The Penthouse Collection

Lockside House

CHELSEA
CREEK

The pinnacle of sophisticated living at Chelsea Creek, London's most elegant waterside development.

Computer generated image for illustrative purposes only.

Waterside Setting

Chelsea Creek brings the characteristically European feel of waterside living to London. The waterways, tree-lined promenades embody the peace and tranquillity of this wonderful new waterfront location.

Computer generated image for illustrative purposes only.

Welcome to *Lockside House*

Computer generated image for illustrative purposes only.

3 Bedroom *Duplex Penthouses*

Computer generated image for illustrative purposes only. Final finishes may differ from that shown.

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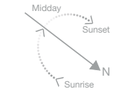
3 Bedroom
Duplex Penthouse
807 Lockside House

3 Bedroom Duplex Penthouse | *807 Lockside House*

5th floor

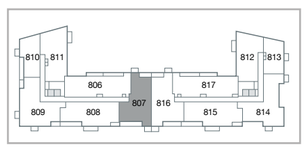
Penthouse	807					
Floor	5					
Kitchen	7.29m	x	4.13m	24'0"	x	13'6"
Living Room	6.70m	x	6.43m*	22'7"	x	21'2"*
Bedroom 2	4.63m*	x	3.78m	15'2"*	x	12'6"



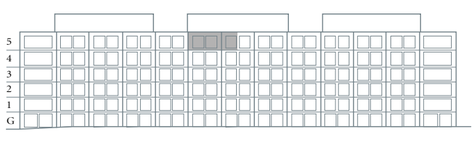
Key

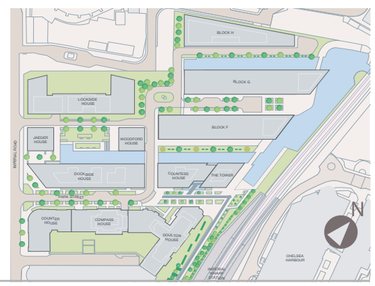
- 55" LED 3D / HD Ready TV linked to Home Entertainment System. Cable Duct to Sky+HD, TV / FM, BT and 2 x 13A Double Socket Below
- TV Mounting Point 1.4m from floor with 13A Socket and Cable Duct to Sky HD, TV / FM, BT & 2 x 13A Double Socket Below
- BT / Home Network Point
- Recessed Lighting
- Ceiling Light
- Feature Single Ceiling Light
- Internal Wall Light
- Pendant Ceiling Light
- External Floor Mounted Light
- Ceiling Speaker
- 13A Double Switched Socket
- E — Door Entry System
- Heated Wall Panel behind Towel Rail
- Pop-up Power Socket
- HWC — Hot Water Cylinder
- TD — Tumble Dryer
- WM — Washing Machine
- Integrated Fridge Freezer
- Tall Kitchen Unit (may include appliance subject to design)
- Appliance Below Worktop
- W — Wardrobe
- C — Cupboard with Internal Light

Floorplate



East Elevation





*Maximum dimension. Floorplans shown for St George are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

3 Bedroom Duplex Penthouse | *807 Lockside House*

6th floor

Penthouse	807					
Floor	6					
Master Bedroom Suite	3.53m	x	6.27m	20'7"	x	11'7"
Bedroom 3	2.96m	x	4.43m	9'9"	x	14'6"
Sun Room	2.66m	x	5.30m	8'9"	x	17'6"

Key

- TV Mounting Point 1.4m from floor with 13A Socket and Cable Duct to Sky HD, TV / FM, BT & 2 x 13A Double Socket Below
- TV 19" LED HD Water Resistant TV
- SKY+HD, TV/FM, BT & 2 x 13A Double Socket positioned in Floor Box
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- Pendant Ceiling Light
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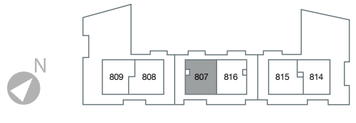
- 13A Double Switched Socket
- Heated Wall Panel behind Towel Rail
- W Wardrobe
- Mirror
- External Tap
- Ex External Sockets
- Accessible Terrace space within Penthouse demise
- Non accessible Terrace space outside Penthouse demise

Floorplate



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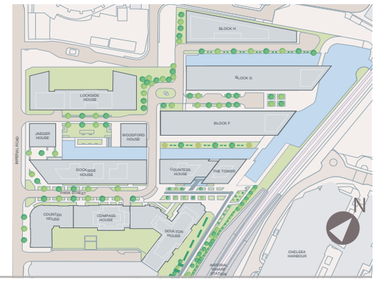

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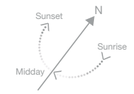
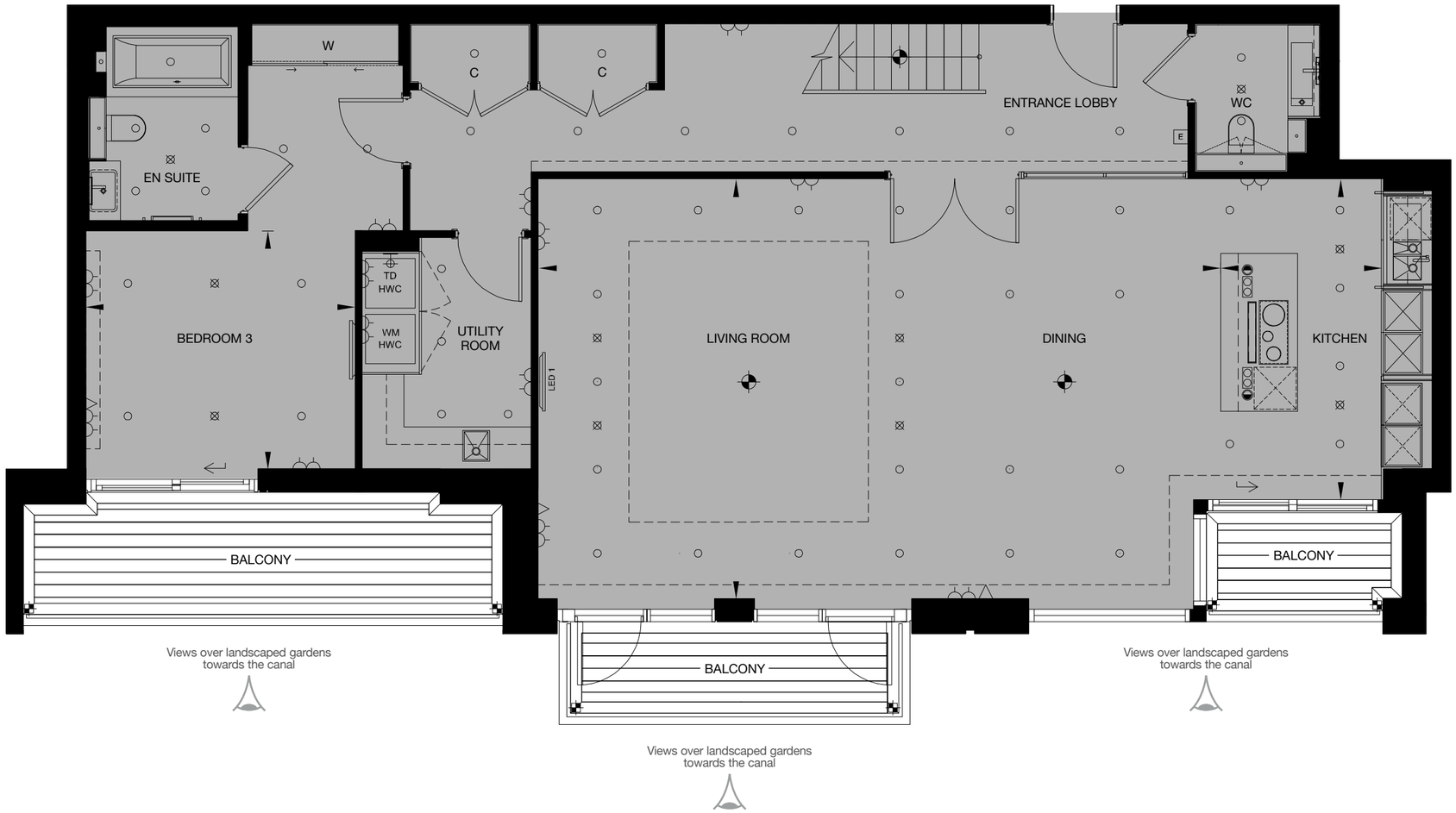
3 Bedroom
Duplex Penthouse
815 Lockside House

3 Bedroom Duplex Penthouse | *815 Lockside House*

5th floor

Penthouse	815					
Floor	5					
Kitchen	2.33m	x	4.60m	7'8"	x	15'2"
Living Room	6.02m	x	9.74m	19'9"	x	32'0"
Bedroom 3	3.36m	x	3.85m	11'0"	x	12'8"





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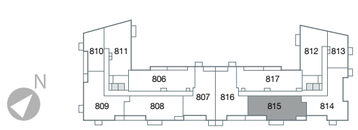

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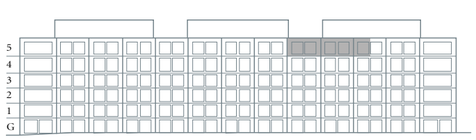

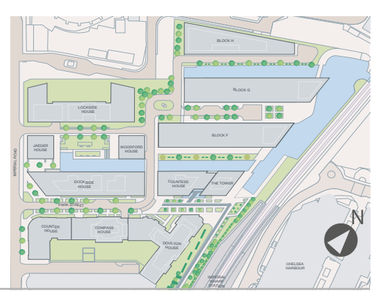

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3 Bedroom Duplex Penthouse | *815 Lockside House*

6th floor

Penthouse	815					
Floor	6					
Master Bedroom Suite	3.67m	x	5.65m	12'0"	x	18'7"
Bedroom 2	3.99m	x	5.45m	13'2"	x	18'0"
Sun Room	3.81m	x	6.46m	12'6"	x	12'6"

Key

- TV Mounting Point 1.4m from floor with 13A Socket and Cable Duct to Sky HD, TV / FM, BT & 2 x 13A Double Socket Below
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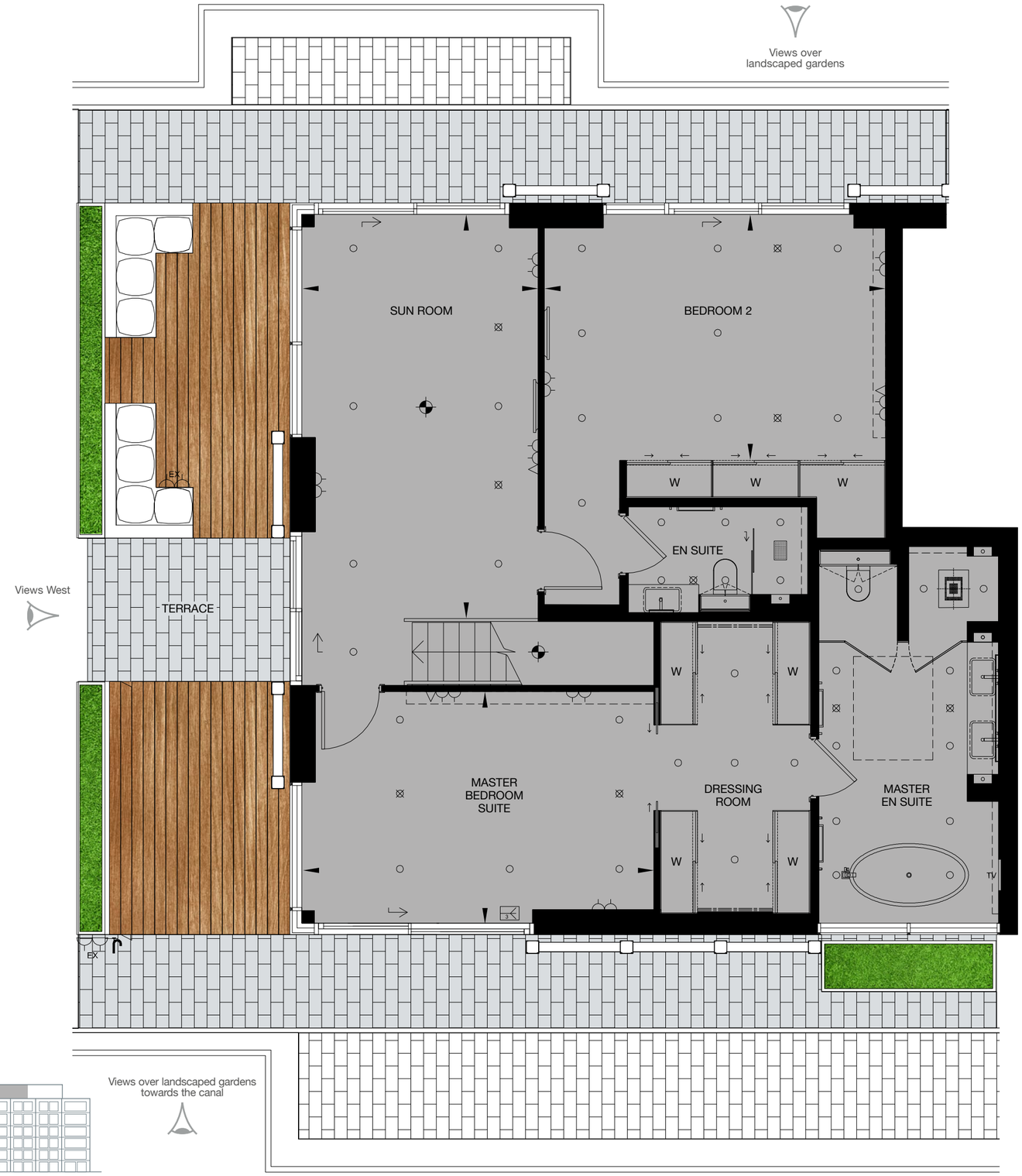
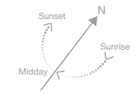
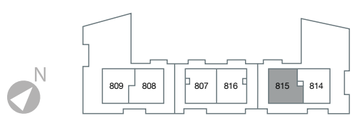




Floorplate



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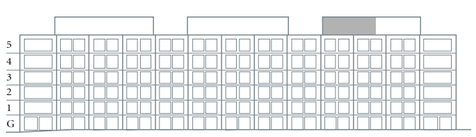

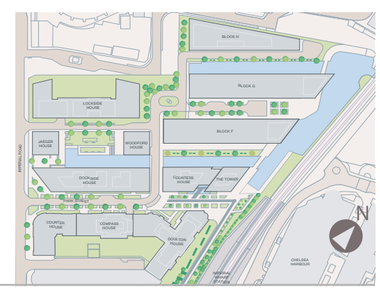

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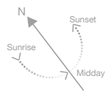
3 Bedroom
Duplex Penthouse
816 Lockside House

3 Bedroom Duplex Penthouse | *816 Lockside House*

5th floor

Penthouse	816					
Floor	5					
Kitchen	7.29m	x	4.13m	24'0"	x	13'6"
Living Room	6.70m*	x	6.43m*	22'0"*	x	21'2"*
Bedroom 2	4.63m	x	3.78m	15'2"	x	12'6"



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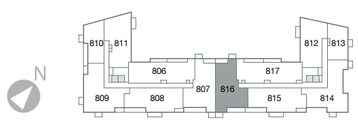
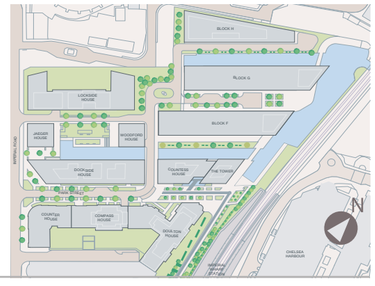
Views over landscaped gardens towards the canal

Views over landscaped gardens

Floorplate



East Elevation



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3 Bedroom Duplex Penthouse | *816 Lockside House*

6th floor

Penthouse	816
Floor	6

Master Bedroom Suite	3.53m	x	6.46m	11'7"	x	21'2"
Bedroom 3	3.12m	x	4.42m	10'3"	x	14'6"
Sun Room	2.66m	x	5.29m	8'9"	x	17'4"

Key

- TV Mounting Point 1.4m from floor with 13A Socket and Cable Duct to Sky HD, TV / FM, BT & 2 x 13A Double Socket Below
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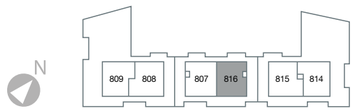
Floorplate



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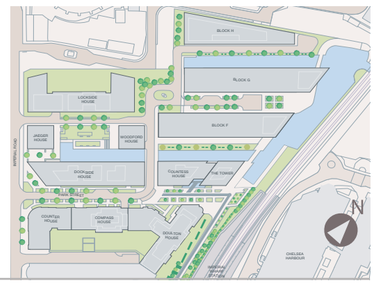

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Specification
3 Bedroom Duplex Penthouses

General Specification

- Enhanced floor to ceiling height
- Air conditioning to Living Room, Dining Room and Bedrooms[1]
- Bespoke full height, extra wide entrance door
- Bespoke internal doors, with glazed door to Living / Dining Room
- Brushed steel and leather ironmongery
- Aluminium double glazed powder coated patio doors and windows
- Feature architraves and skirting
- Bespoke Bedroom wardrobes with leather doors and internal lighting
- Feature flooring to Entrance Lobby[2]
- Timber flooring to Living, Dining and Kitchen areas and carpets to Bedrooms
- Ten year warranty from date of legal completion
- 999 year lease from 2010

Kitchen

- Custom designed Kitchens
- Stainless steel recessed sink
- Instant hot water tap
- Filtered water tap
- Integrated pop up extractor fan
- Integrated Gaggenau fan assisted electric oven and induction hob
- Integrated Gaggenau combination microwave
- Integrated Gaggenau coffee machine
- Integrated Gaggenau steam oven
- Integrated Gaggenau dishwasher
- Integrated Gaggenau fridge
- Integrated Gaggenau freezer with ice maker
- Integrated Gaggenau wine cooler
- Miele washing machine[3]
- Miele tumble dryer[3]

Bathrooms and En Suites

- Villeroy and Boch, basin, wall hung WC and bidet with soft closing seat
- Heated wall panel with chrome robe hooks and towel rails
- Interior designed feature walls with vanity counter[2]
- Rain shower, body jets, hand shower and brassware
- Master En Suite Bathroom with bespoke clear glass steam shower enclosure
- Bespoke mirrored joinery with demisting mirror and integrated storage space
- Floor tiles with under-floor heating[2]

Electrical

- Integrated internet based multi-room, home automation system, to control audio visual entertainment, heating, lighting and window dressing, operated by iPad controllers[4]
- Home Network System with Cat 5 network for telephone and data distribution to Living Room, Kitchen and Bedrooms
- Integrated television surround with wall mounted 55" 3D / HD internet ready television to Living Room
- Wall mounted 19" water resistant television to Master En Suite Bathroom
- Sky+HD, Arabsat and Hot Bird enabled including two Sky+HD boxes with 1 year pre-paid subscription[4]
- 5.1 surround sound to Living Room via integrated ceiling speakers. Further integrated ceiling speakers to Kitchen, Bedrooms, Bathrooms and En Suites
- Lighting to Garden Terraces and Balconies
- Integrated USB charging points to Living Room, Bedrooms and Sun Room

Garden Terrace

- Feature stone and timber finishes[2]
- Built in seating and integrated storage area
- Feature lighting
- Planters to include all landscaping

Transport

- Car parking, motorcycle and cycle storage facility available in gated underground car park[6]

Security

- IP enabled colour video entry phone system with visual link to Concierge
- Mains operated smoke detectors to Hallways and common areas
- Multi-point high security door locking system to entrance door with spy-hole
- 24 hour Concierge[7]
- CCTV security system to car park, Entrance Lobby and development[7]
- Security lift and stair access to Penthouse floor

Communal Areas

- Exclusive access to The Spa with swimming pool, sauna, steam room, treatment room, gymnasium, and wi-fi enabled residents lounge[7]
- Landscaped park, waterways and waterside piazza[7]
- Interior designed entrance lobbies, lifts and corridors
- Communal stairs carpeted and decorated

Notes

1 The air conditioning system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions

2 Marble, limestone and granite are natural products and are therefore subject to variations

3 Washing machine and tumble dryer located in utility room / hallway cupboard

4 Multi-room entertainment system enables audio and visual distribution of multiple sources to Living Room, Kitchen, and Bedrooms, in addition to audio distribution to Family Bathrooms and En Suites. One docked iPad for control of Living / Dining Room and one locally docked iTouch for control of each Bedroom provided. One iPad for wireless control of apartment provided. Internet browsing facility, remote diagnostics by approved engineer and online media storage facility included subject to future connection by purchaser

5 1 year pre-paid Sky Triple Play subscription to include Sky basic Entertainment Pack, Broadband Lite, Talk Weekends and Sky Line Rental. Sky+HD box and router provided. Terms and conditions apply, please liaise with the Sales Consultants for further details

6 Available at extra cost

7 Payable via the service charge

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required. Details are subject to planning permission.

Chelsea Creek offers a unique *lifestyle* for you to enjoy

Chelsea Creek provides superior facilities to enhance your lifestyle and wellbeing.

Photography is for illustrative purposes only.

Quality of Service

Chelsea Creek offers 24-hour Concierge and monitored security systems. Gated underground car parking is also available.*

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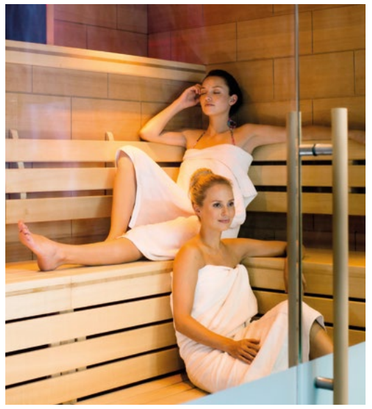
Wellbeing

The exclusive, residents-only Spa and Fitness Centre is just moments from your door. Relax in the indoor heated Swimming Pool and Jacuzzi, unwind in the Sauna and Steam Room, enjoy the Private Treatment Room or chill out in the peaceful Wi-Fi enabled Lounge area.



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Invigorate

The fully equipped Gymnasium offers the latest cardio and kinesis machines, allowing you to work out in peace and privacy. Each machine features an embedded television so you can choose your own entertainment.

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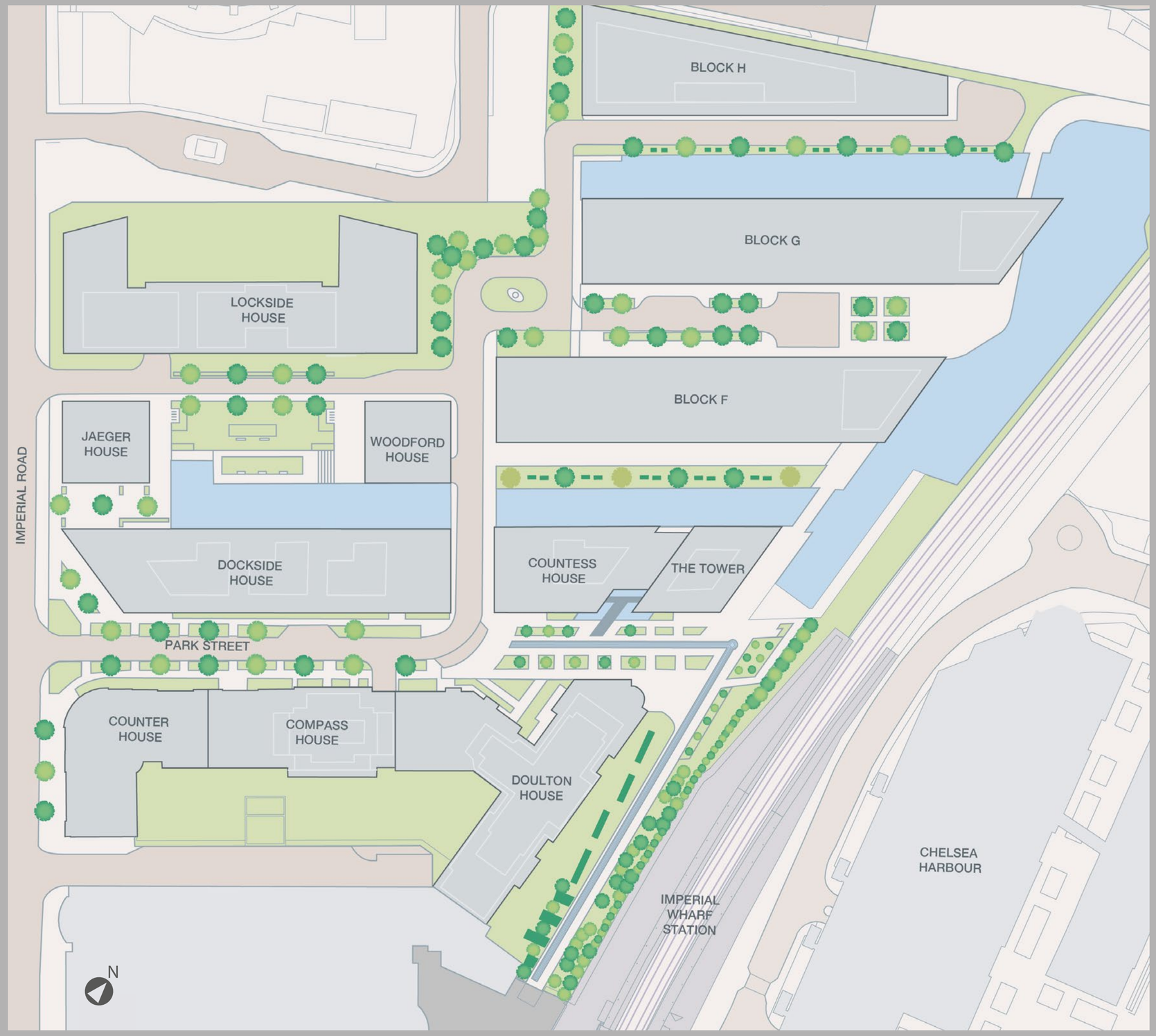
The Masterplan



Design for Modern City Living

Light, spacious and built to a high specification, Chelsea Creek is the new benchmark for modern city living, with waterside aspects and elegant design throughout.

The site plan shows the proposed masterplan. The information is indicative only and should not be relied upon as accurately showing the layout of Chelsea Creek and is subject to change from time to time from that shown, in accordance with planning permissions to be obtained for each phase.

Computer generated images are for illustrative purposes only.

Our customers are at the heart of all our decisions.
We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience.

Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

Our vision

Berkeley Group

Proud to be members of the Berkeley Group of companies

Berkeley Designed for life | St Edward Designed for life | St James Designed for life | St George Designed for life

Computer generated image is indicative only.

A COMMITMENT TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.

OUR VISION
To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE
We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES
When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES
We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE OPERATIONS
We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY
Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask sales negotiator for further information.

Berkeley Foundation

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

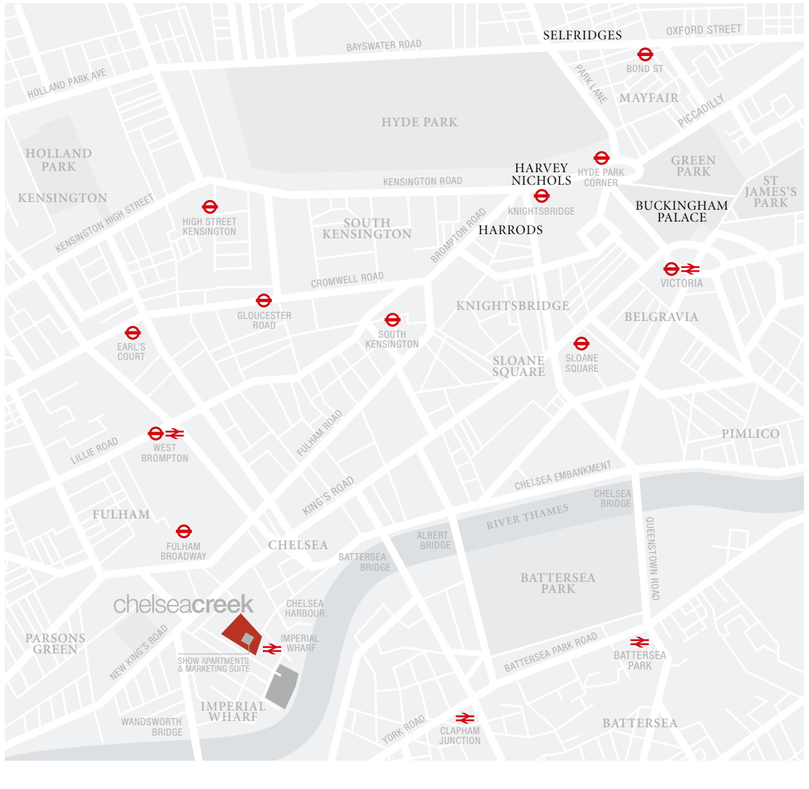
www.**berkeleyfoundation**.org.uk

www.**berkeleygroup**.co.uk

Berkeley Group

Proud to be a member of the Berkeley Group of Companies

Berkeley Designed for life | St Edward Designed for life | St George Designed for life | St James Designed for life | St William Designed for life



Maps are not to scale and show approximate locations only

CHELSEA CREEK

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. Chelsea Creek, Dockside House and Quayside House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. 08CA/0316.

Our vision

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Knight Frank

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