

## THE NEW HEART OF WEST LONDON

White City Living is just minutes away from Central London and perfectly positioned for access to international transport hubs via a range of direct links including two Underground stations (White City and Wood Lane) right on its doorstep.

### JOURNEY TIMES (TfL ZONE 2)

Westfield	🚶 06 minutes
Holland Park	🚶 04 minutes
Paddington Station	🚶 08 minutes
Bond Street	🚶 12 minutes
Oxford Circus	🚶 14 minutes
King's Cross Station	🚶 20 minutes
Bank	🚶 22 minutes
London Heathrow	🚗 30 minutes
London Gatwick	🚗 70 minutes

### EDUCATION

Imperial College White City	🚶 10 minutes
Imperial College London	🚶 28 minutes
University College London	🚶 26 minutes
London School of Economics	🚶 26 minutes
King's College London	🚶 29 minutes



Maps are not to scale and show approximate locations only



### SITE PLAN

1. Bowery
2. Belvedere Row
3. Lincoln
4. Exhibition Park
5. Residents' Magnolia Garden
6. Central Gardens
7. Centre Stage
8. The Lagoon

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 anytime without notice.

## THE ST JAMES DIFFERENCE

St James was established in 1996, originally as a joint venture with Thames Water. Over the past 19 years, the company has established a reputation as a design-conscious developer regenerating brownfield sites and transforming them into attractive developments whose design not only creates desirable places to live, but also has a positive impact on the environment.

In White City – as in every location St James works in – this is achieved through a combination of excellent design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability, building communities that will thrive today and for years to come.

St James is a proud member of the Berkeley Group, a UK leader in the visionary delivery of major urban

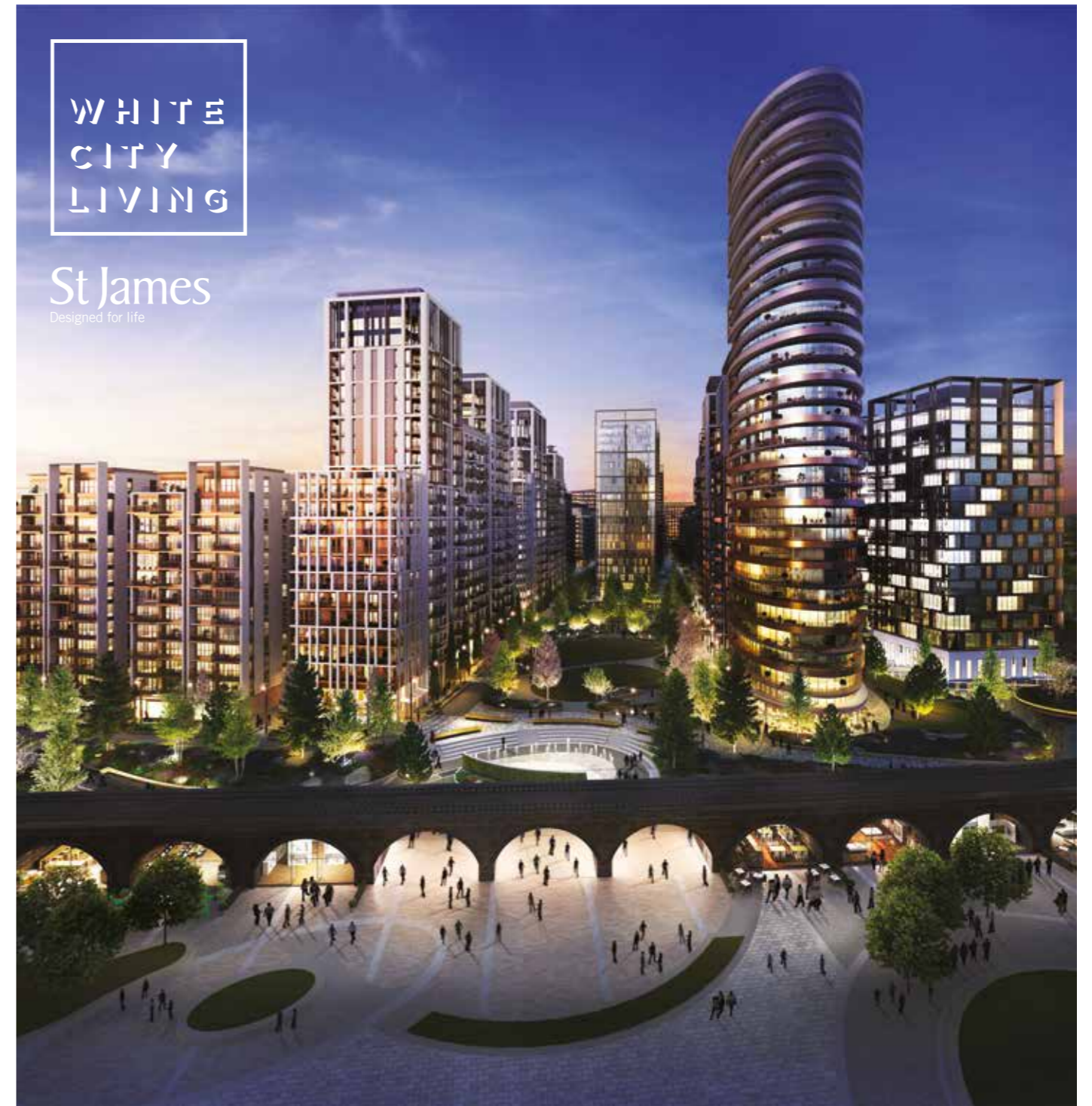
regeneration schemes. The Group has been responsible for shaping much of the modern development along Central London's riverside, replacing former industrial areas with vibrant places to live, work and play.

White City Living is the exciting new development for 2017 to join the St James portfolio of regeneration projects in London.

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**St James**  
Designed for life

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 James White City policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The 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. White City Living is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St James White City to ascertain the availability of any particular property. Times are taken from tfl.gov.uk and googlemaps.co.uk and show approximate timings only. Computer-generated images are indicative only.



## CREATING A NEW COMMUNITY AT THE HEART OF WEST LONDON

Over 1,800 new homes including suites, 1, 2, 3 & 4-bedroom apartments and penthouses set among eight acres of park, formal gardens, private courtyard and water features, all right in the heart of West London.

In addition to the extensive residential offer, White City Living will be home to a wide variety of shops, restaurants, cafés and bars that, alongside spaces for performances, markets and exhibitions, contribute to the overall sense of a thriving, dynamic new district.

### LONDON'S BRIGHTEST NEW NEIGHBOURHOOD

The £8-billion White City Opportunity Area is a unique collaboration between local government and private enterprise, bringing with it 6,000 new homes and over 20,000 new jobs within the next five years. Some of the world's greatest names in retail, media and education are transforming the site into a world-leading research and innovation hub, an entertainment core and a hive of creativity. At the centre of all this lies White City Living by St James.

### NEIGHBOURS

**WESTFIELD** is home to over 400 retail outlets including places to eat and drink and a 17-screen, state-of-the-art cinema. It is Europe's largest shopping and entertainment complex and is adjacent to White City Living.

**IMPERIAL COLLEGE LONDON** with its new 23-acre campus brings together some of the finest business talents and academic minds to address some of the world's toughest challenges.

**TELEVISION CENTRE**, the home of BBC Worldwide, forms a major new business district dedicated to the creative industries including a 45-room hotel, White City House by Soho House and Bluebird Café among others.



CENTRAL GARDENS



RESIDENTS' MAGNOLIA GARDEN



PRIVATE RESIDENTS' CLUB LOUNGE



RESIDENTS' POOL

## A WHOLE NEW, GREENER LANDSCAPE

Nature is front and centre throughout the development with the masterplan and architecture designed by Patel Taylor Architects, the practice behind the 2012 Olympic Athletes' Village.

The entire landscape designed by Murdoch Wickham, from the open parkland and the quayside to the public square and gardens, is interwoven with footpaths, cycling routes and water features.

## A PLACE TO LIVE BRIGHT

It's not just a new place to live - it's a new way to live. A place surrounded by the brightest minds and a wealth of creativity, a place to take a step back before taking the plunge, a place to live well, live right and live bright.

## THE RESIDENCES

Interior specialists **Arney Fender Katsalidis** (AFK) have taken great care to ensure that the layout and interior design of every apartment evokes an

extraordinary sense of space without compromising on practical necessities like storage and privacy.

## RESIDENTS' FACILITIES

The private facilities combine comfort and convenience with an unmistakable air of exclusivity. They have been selected and designed to act as an extension to a home, a series of well thought-out, fully equipped features that make everyday life - and work - that much brighter.

- Residents' club with concierge service
- Two 12-seat private cinemas with food and drink facilities
- Entertainment suite
- Exclusive dining room and dedicated private kitchen
- Business lounge and meeting rooms
- Basement parking\*
- Swimming pool with adjoining sun terrace
- Therapeutic hydro-pool
- Treatment and massage rooms
- Fully equipped gym with rooms for personal training and classes
- Club lounge
- Café accessed via club lounge

\*Available by separate negotiation, at an additional cost

## APARTMENT MIX

Phase 1 includes 412 apartments within three buildings:

### BOWERY

40 x 1 beds | 20 x 2 beds **Total: 60**

### Due for release 2019

### BELVEDERE ROW

14 x suites | 59 x 1 beds | 135 x 2 beds

26 x 3 beds **Total 234**

### LINCOLN

9 x suites | 31 x 1 beds | 74 x 2 beds

4 x 3 beds **Total: 118**

## LOCATION

54 Wood Lane, White City, London W12 7RQ

## LOCAL AUTHORITY

London Borough of Hammersmith & Fulham

## TENURE

999-year lease

## ARCHITECTS

Patel Taylor

## LANDSCAPE ARCHITECTS

Murdoch Wickham

## INTERIOR DESIGNERS

Arney Fender Katsalidis

## WARRANTY

NHBC 10-year warranty

## ESTIMATED COMPLETION

Belvedere Row Block C : Q1/Q2 2020  
Belvedere Row Block B : Q3/Q4 2020  
Lincoln Block E : Q2/Q3 2019  
Lincoln Block D : Q3/Q4 2019

## GROUND RENT

Suite	£400
1 Bedroom Apartment	£500
2 Bedroom Apartment	£750
3 Bedroom Apartment	£900
Penthouse	£1,000

## COUNCIL TAX LEVELS

BAND	2017/2018	2018/2019
D	£1,007.83	£1,022.04
E	£1,231.80	£1,249.16
F	£1,455.75	£1,476.28
G	£1,679.72	£1,703.40
H	£2,015.66	£2,044.08

Source taken from LBHF.gov.uk

## SERVICE CHARGE

Estimated £5.00 / ft<sup>2</sup> / Annum

## PAYMENT TERMS

Reservation fees payable:

- £5,000 reservation fee on transactions up to £2,000,000 (£10,000 thereafter)
- 10% of the purchase price (less reservations deposit) is payable within 21 days on exchange of contracts
- 5% is payable 6 months after exchange of contracts for Lincoln and 10% is payable 12 months after exchange of contracts for Belvedere Row
- Remaining balance is payable upon completion

## VENDOR'S SOLICITOR

**Mills and Reeves**  
Fountain House, 130 Fenchurch Street  
London, EC3M 5DJ  
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## PANEL SOLICITORS

**Riseam Sharples**  
2 Tower Street, London, WC2H 9NP  
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10 Bloomsbury Way, London, WC1A 2SL  
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**GCL Solicitors LLP**  
3000 Cathedral Hill  
Guildford London, Surrey, GU2 7YB  
+44(0)1483 577091

## RECOMMENDED FURNISHINGS

**Vesta**  
www.vesta-london.co.uk  
+44 (0)800 1357 888

**London Design Group**  
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+44 (0)20 7627 0667