



WHITE  
CITY  
LIVING

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## London's brightest neighbourhood.

White City Living offers an experience like no other. With over 2,300 new homes set in eight acres of parks and gardens, surrounded by world-class retail, entertainment, education, culture and commerce. Adjacent to two Zone 2 Tube stations and less than 15 minutes from the West End.

At the heart of this new neighbourhood, is a unique opportunity to live beside the oriental water gardens, which flow through a landscape of hand-selected trees and plants, under elegant bridges, over cascades and waterfalls.

White City Living will also 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.

The White City Opportunity Area is bringing 6,000 new homes and over 20,000 new jobs within the next five years. Some of the world's greatest brands in retail, media and education are transforming the site. At the centre of all this lies White City Living by St James.



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**St James**  
Designed for life





## The Developer

St James was established in 1996, originally as a joint venture with Thames Water. 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.

## Location

54 Wood Lane, London W12 7RQ.

## Local Authority

London Borough of Hammersmith & Fulham.

## Tenure

999-year lease from January 2017.

## Architects

Patel Taylor.

## Masterplan Architects

Murdoch Wickham.

## Interior Designers

Johnson Naylor.

## Building Insurance

NHBC 10-year warranty.

## Car Parking

Secure car parking (by separate negotiation)

## Completion Completion

Water Garden completions:  
Core K - Q1/Q2 2023  
Core J - Q4 2023 - Q1 2024

## Apartment mix

Waterside	Size (sq. ft.)	Number of Units
1 Bed	550-619	64
2 Bed	841	18
3 Bed	1147-1196	5

Cassini	Size (sq. ft.)	Number of Units
1 Bed	548	23
2 Bed	829-984	113
3 Bed	1503-1523	14

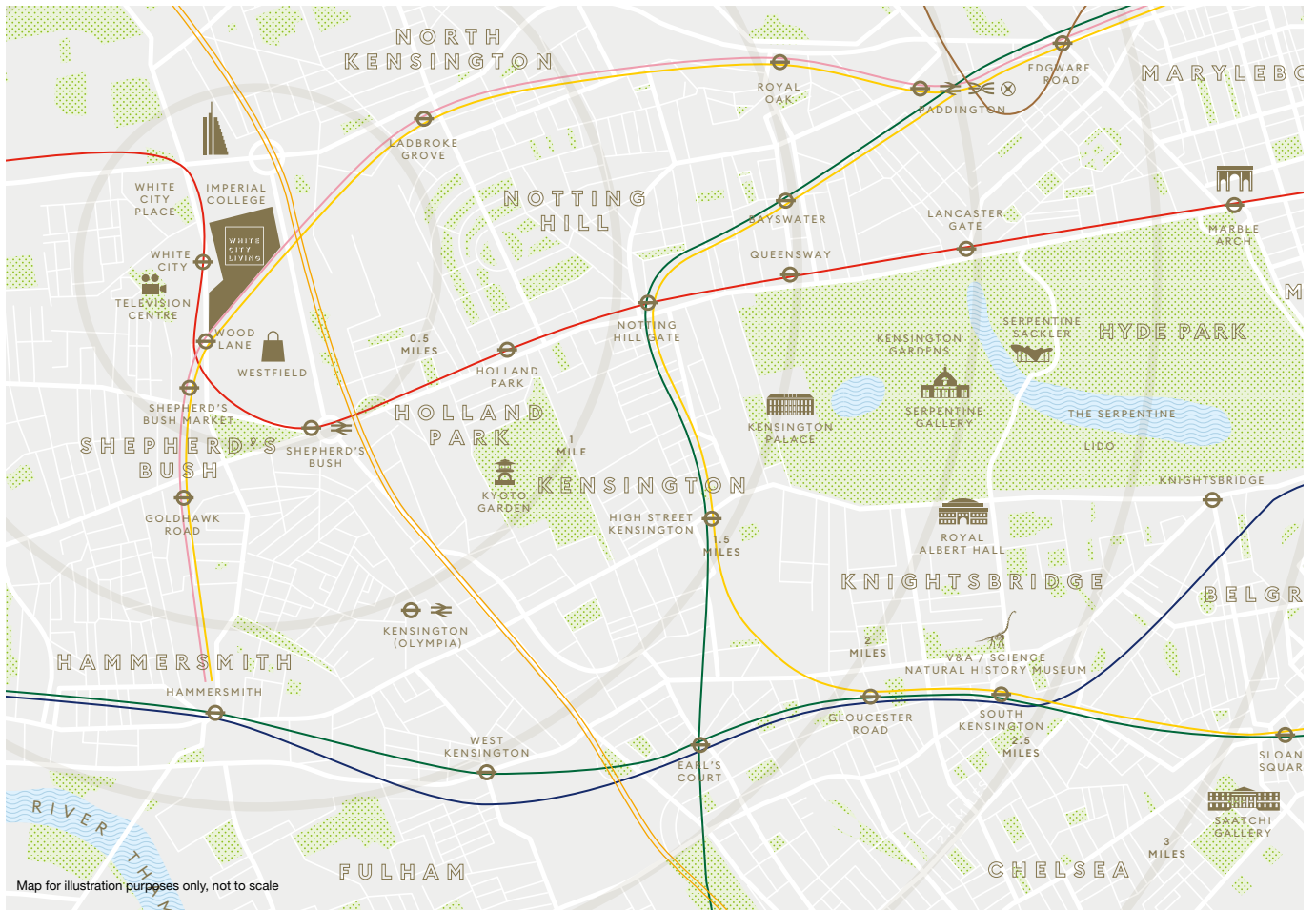
Parkside	Size (sq. ft.)	Number of Units
Suite	463	13
1 Bed	549 - 661	20
2 Bed	807 - 830	40
3 Bed	1173 - 1221	5

## The development

- Suites, 1, 2, and 3 bedroom apartments and penthouses.
- The Water Gardens phase comprises 526 apartments across three buildings.
- Eight acres of landscaped gardens including a new five acre park.
- Water Garden Lounge with terraces overlooking the water's edge.
- Home Club with concierge, swimming pool with sun terrace, therapeutic hydro-pool, gym, treatment and massage rooms, dining room and private kitchen, two 12-seat private cinemas, business lounge, meeting rooms, Club lounge, café and entertainment suite.



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Map for illustration purposes only, not to scale

## The location

Located in West London, White City Living is surrounded by a vibrant collection of shops, bars, restaurants, leisure facilities and education opportunities. Right on your doorstep is Europe's largest shopping centre. Westfield is home to over 300 stores, including a Luxury Village that is home to many of the world's finest bands, over

60 restaurants and bars and 20 state-of-the-art cinema screens. Directly north, Imperial College is creating a 23 acre research campus. The university is constantly ranked as one of the world's top 10 academic institutions and is at the cutting edge in a host of scientific fields. The new White City campus will be host to thousands of students,

academics and researchers, alongside established businesses and start ups, pushing the boundaries of science and technology. 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.



Map for illustration purposes only, not to scale. Source tfl.gov.uk 2016 from W12 7RQ or White City/Wood Lane Stations.

## Transport links

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) at the entrance to White City Living.

- Located in Zone 2.
- Convenient high-frequency travel via Underground and bus.
- Three Underground lines and the Overground provide swift access around London.

Westfield	🚶	2 mins
Imperial College White City	🚶	6 mins
Paddington Station	🚇	8 mins
Bond Street Station	🚇	12 mins
King's Cross Station	🚇	20 mins
University College London	🚇	26 mins
London School of Economics	🚇	26 mins
King's College London	🚇	29 mins
Heathrow Airport	🚝	35 mins

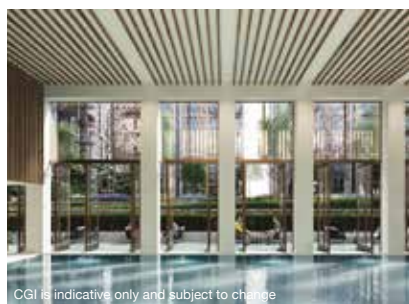




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## Council Tax levels

London Borough of Hammersmith & Fulham  
2020/21

Band D - £1,124.49  
Band E - £1,374.37  
Band F - £1,624.27  
Band G - £1,874.15  
Band H - £2,248.98

## Ground Rent

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

## Service Charge

Estimated £6.00 / ft<sup>2</sup> / Annum

## Terms of payment

Reservation fees payable:

- £5,000 reservation fee on transactions up to £2,000,000 (£10,000 thereafter).
- 10% of the purchase price (less reservations part payment) is payable within 21 days on exchange of contracts.
- 10% is payable 12 months after exchange of contracts.
- Remaining balance is payable upon completion.

Some payment terms may vary please speak with a Sales Consultant.

WHITE CITY LIVING SALES & MARKETING SUITE

54 Wood Lane, London W12 7RQ  
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Proud to be a member of the Berkeley Group of companies

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Designed for life

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