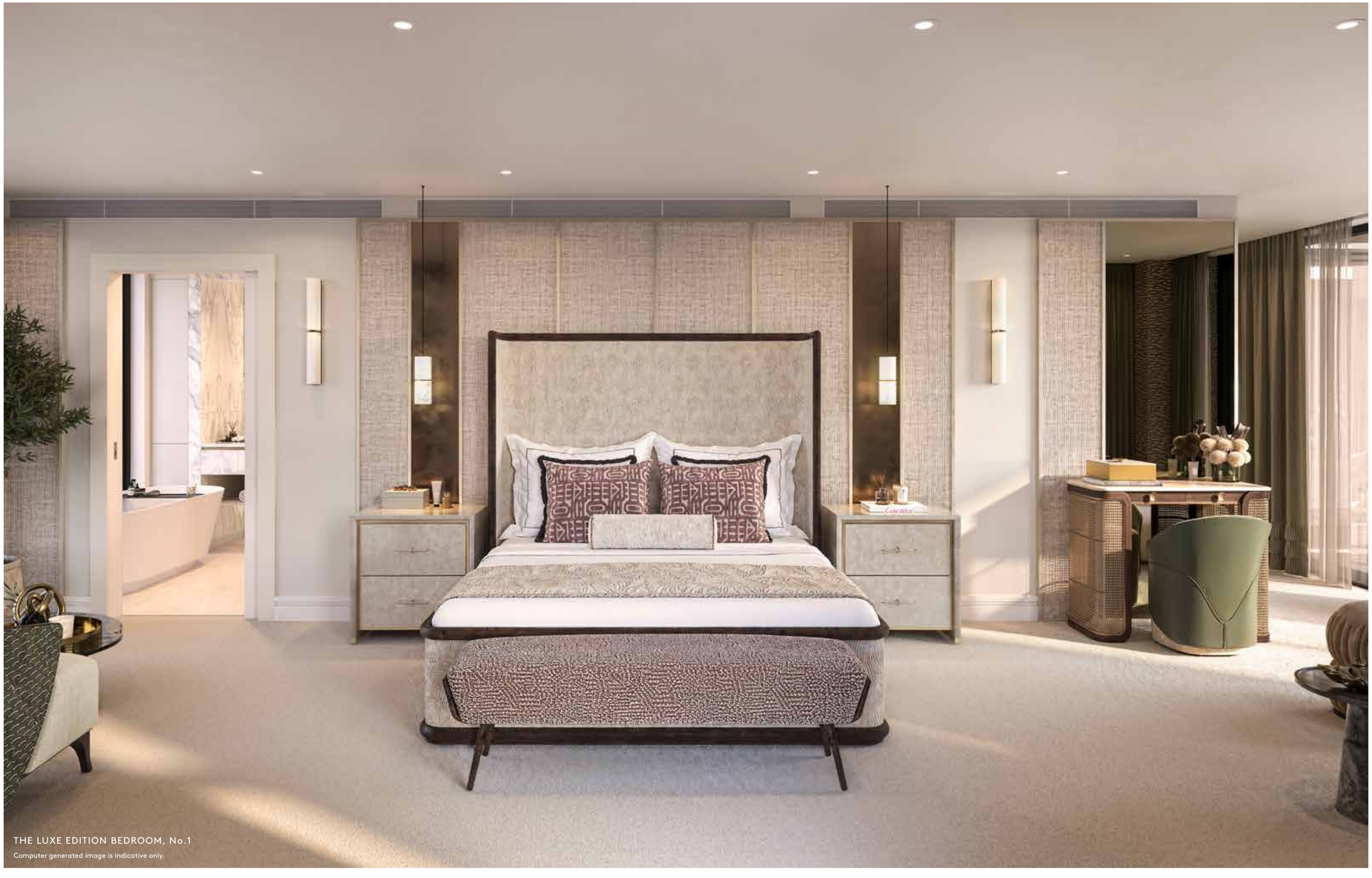
THE LUXE EDITION LIVING SPACE, No.1

Computer generated image is indicative only.



THE LUXE EDITION DINING AREA, No.1

Computer generated image is indicative only.

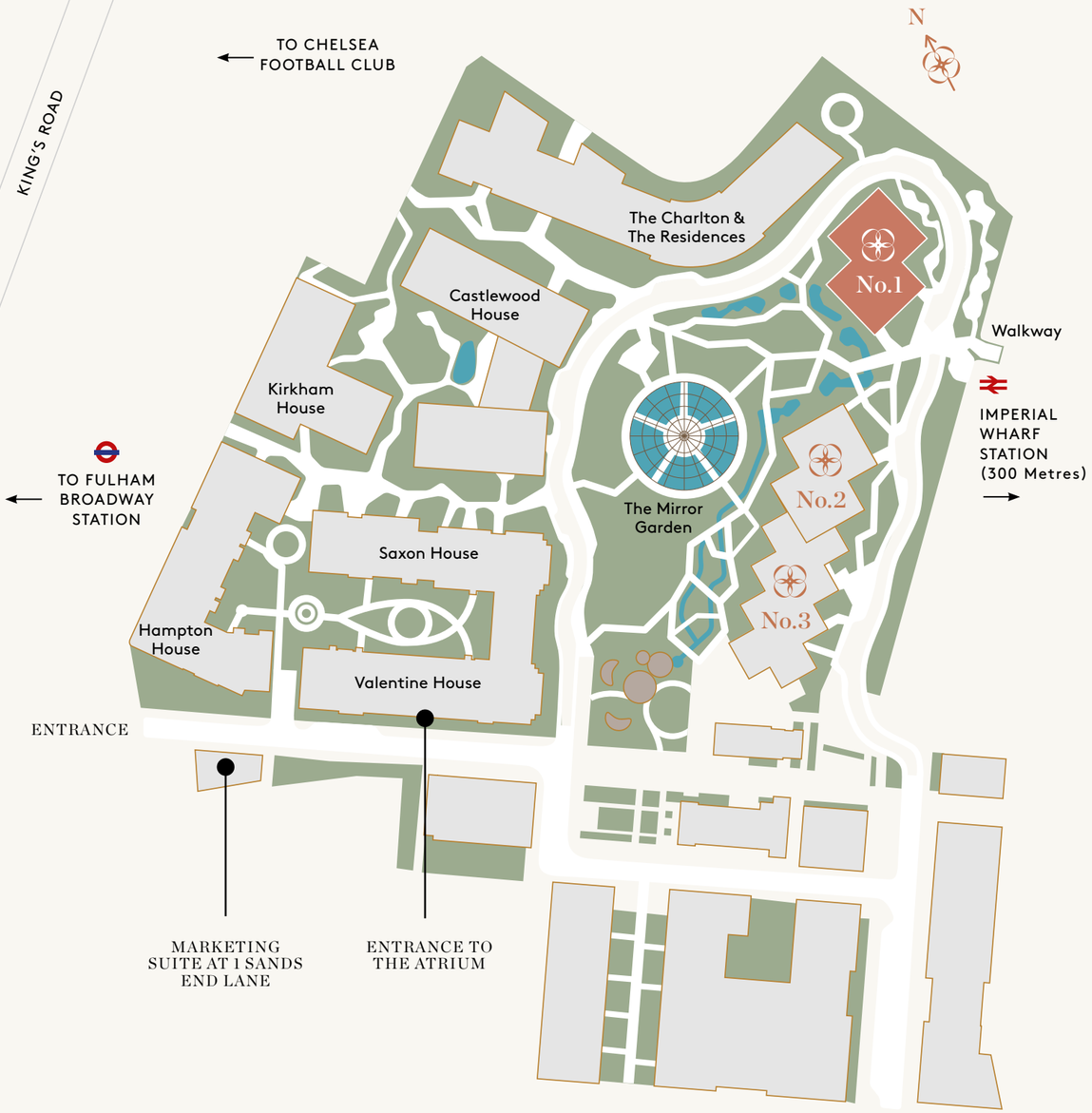


THE LUXE EDITION BEDROOM, No.1

Computer generated image is indicative only.

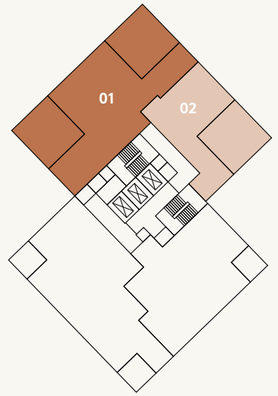
# APARTMENT LOCATOR

THE LUXE EDITION

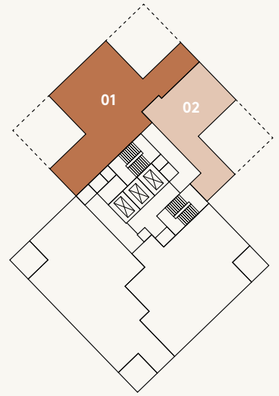



The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

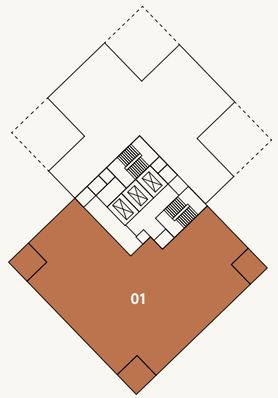
## FLOOR 20



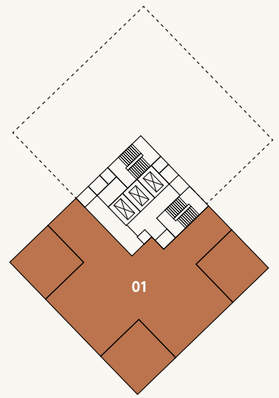

## FLOOR 21



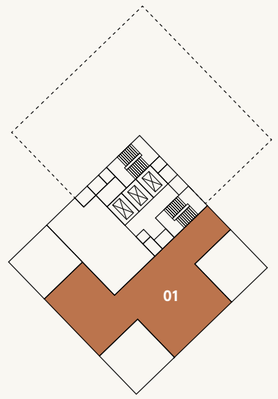

## FLOOR 22 - 25




## FLOOR 26




## FLOOR 27




N

KEY

2-BEDROOM

4-BEDROOM

# 4 BEDROOM APARTMENT

## APARTMENTS: 22-01, 23-01 & 24-01

NUMBERING KEY

00–01

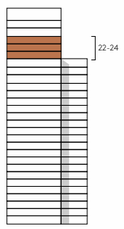
Floor number | Apt. number

### DIMENSIONS

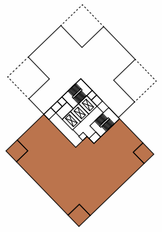
| | | |
|---|---|---|
| Living / Dining | 5.96m x 18.30m | 19′ 7″ x 60′ 0″ |
| Kitchen | 6.58m x 5.14m | 21′ 7″ x 16′ 11″ |
| BOH Kitchen | 3.71m x 2.47m | 12′ 2″ x 8′ 1″ |
| Principal Bedroom | 3.83m x 10.54m | 12′ 7″ x 34′ 7″ |
| Bedroom 2 | 3.00m x 8.29m | 9′ 10″ x 27′ 3″ |
| Bedroom 3 | 3.04m x 5.27m | 10′ 0″ x 17′ 4″ |
| Bedroom 4 | 2.96m x 5.37m | 9′ 9″ x 17′ 8″ |
| Dressing Room | 3.37m x 3.13m | 11′ 1″ x 10′ 3″ |

| | | |
|---|---|---|
| **Total Internal Area** | **301.1 sq m** | **3,241.1 sq ft** |
| **Total Balcony Area** | **27.0 sq m** | **290.6 sq ft** |

### ELEVATION
South




### PLOT LOCATION
Floor 22 shown below



N

### KEY

◂▸ Measure Points **C** Cupboard **U** Utility Cupboard **W** Wardrobe
**SW** Space for Wardrobe **W/D** Washer / Dryer **BOH** Back of House

Floorplans shown for King's Road Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. Apartment locators gives approximate location only. Apartment styles may vary within a set colour palette, please ask the sales representative for more detail. To discuss the location of the boiler please speak to your Customer Relations Manager. King's Road Park 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.

N

View towards the Mirror Garden and the park




View towards the Mirror Garden and the park

View towards The River Thames and Chelsea Creek

# 4 BEDROOM APARTMENT

## APARTMENT: 25-01

NUMBERING KEY

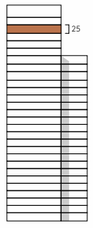
25–01

Floor number | Apt. number

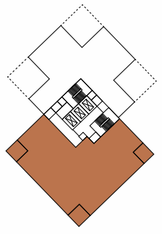
### DIMENSIONS

| | | |
|---|---|---|
| Living / Dining | 5.96m x 18.30m | 19′ 7″ x 60′ 0″ |
| Kitchen | 6.58m x 5.14m | 21′ 7″ x 16′ 11″ |
| BOH Kitchen | 3.71m x 2.47m | 12′ 2″ x 8′ 1″ |
| Principal Bedroom | 3.83m x 10.54m | 12′ 7″ x 34′ 7″ |
| Bedroom 2 | 3.00m x 8.29m | 9′ 10″ x 27′ 3″ |
| Bedroom 3 | 3.04m x 5.27m | 10′ 0″ x 17′ 4″ |
| Bedroom 4 | 2.96m x 5.37m | 9′ 9″ x 17′ 8″ |
| Dressing Room | 3.37m x 3.13m | 11′ 1″ x 10′ 3″ |
| **Total Internal Area** | **301.3 sq m** | **3,244.1 sq ft** |
| **Total Balcony Area** | **27.0 sq m** | **290.6 sq ft** |

### ELEVATION
South




### PLOT LOCATION



### KEY

◂▸ Measure Points **C** Cupboard **U** Utility Cupboard **W** Wardrobe
**SW** Space for Wardrobe **W/D** Washer / Dryer **BOH** Back of House

Floorplans shown for King's Road Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. Apartment locators gives approximate location only. Apartment styles may vary within a set colour palette, please ask the sales representative for more detail. To discuss the location of the boiler please speak to your Customer Relations Manager. King's Road Park 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.

View towards the Mirror Garden and the park




View towards the Mirror Garden and the park

View towards The River Thames and Chelsea Creek

# 2 BEDROOM DUPLEX

## APARTMENT: 20/21-02

NUMBERING KEY

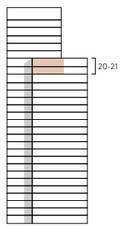
20/21-02

Floor number | Apt. number

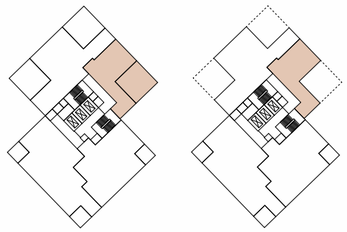
### DIMENSIONS

| | | |
|---|---|---|
| **Floor 20** | | |
| Living / Dining | 5.95m x 6.26m | 19′ 6″ x 20′ 7″ |
| Kitchen | 3.21m x 3.67m | 10′ 7″ x 12′ 1″ |
| **Floor 21** | | |
| Principal Bedroom | 2.79m x 8.74m | 9′ 2″ x 28′ 8″ |
| Bedroom 2 | 3.06m x 7.43m | 10′ 1″ x 24′ 5″ |
| **Total Internal Area** | **144.1 sq m** | **1,551.3 sq ft** |
| **Terrace Area** | **30.4 sq m** | **328.0 sq ft** |

### ELEVATION
North




### PLOT LOCATION
Floor 20 | Floor 21



N

### KEY

◄► Measure Points **C** Cupboard **U** Utility Cupboard **W** Wardrobe
**SW** Space for Wardrobe **W/D** Washer / Dryer

Floorplans shown for King's Road Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. Apartment locators gives approximate location only. Apartment styles may vary within a set colour palette, please ask the sales representative for more detail. To discuss the location of the boiler please speak to your Customer Relations Manager. King's Road Park 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.

FLOOR: 20




View towards
The River Thames
and Chelsea Creek

FLOOR: 21



# 4 BEDROOM DUPLEX

## APARTMENT: 20/21-01

NUMBERING KEY

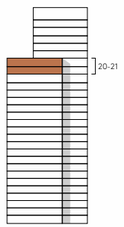
20/21-01

Floor number | Apt. number

### DIMENSIONS

| | | |
|---|---|---|
| **Floor 20** | | |
| Living | 2.90m x 5.96m | 9′ 6″ x 19′ 7″ |
| Living / Dining | 8.18m x 9.89m | 26′ 10″ x 32′ 6″ |
| Kitchen | 4.29m x 5.41m | 14′ 1″ x 17′ 9″ |
| **Floor 21** | | |
| Principal Bedroom | 6.74m x 6.01m | 22′ 2″ x 19′ 9″ |
| Bedroom 2 | 4.29m x 5.96m | 14′ 1″ x 19′ 7″ |
| Bedroom 3 | 2.90m x 8.88m | 9′ 6″ x 29′ 2″ |
| Bedroom 4 | 6.74m x 3.24m | 22′ 2″ x 10′ 8″ |
| **Total Internal Area** | **260.8 sq m** | **2,807.9 sq ft** |
| **Total Terrace Area** | **60.9 sq m** | **656.1 sq ft** |

### ELEVATION
North




### PLOT LOCATION
Floor 20 | Floor 21




### KEY

◂▸ Measure Points **C** Cupboard **U** Utility Cupboard **W** Wardrobe
**SW** Space for Wardrobe **W/D** Washer / Dryer

Floorplans shown for King's Road Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. Apartment locators gives approximate location only. Apartment styles may vary within a set colour palette, please ask the sales representative for more detail. To discuss the location of the boiler please speak to your Customer Relations Manager. King's Road Park 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.

FLOOR: 21




FLOOR: 20

View towards the Mirror Garden and the park




View towards The River Thames and Chelsea Creek

# 4 BEDROOM DUPLEX

## APARTMENT: 26/27-01

NUMBERING KEY

26/27–01

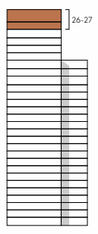
Floor number | Apt. number

### DIMENSIONS

| | | |
|---|---|---|
| **Floor 26** | | |
| Living | 3.58m x 6.24m | 11′ 9″ x 20′ 6″ |
| Living / Dining | 9.11m x 6.49m | 29′ 11″ x 21′ 4″ |
| Kitchen | 4.06m x 9.11m | 13′ 4″ x 29′ 11″ |
| BOH Kitchen | 2.21m x 5.12m | 7′ 3″ x 16′ 10″ |
| Study | 6.10m x 4.35m | 20′ 0″ x 14′ 3″ |
| **Floor 27** | | |
| Principal Bedroom | 6.33m x 9.11m | 20′ 9″ x 29′ 11″ |
| Bedroom 2 | 6.21m x 6.22m | 20′ 5″ x 20′ 5″ |
| Bedroom 3 | 2.79m x 6.34m | 9′ 2″ x 20′ 10″ |
| Bedroom 4 | 3.58m x 6.27m | 11′ 9″ x 20′ 7″ |
| **Total Internal Area** | **382.1 sq m** | **4,113.1 sq ft** |
| **Total Terrace Area** | **91.4 sq m** | **984.2 sq ft** |

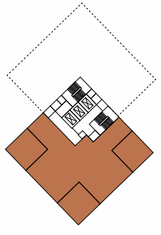
### ELEVATION

South

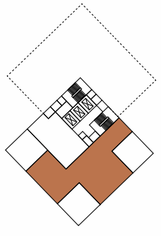



### PLOT LOCATION

Floor 26




Floor 27







### KEY

◂▸ Measure Points **C** Cupboard **U** Utility Cupboard **W** Wardrobe
**SW** Space for Wardrobe **W/D** Washer / Dryer **BOH** Back of House

Floorplans shown for King's Road Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. Apartment locators gives approximate location only. Apartment styles may vary within a set colour palette, please ask the sales representative for more detail. To discuss the location of the boiler please speak to your Customer Relations Manager. King's Road Park 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.

FLOOR: 26

View towards the Mirror Garden and the park




View towards the Mirror Garden and the park

View towards The River Thames and Chelsea Creek

FLOOR: 27



# THE LUXE EDITION SPECIFICATION



## KITCHENS

- Interior designed contemporary kitchens with bespoke feature cupboards with under-cabinet lighting
- Full-height bookmatched marble splashback & worktop
- Integrated undermount sink with 4-in-1 boiling water tap
- Integrated Gaggenau and Miele branded appliances, including steam oven, microwave oven, air fry oven*, induction hob with counter extract, warming drawers, dishwasher, wine fridge and fridge/freezer
- Compartmentalised under-sink waste storage
- USB-C

## BATHROOMS & ENSUITES

- Interior designed bathrooms and ensuites with full-height tiling to all walls, including a bookmatched marble feature wall
- Bespoke bookmatched marble vanity
- Marble stone top to bath
- Bespoke wall-mounted mirror cabinet with integrated lighting and internal shaver socket
- Contemporary white wall-mounted WC with soft-close seat and push-button flush
- Smart WC to principal bed ensuite
- Rainfall showerhead and handheld shower with thermostatic controls
- Porcelain tile floor finish and shower enclosure
- Glazed shower/bath screen
- Contemporary towel rails with heated wall area
- Robe hooks

## WALL & FLOOR FINISHES

- Honed tiles to apartment entrance lobby
- Chevron timber floor finish to living space and hallway
- Luxury carpet to bedrooms
- Painted internal walls, ceilings, skirting and door frames

## DOORS & JOINERY

- Veneered internal doors
- Glazed door to living space
- Timber stairs to duplex properties
- 150mm high, double grooved skirting
- Coat cupboard will have a shelf and hanging rail with a light on a motion sensor
- Back of house kitchen (layout dependent)
- Back of house laundry (layout dependent)

## WARDROBES

- Bespoke veneered wardrobes to primary bedrooms with internal fittings to include high level shelf, hanging rail and lighting
- Optional wardrobes to final bedroom and additional drawer packs available as a customer extra

## HEATING, COOLING & HOT WATER

- The development is connected to a sitewide energy network, providing individually metered heating and hot water to each apartment
- Latest-generation mechanical ventilation with heat recovery(MVHR) providing a continuous supply of clean, filtered fresh air to living spaces and bedrooms
- The system also helps to reduce energy use in winter by using the apartment's warm air to gently pre-heat the fresh air entering the home
- Comfort cooling to living rooms and bedrooms (in line with apartment specification)
- Miele washer/dryer located in a dedicated utility cupboard

## OUTDOOR SPACES

- Private balconies or terraces
- Bib tap and external power point to penthouse terraces only

## LIGHTING

- High-efficiency LED downlights throughout
- Provision for pendant lighting in key locations (layout dependent)

## AV, DATA & TELEPHONE

- Fibre-ready infrastructure with router pre-installed and ready for activation
- Additional BT Openreach fibre connection provided, allowing customers to choose or switch between multiple internet service providers at any time
- TV point to living room and all bedrooms (Sky Q compatible)
- USB-C charging point to the principal bedroom and data points throughout

## SECURITY & SAFETY

- Secure electronic access control to all building entrances
- Video entry system to each apartment with link to concierge
- Fully protected by a residential sprinkler system covering all areas of the building, including apartments
- Each apartment includes an integrated fire alarm and evacuation alert system linked to the building
- High-security, multi-point locking entrance door with spyhole

## CAR PARKING

- Car parking spaces are available to purchase by separate negotiation
- Cycle storage available
- Charging points for electric cars

## GENERAL /COMMUNAL AREAS

- All apartments will be sold with a BLP warranty
- Tiling to main entrance lobby, carpet to common corridor, artwork, wall finishes vary depending on floor
- Passenger lifts to all floors and basement car park

***for units with a Back of House kitchen, layout dependant.**

**Marble is a natural material, and as such, variations in colour, veining, shading, and texture are inherent characteristics. These natural variations are not defects but part of the unique beauty of the material. Final products may differ from samples or images.**



Computer generated image is indicative only.



Lifestyle imagery is indicative only.

# WHY BERKELEY

## DESIGNED FOR LIFE

Berkeley build quality is a cut above; a level of craft you can feel, from the moment you approach one of our properties. Raising standards at every opportunity, we put people and planet at the heart of everything we do.

# 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 nature, 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

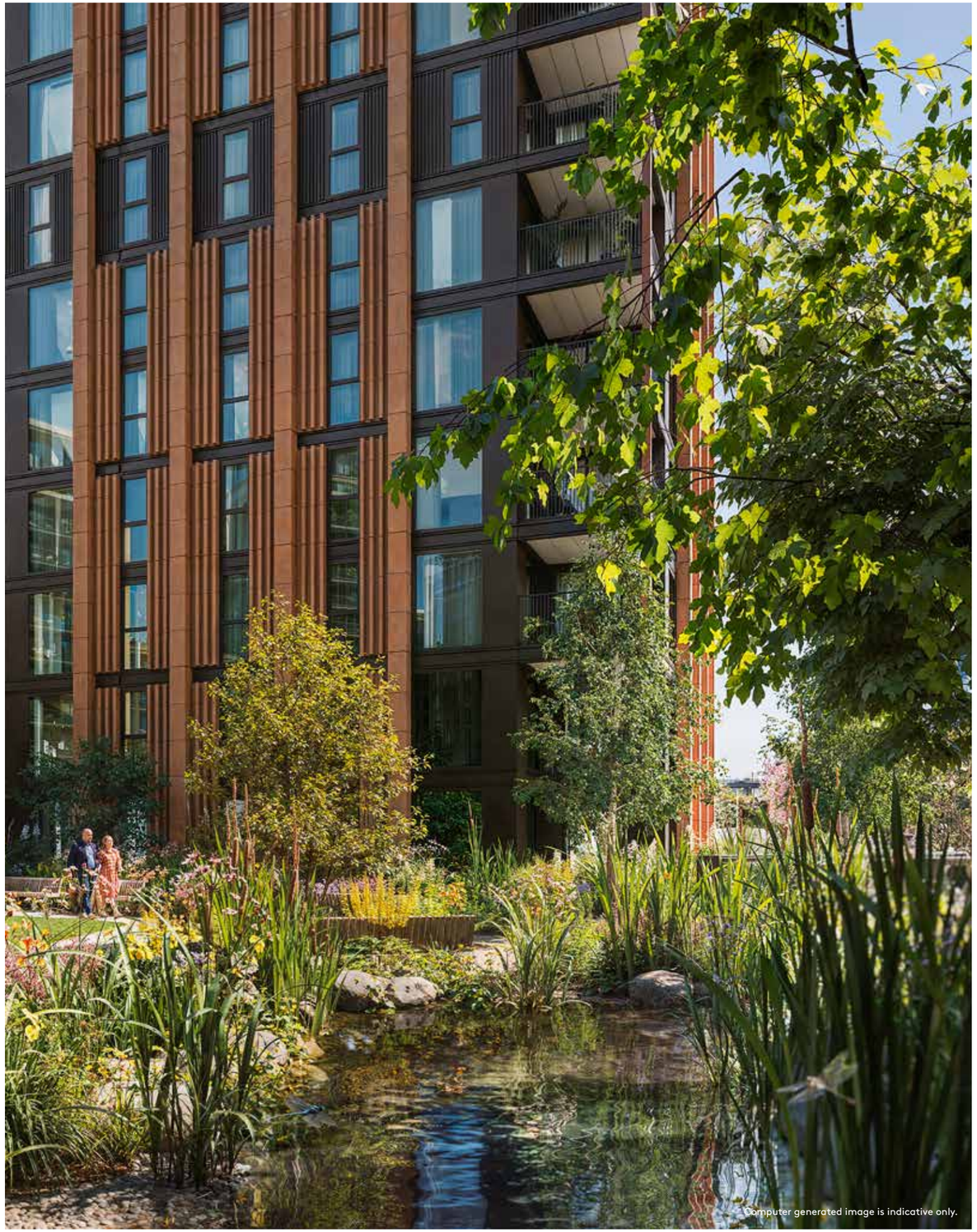
Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to 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

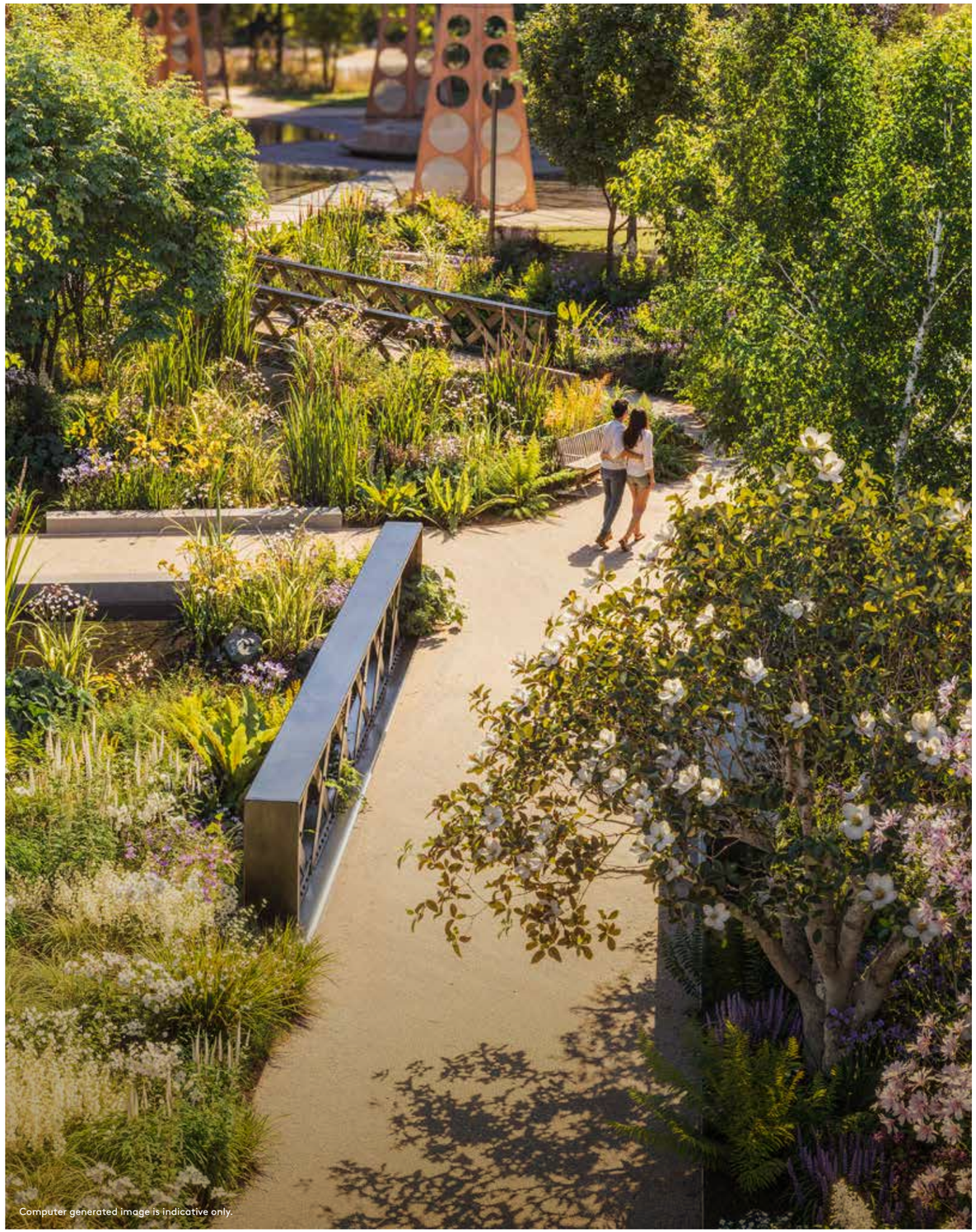
We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. Our homes are designed to be water and energy efficient, promote recycling and enable residents to choose sustainable transport options.

## 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.



Computer generated image is indicative only.



Computer generated image is indicative only.

# 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's 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 every site is left with more nature than when we began.

## TRANSFORMING FUTURES

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

OUR VISION 2030
TRANSFORMING TOMORROW

# SUSTAINABILITY

## THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT AT KING'S ROAD PARK

### CLIMATE ACTION, NATURE AND COMMUNITIES

Sustainability is fundamental to Berkeley. In simple terms, our approach is to develop the homes and places of the future without compromising the ability of younger generations to meet their needs. 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 King's Road Park

### NATURE AND BIODIVERSITY

We believe a new development should enhance nature, not take away from it. Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that bring nature to people. Within and around King's Road Park, we have created natural habitats that encourage wildlife to flourish. We are working with [name of wildlife trust/ ecologists/landscape architects] 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 integrated recycling bins in kitchens to make it easier to separate and recycle waste. For our business operations we've had a strong commitment to waste and reducing our impact for many years, and we strive to embed efficient waste management within our operations.

### 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 be energy efficient. 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 selected to deliver high levels of energy efficiency.

### SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

### 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 King's Road Park we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

### SUSTAINABLE TRANSPORT

We also provide walking routes, cycle paths, secure cycle parks 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. Promoting walking and cycling as 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 managing agents and residents to ensure the development remains in pristine condition.



Lifestyle imagery is indicative only.




Map not to scale

## KING'S ROAD PARK SALES & MARKETING SUITE

1 Sands End Lane
London
SW6 2FP

Call +44 (0)20 3004 4112
Email sales@kingsroadpark.co.uk
Web kingsroadpark.co.uk

Berkeley
Designed for life

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk
APPROVED CODE TRADINGSTANDARDS.UK
Protection for new-build home buyers

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. We reserves the right to make these changes as required. 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. King's Road Park is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact our Sales Team to ascertain the availability of any particular property.
St William Homes LLP, Registered in England & Wales with Company Registration Number OC396332
Registered Office Berkeley House, 19 Portsmouth, Road, Cobham, Surrey, KT11 1JG

# ONE KING'S ROAD PARK

LONDON
SW6

Berkeley
Designed for life