EACH DAY BEGINS WITH MORNING SUNSHINE GLITTERING NEARBY ON THE WATER.

INSPIRING MOMENTS OF REFLECTION, AND A SENSE OF EASE.

THESE RIVERS RUN THROUGH TIME, CARRYING THE MEMORIES OF AGES PAST.

LIVES ENHANCED BY SHIMMERING RIPPLES, AND GENTLE CURRENTS.

THIS IS A PLACE OF NATURAL HARMONY, OF TIMELESS PLEASURES, A JOYFUL RIVER FESTIVAL, A BREEZE TO FILL A SAIL.

THIS IS LIVING, INSPIRED BY WATER.
FEW CAN DENY THE CALMING, RESTORATIVE NATURE OF A WALK IN THE WOODS OR NEAR THE WATER’S EDGE.

Welcome to Elmswater, a peaceful development of just 48 two and three bedroom private apartments set in Rickmansworth. Each apartment has a terrace or balcony together with private parking, and many are dual aspect.

Like water itself, the development fills the natural contours of the landscape it lies within. A blend of flourishing greenery and water, it reflects traditional materials with contemporary design. It’s a stone’s throw from the high street, yet feels like a secluded haven, with London Marylebone only a 27 minute ride by train.

Elmswater is immersed in St William’s unique design approach: first life, then spaces, then buildings. This means we fit the buildings to the landscape, not the other way round, to create welcoming, sociable, beautiful places to live. Places like Elmswater.

Created by St William, a proud member of the Berkeley Group.
Be it river, brook, canal, or lake, the sight and sound of water lifts the spirits. Add in natural views and surrounding wooded areas. Elmswater offers an ideal setting for a new home.

The calming waters of Elms Lake flow into the River Chess and onwards to the wider Three Rivers District, home to numerous lakes, rivers and miles of meandering waterways, footpaths, cycle paths and bridleways.

Elmswater lies adjacent to the tranquil Elms Lake, a private fishing lake

Sail, fish or cycle in the serene environment of Rickmansworth Aquadrome, only 6 minutes away by car...
At Elmswater you are at the centre of so much. Here, you are close to numerous leisure activities and culture on your doorstep. Commuting to Central London for work takes just 27 minutes.

### Aquadrome
The Aquadrome covers 101 acres (41 hectares) and is home to a wide variety of wildlife and plants. It also features wooded walks, Bathworth Lake, Bury Lake, Stocker’s Lake Nature Reserve, woodlands, and lush green open spaces. For the more energetic, you’ll find plenty of sporting activities, including public runs, cycle rides and watersports just a 16 minute walk from Elmswater.

### The Elms Angling Society
This unique fishery is perfectly situated on the calm waters of Elms Lake. This private lake is home to numerous species of freshwater fish, from the common carp to pike, bream and eel. With night fishing permitted and a strong sense of community, the society welcomes all local residents who wish to join. Learn more at theelms.anglingsociety.co.uk

### Moor Park
A Grade 1 listed Palladian building, set within 300 acres of landscaped Hertfordshire parkland and just a nine minute drive from Elmswater. Built in the late 17th century for the 3rd Earl of Bedford, today Moor Park provides the perfect setting for weddings, meetings and events. There are also two championship golf courses, one of which plays host to national and international events and was the home of the Bob Hope British Classic tournament.

### Watersmeet Theatre
From National Theatre screenings to Shakespeare plays, from musicals to comedies and film night. Take a 3 minute stroll to Watersmeet which serves as a theatre, cinema and music hall, all rolled into one. What’s more, this unique auditorium features a hydraulic floor, changeable seating and orchestra pit.

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### Outdoor Attractions
- **Aquadrome**
- **Moor Park Golf Course**
- **Rickmansworth Cricket Club**
- **Rickmansworth Golf Course**
- **Rickmansworth Water Ski Club**
- **Coach & Horses Pub**
- **Croxley Green Business Park**
- **M&S**
- **Mill End Community Centre**
- **Moor Park Golf Course**
- **Rickmansworth Cricket Club**
- **Rickmansworth Golf Course**
- **Rickmansworth Water Ski Club**
- **Rivertech Offices**
- **St Mary’s Church**
- **Tamarind Thai Café**
- **Tesco Superstore**
- **The White Bear Pub**
- **Train Station**
- **Waitrose**
- **Watersmeet**
- **William Penn Leisure Centre**
- **Zaza Italian Restaurant**

### Civic and Leisure Centres
- **M&S**
- **Rickmansworth Community Centre**
- **Rickmansworth Library**
- **Watersmeet Theatre**
- **William Penn Leisure Centre**

### Pubs
- **The Coach & Horses**
- **The Airport**
- **The Feathers**
- **The White Bear**

### Cafés
- **Caffè Nero**
- **Cinnamon Square**
- **Coffee House and Deli**
- **Costa Coffee**
- **Dolce Caffè**
- **The Café in the Park**

### Restaurants
- **Capri Tuscan**
- **Cinnamon Square**
- **Coffe House and Deli**
- **Coddy Caffè**
- **The Café in the Park**

### Shopping
- **M&S Simply Food**
- **Tesco Superstore**
- **Waitrose**

### Transport
- **Rickmansworth Underground & Train Station**

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### Map of Elmswater and Surrounding Areas
On or off the beaten track, the area surrounding Rickmansworth offers a lot for the avid walker and thrill seeker alike. Hiking, boating, biking, golfing, spend your time as you will – on foot, on water, on pedal or on the green.
A coffee in the morning sun or evening drinks with family and friends. A freshly prepared salad or traditional Sunday roast at The Coach & Horses. Invigorating Asian cuisine at Tamarind Thai Café and sumptuous Mediterranean flavours at Zaza Italian. Every taste and occasion is catered for by the various dining options throughout Rickmansworth.

The Feathers is just one example of the historic architecture that is a fixture of Rickmansworth’s high street. With comforting food and warming ales, The Feathers is an idyllic Sunday afternoon retreat.

The hustle and bustle of Rickmansworth’s well-stocked high street is just 300 metres away. Doing the weekly shop, or stocking up on the finer things in life is a straightforward affair.

The Calm

Park Road (just off the high street) is just one example of the variety of eateries that Rickmansworth High Street has to offer. From freshly prepared salads to traditional Sunday roasts, the high street has something for every occasion and taste.

The Flow

A coffee in the morning sun or evening drinks with family and friends. A freshly prepared salad or traditional Sunday roast at The Coach & Horses. Invigorating Asian cuisine at Tamarind Thai Café and sumptuous Mediterranean flavours at Zaza Italian. Every taste and occasion is catered for by the various dining options throughout Rickmansworth.

The hustle and bustle of Rickmansworth’s well-stocked high street is just 300 metres away. Doing the weekly shop, or stocking up on the finer things in life is a straightforward affair.

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The hustle and bustle of Rickmansworth’s well-stocked high street is just 300 metres away. Doing the weekly shop, or stocking up on the finer things in life is a straightforward affair.
WHERE LIVING FLOWS EASY

Whenever your destination – whether to the local shops, farther afield, or far beyond to one of earth’s four corners, Elmswater is within easy reach of major rail hubs, road routes, and airports. How you travel is up to you.

Only 28 minutes by car to London Luton Airport

Only 43 minutes by tube to King’s Cross St. Pancras

Only 27 minutes by train to Marylebone

Only a 10 minute walk to the tube and train station

Only 8 minutes drive to the M25

Only 28 minutes by car to London Heathrow Airport

All times are based on travelling at approximately 7.30am on a weekday. Sources: tfl.gov and Google Maps.
Landscape architect James Stockdale, from Charnwood Landscape Design describes the approach to Elmswater’s landscaping.

HOW IS ST WILLIAM’S ‘PEOPLE-FIRST’ ETHOS REFLECTED IN ELMSWATER?

The landscaping had to work as well for residents as the inside space does, while serving the different needs of Elmswater’s residents who will use the outside space for all sorts of reasons. The landscape is designed to work for all occasions, whatever the season.

WHAT WAS THE APPROACH TO CHOOSING TREES AND PLANTS?

The most important factor was considering how the landscape looks year-round.

Each tree, flower and leaf blossoms into life providing complementary and contrasting colours regardless of the time of year.

Spring brings sharp crisp lime greens, whilst deeper darker greens flourish in summer. Come autumn, spectacular yellows, reds and purples will glow throughout Elmswater.

WHAT WILL PEOPLE FEEL AS THEY WANDER THROUGH ELMSWATER’S LANDSCAPE?

A true sense of shared ownership, of familiarity, of comfort. Each resident should feel drawn to spending time outside, whether on their own, or in the company of friends, family and neighbours.
THE KITCHEN
Form marries function in natural harmony in beautifully designed kitchens with composite stonework surfaces, mirror splashbacks and integrated Siemens appliances, including an induction hob, extractor, oven, microwave, dishwasher and fridge freezer.

Most apartments have separate utility rooms to keep the washer dryer machine discrete.

Feature lighting and soft close cabinet doors add the final touches to the kitchen interior design.

Premium apartments are furnished with built-under wine coolers in the kitchen.

Each kitchen is fitted with high-quality Siemens appliances, including an induction hob, extractor, oven, microwave, dishwasher and fridge freezer.

Most apartments have separate utility rooms to keep the washer dryer machine discrete.
LIVING SPACE
Generous reception rooms with a range of configurations, including open plan, separate with dedicated study and dining rooms to suit all lifestyles.

Natural light and calming colours make the living area a place to unwind.
BEDROOMS & BATHROOMS

Thoughtfully laid out with meticulous attention to detail and soft, plush carpets, each bedroom is designed to fill with natural light. Master bedrooms accommodate fitted wardrobes and may include dressing areas. Clean lines and modern features complete each apartment’s two bathrooms, many of which incorporate both a bath and shower.
**KITCHEN**

**CLASSIC**
- Interior designed fitted kitchen with feature lighting and soft close cabinet doors**
- Composite stone worktop*
- Full height mirror splashback
- Stainless steel under mounted 1.5 bowl sink with chrome mixer tap

**PREMIUM** (In addition to the classic specification)
- Under counter wine cooler
- Automatic locking water tap

---

**BATHROOM & ENSUITE**

**CLASSIC**
- Interior designed fitted bathroom with full height tiling*
- Floor mounted WC with soft close seat and cover
- Wall mounted basin with polished chrome tap and mirror cabinet with integrated storage and shaver socket
- White bath with glass shower screen where there is a separate shower enclosure
- White toilet with soft close seat and cover
- Wall mounted basin with polished chrome tap and mirror cabinet with integrated storage and shaver socket
- White bath with glass shower screen where there is a separate shower enclosure

**PREMIUM** (In addition to the classic specification)
- Wall hung WC in favour of floor mounted

---

**ELECTRICS & LIGHTING**

**CLASSIC**
- White plastic light switches and sockets throughout
- LED downlights to master bedroom, living room, kitchen and hallway
- Pendant lighting to principal bedrooms
- USB sockets in kitchen and master bedroom

**PREMIUM** (In addition to the classic specification)
- Chrome light switches and sockets to high and low level in principal rooms
- Under counter wine cooler
- Chrome boiling water tap

---

**INTERNAL FINISHES**

**CLASSIC**
- Polished chrome ironmongery throughout
- Fitted wardrobe to master bedroom with fixed shelf, hanging rail and sliding doors
- Internal oak timber veneered doors throughout
- White uPVC double glazed doors
- White painted skirtings and architraves

**PREMIUM** (In addition to the classic specification)
- Fitted wardrobe to bedroom two with fixed shelf, hanging rail and sliding doors
- Internal oak framed timber veneered glass doors to living room

---

**WALL & FLOOR FINISHES**

**CLASSIC**
- Oak effect laminate flooring to hall, kitchen, living room and coat cupboard*
- Carpet to bedrooms*
- White painted internal walls and ceilings

**PREMIUM** (In addition to the classic specification)
- Underfloor heating to master bedroom ensuite only
- Wall hung WC in lieu of floor mounted
- Wall hung WC in lieu of floor mounted
- Wall hung WC in lieu of floor mounted

---

**CUSTOMER UPGRADES**

- Choice of colour palettes available, subject to build stage
- To selected classic apartments where space allows
- To selected premium apartments where space allows

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**HEATING**

- Radiators throughout

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**SECURITY**

- State of the art security system
- Communal CCTV to main building entrances
- Entrance to building via key fob
- Multi-point locking to flat entrance door

---

**EXTERNAL AREAS**

- Composite timber decking or paving

---

**COMMUNAL AREAS**

- Feature wall, lighting and tiling to main entrance lobby
- Lifts to communal corridors
A GENTLE WAY OF LIFE
ELMSWATER

Each building offers a range of facilities. These include undercroft and outside parking for residents and visitors, plus access to all floors via a lift or stairs. Beautifully landscaped gardens surround both Heron Lodge and Crane Lodge, and incorporate an enclosed area for 48 bicycles.

Beautifully landscaped gardens surround both Heron Lodge and Crane Lodge, and incorporate an enclosed area for 48 bicycles.
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---

**HERON LODGE – CLASSIC**

**TYPE 1 (APARTMENT A1)**

Three Bedroom Apartment

<table>
<thead>
<tr>
<th>TOTAL AREA</th>
<th>SQ M</th>
<th>SQ FT</th>
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<tbody>
<tr>
<td>Total Internal Area</td>
<td>120.2</td>
<td>1293</td>
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<tr>
<td>Total External Area</td>
<td>11.6</td>
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**ACCOMMODATION**

<table>
<thead>
<tr>
<th>Measurement points</th>
<th>Optional wardrobe</th>
<th>Excluding</th>
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</thead>
<tbody>
<tr>
<td><strong>Kitchen/Living/Dining Room</strong></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Master Bedroom</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Bedroom Two</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Bedroom Three</strong></td>
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<tr>
<td></td>
<td></td>
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<tr>
<td><strong>Terrace</strong></td>
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**HERON LODGE – CLASSIC**

**TYPE 2 (APARTMENT A2)**

Three Bedroom Apartment

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</table>

**ACCOMMODATION**

<table>
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<th>Measurement points</th>
<th>Optional wardrobe</th>
<th>Excluding</th>
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<tbody>
<tr>
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<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Master Bedroom</strong></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Bedroom Two</strong></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Bedroom Three</strong></td>
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<td><strong>Terrace</strong></td>
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**HERON LODGE – CLASSIC**

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**HERON LODGE**

**TYPE 7 (APARTMENT A7)**

Three Bedroom Apartment

- **Stairs**
- **Lift**
- **Optional wardrobe**
- **Bathroom**
- **En-suite**
- **Cupboard**
- **Utility cupboard**
- **Washing/Dryer**

<table>
<thead>
<tr>
<th>TOTAL AREA</th>
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<tr>
<td>Total External Area</td>
<td>93.5</td>
<td>998</td>
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</table>

**ACCOMMODATION**

- **Kitchen/Living/Dining Room**: 59.48 x 7.39 (19’6” x 24’3”)
- **Master Bedroom**: 39.00 x 3.29 (12’10” x 10’10”)
- **Bedroom Two**: 31.50 x 4.09 (10’4” x 13’5”)
- **Bedroom Three**: 30.50 x 3.29 (10’x 10’10”)
- **Balcony**: 15.19 x 6.20 (49’10” x 20’4”)

---

**HERON LODGE**

**TYPE 8 (APARTMENT A8, A14)**

Two Bedroom Apartment

- **Stairs**
- **Lift**
- **Optional wardrobe**
- **Bathroom**
- **En-suite**
- **Cupboard**
- **Utility cupboard**
- **Washing/Dryer**

<table>
<thead>
<tr>
<th>TOTAL AREA</th>
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<tr>
<td>Total External Area</td>
<td>5.6</td>
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</table>

**ACCOMMODATION**

- **Kitchen/Living/Dining Room**: 37.72 x 7.99 (12’5” x 26’1”)
- **Master Bedroom**: 31.80 x 3.58 (10’5” x 11’9”)
- **Bedroom Two**: 27.50 x 2.62 (9’ x 8’9”)
- **Balcony**: 40.18 x 1.47 (13’2” x 4’10”)

---

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HERON LODGE – CLASSIC

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HERON LODGE – CLASSIC

**TYPE 9 (APARTMENT A12, A18)**
Two Bedroom Apartment

- **Second Floor A12**
- **Third Floor A18**

**TOTAL AREA**
**SQ M** | **SQ FT**
---|---
Total Internal Area | 79.6 | 857

**ACCOMMODATION**

- **Kitchen/Living/Dining Room**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Master Bedroom**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Bedroom Two**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Bathroom**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY

**TOTAL AREA**
**SQ M** | **SQ FT**
---|---
Total Internal Area | 80.7 | 863

**ACCOMMODATION**

- **Kitchen/Living/Dining Room**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Master Bedroom**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Bedroom Two**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Bathroom**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY

HERON LODGE – CLASSIC

**TYPE 10 (APARTMENT A13, A19)**
Two Bedroom Apartment

- **Second Floor A13**
- **Third Floor A19**

**TOTAL AREA**
**SQ M** | **SQ FT**
---|---
Total Internal Area | 80.2 | 863

**ACCOMMODATION**

- **Kitchen/Living/Dining Room**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Master Bedroom**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Bedroom Two**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Bathroom**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY

**TOTAL AREA**
**SQ M** | **SQ FT**
---|---
Total Internal Area | 80.7 | 863

**ACCOMMODATION**

- **Kitchen/Living/Dining Room**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Master Bedroom**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Bedroom Two**
  - Measurement points: Stairs, Lift, Optional wardrobe
  - Excludes: BR, BATHROOM, WC/DY
- **Bathroom**
  - Measurement points: Stairs, Lift, Optional wardrobe
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HERON LODGE – PREMIUM

TYPE 11 (APARTMENT A20)
Three Bedroom Apartment

TOTAL AREA
SQ M SQ FT
Total Internal Area 120.4 1300
Total External Area 9.1 100

ACCOMMODATION
MM FT
Kitchen/Dining Room (270 x 3174) 12'7" x 10'6"
Living Room (2580 x 3100) 12'1" x 10'2"
Master Bedroom (2363 x 2700) 7'8" x 8'11"
Bedroom Two (2363 x 2700) 7'8" x 8'11"
Bedroom Three (2363 x 2700) 7'8" x 8'11"

W/D

Balcony (270 x 1707) 9'1" x 5'7"

HERON LODGE – PREMIUM

TYPE 12 (APARTMENT A21)
Three Bedroom Apartment

TOTAL AREA
SQ M SQ FT
Total Internal Area 127.1 1410
Total External Area 9.5 104

ACCOMMODATION
MM FT
Kitchen/Dining Room (270 x 3174) 12'7" x 10'6"
Living Room (2580 x 3100) 12'1" x 10'2"
Master Bedroom (2363 x 2700) 7'8" x 8'11"
Bedroom Two (2363 x 2700) 7'8" x 8'11"
Bedroom Three (2363 x 2700) 7'8" x 8'11"

W/D

Balcony (270 x 1707) 9'1" x 5'7"

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CRANE LODGE – CLASSIC

TYPE 3 (APARTMENT B3) Two Bedroom Apartment

<table>
<thead>
<tr>
<th>ACcommodation</th>
<th>Total Internal Area</th>
<th>Total External Area</th>
<th>Square Metres</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining Room</td>
<td>36.1</td>
<td>121.8</td>
<td>393</td>
<td>1300</td>
</tr>
<tr>
<td>Bedroom One</td>
<td>14.7</td>
<td>50.0</td>
<td>47</td>
<td>155</td>
</tr>
<tr>
<td>Study</td>
<td>4.6</td>
<td>15.3</td>
<td>43</td>
<td>146</td>
</tr>
<tr>
<td>Balcony (B3)</td>
<td>7.0</td>
<td>23.0</td>
<td>67</td>
<td>221</td>
</tr>
</tbody>
</table>

CRANE LODGE – CLASSIC

TYPE 4 (APARTMENT B4, B10*, B11, B17*, B18*, B24) Two Bedroom Apartment

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Total Internal Area</th>
<th>Total External Area</th>
<th>Square Metres</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Living/Dining Room</td>
<td>48.2</td>
<td>158.5</td>
<td>512</td>
<td>1750</td>
</tr>
<tr>
<td>Bedroom One</td>
<td>15.5</td>
<td>53.5</td>
<td>148</td>
<td>486</td>
</tr>
<tr>
<td>Bedroom Two</td>
<td>13.8</td>
<td>45.2</td>
<td>31</td>
<td>107</td>
</tr>
<tr>
<td>Balcony (B4, B11, B17, B18, B24)</td>
<td>8.0</td>
<td>26.0</td>
<td>73</td>
<td>240</td>
</tr>
</tbody>
</table>

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CRANE LODGE

**TYPE 5 (APARTMENT B5, B12, B19)**

Two Bedroom Apartment

<table>
<thead>
<tr>
<th>TOTAL AREA</th>
<th>SQ M</th>
<th>SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Internal Area</td>
<td>89.8</td>
<td>967</td>
</tr>
<tr>
<td>Total External Area</td>
<td>5.6</td>
<td>60.3</td>
</tr>
</tbody>
</table>

**ACCOMMODATION**

- **Kitchen/Living/Dining Room**: 40.74 x 8.53
- **Master Bedroom**: 30.00 x 3.54
- **Bedroom Two**: 27.00 x 4.22
- **Balcony**: 4.02 x 1.47

---

CRANE LODGE

**TYPE 6 (APARTMENT B6, B13, B20)**

Two Bedroom Apartment

<table>
<thead>
<tr>
<th>TOTAL AREA</th>
<th>SQ M</th>
<th>SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Internal Area</td>
<td>81.8</td>
<td>880</td>
</tr>
<tr>
<td>Total External Area</td>
<td>5.6</td>
<td>60.3</td>
</tr>
</tbody>
</table>

**ACCOMMODATION**

- **Kitchen/Living/Dining Room**: 43.46 x 7.23
- **Master Bedroom**: 31.00 x 1.07
- **Bedroom Two**: 27.00 x 1.31
- **Balcony**: 4.20 x 1.47

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Measurement points
- **Stairs**
- **Lift**
- **Optional wardrobe**
- **En-suite**
- **Utility cupboard**
- **Washer/Dryer**

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CRANE LODGE

TYPE 9 (APARTMENT B25)
Three Bedroom Apartment

TOTAL AREA
SQ M  SQ FT
Total Internal Area 138.8  1499
Total External Area 8.1  87

ACCOMMODATION
MM  FT
Kitchen/Living/Dining Room 34.6  113 x 3.1
Master Bedroom 19.5  6.4 x 3.1
Bedroom Two 13.7  4.5 x 3.1
Bedroom Three 13.7  4.5 x 3.1
Balcony 3.7  1.2 x 1.0

CRANE LODGE

TYPE 10 (APARTMENT B26)
Three Bedroom Apartment

TOTAL AREA
SQ M  SQ FT
Total Internal Area 137.1  1499
Total External Area 7.4  81

ACCOMMODATION
MM  FT
Kitchen/Living/Dining Room 34.3  113 x 2.2
Master Bedroom 19.2  6.3 x 3.1
Bedroom Two 13.2  4.3 x 3.1
Bedroom Three 13.2  4.3 x 3.1
Balcony 3.9  1.3 x 1.3
CRANE LODGE

TYPE 11 (APARTMENT B27)
Three Bedroom Apartment

<table>
<thead>
<tr>
<th>Room</th>
<th>Width (mm)</th>
<th>Height (mm)</th>
<th>Dimensions (ft)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>2505 x 1904</td>
<td>8' 5&quot; x 6' 2&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Living/Dining Room</td>
<td>2505 x 1904</td>
<td>8' 5&quot; x 6' 2&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>2505 x 1904</td>
<td>8' 5&quot; x 6' 2&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bedroom Two</td>
<td>2505 x 1904</td>
<td>8' 5&quot; x 6' 2&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bedroom Three</td>
<td>2505 x 1904</td>
<td>8' 5&quot; x 6' 2&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Balcony</td>
<td>2505 x 1904</td>
<td>8' 5&quot; x 6' 2&quot;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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Our Difference
St William is a joint venture between Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term ‘landscape’ comes from two words meaning ‘to shape a place where people belong’.

That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe. We believe beautiful landscaped open spaces give room to breathe, and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments. To pioneer a landscape-led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one’s well-being within that space can be emphasised through positive design.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.

Designed for Life
Buying a home is one of the most important decisions you will ever make. The qualities that make St William different mean that when you choose a new home from St William, you know that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Customer Service is Our Priority
We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete to ensure that everything in your new home is absolutely to your liking.

Green Living & Sustainable Development is Top of Our Agenda
As a company, we are committed to reducing our energy and water use 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 St William, 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, St William operates a 2-year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Our Commitment to Sustainable Living
The apartments at Elmswater will have a number of key sustainable features such as internal recycling bins within the kitchen of each unit, a cycle storage for 48 bicycles and landscaped communal gardens with play areas for children, logistics and play buildings.

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 apartments to country retreats, modern studios 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
St William’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 places that will thrive and communities that will thrive today and for years to come.

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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

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 St William you can be sure it is of the highest standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

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.

THE 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 issues, such as homelessness and unemployment. The money raised comes 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.

berkeleyfoundation.org.uk
berkeleygroup.co.uk

Kitchen, Prince of Wales Drive
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ELMSWATER
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