

250 | CITY
ROAD
LONDON EC1

VALENCIA TOWER

THE REGENT'S COLLECTION

Berkeley
Designed for life

1

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THE REGENT'S COLLECTION

VALENCIA TOWER

THE REGENT'S COLLECTION

Positioned between Old Street and Angel in Zone 1, 250 City Road invites you to enjoy the London high life like never before. Welcome to The Regent's Collection, a select handful of premium apartments in Valencia Tower benefitting from a bespoke specification. Located on floors twenty-six to thirty-three these beautifully designed and elegantly styled apartments provide some of the most breathtaking views across the Capital.

250 CITY ROAD
THE REGENT'S COLLECTION

*The Regent's Collection,
250 City Road: Prestigious
London Living.*

250 CITY ROAD

LIVING WITH DISTINCTION

Every room has a view – with residences in The Regent’s Collection offering a spectacular panorama of the Capital. Stunning 1 and 2 bedroom apartments surround the central plaza that will play host to cafés, restaurants, retail outlets and creative workspaces.

Outside, 1.9 acres of beautifully landscaped green spaces and secluded courtyards create a sense of calm, connected and contemporary living. Inspired by canal life, 3 larger than life sculptures by award-winning artist Ian Rank-Broadley act as wayfinders that guide you through the Wi-Fi enabled parkland.



Computer generated image of 250 City Road, indicative only.



Computer generated image of 250 City Road, indicative only.



Computer generated image of 250 City Road, indicative only.

THE REGENT'S COLLECTION



Computer generated image of 250 City Road, indicative only.

With its formal layout and shaded seating areas, it offers a peaceful space to relax and recharge. A true oasis in the City.

4
X

Valencia Tower rises up beside a...

Beautiful SKYLINE

This unique collection of apartments really do stand out above the crowd. Blessed with stunning views across the Capital, these multi-aspect homes create an instant connection with the city, while offering sumptuous spaces in which to live and entertain.

VALENCIA TOWER
THE REGENT'S COLLECTION
LEVELS 26-33

5
X
THE REGENT'S COLLECTION

250 CITY ROAD
LONDON EC1

VALENCIA TOWER
THE REGENT'S COLLECTION
LEVELS 26-33

- KEY**
- 1 The Scalpel
 - 2 The Gherkin
 - 3 The Lloyds Building
 - 4 Bishopgate (Under construction)
 - 5 The Diamond (Construction planned)
 - 6 The Trellis (Construction planned)



**250 CITY ROAD
THE REGENT'S
COLLECTION**

*250 City Road
nestles in one of
London's most
sought after locations
connecting Old Street,
the City Square Mile,
and inspirational
Islington.*

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THE REGENT'S COLLECTION

ENHANCED LIVING

It is the fine attention to detail lavished throughout these homes that sets them apart.

Stylish timber flooring adds character to each of the rooms and acts as the perfect counterpart to the customised lighting. Kitchen decor includes a selection of bespoke colour palettes that frame features like the black ironmongery and hot water tap. Set against the warm hues of the bedrooms, such contrasts add an unconventional element to these design-led apartments.

The bold brass effects and sparkling worktops draw in natural light to the dining area, while the generous floorspace in the bedrooms and living areas enrich the sense of freedom. With state-of-the-art Miele appliances and bathrooms designed to be both elegant and eye-catching, these apartments are designed for the discerning.

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THE REGENT'S COLLECTION



LIVING

Mixing timeless grace with urban chic, these living spaces invite you to take a moment and slow things down. Warm in winter and full of sunlight come spring, here you can relax listening to your favourite tunes on the hidden Sonos speakers or simply lose yourself watching the world go by.



MASTER BEDROOM

A combination of rich, soft furnishing, stunning parquet flooring and clever use of space in the built-in wardrobes creates bedrooms clearly designed for wellbeing. Comfort cooling and underfloor heating enhance these rooms – encouraging you to rest just that little while longer.

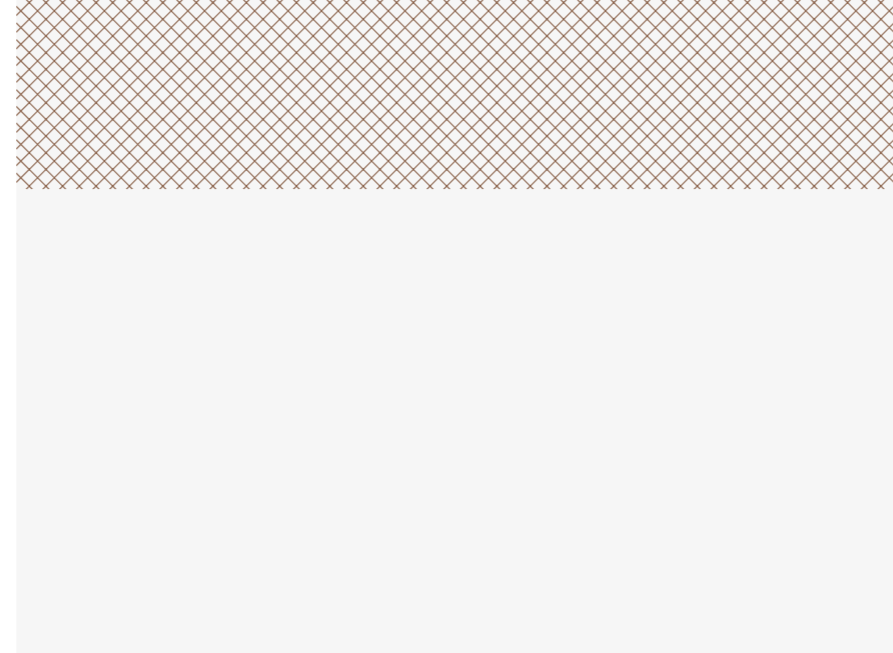
A world-class collection of...

Residents' FACILITIES

Whether you need an area to work away from the office or prefer to work out a little closer to home, you will find yourself in the ideal surroundings.

The Business Lounge has everything you need to host meetings and stay productive. The stunning gym space features panoramic views of the city, and the 20-metre, three lane pool with Jacuzzi, shower experience and steam and sauna rooms offers the ideal place to rest and relax.

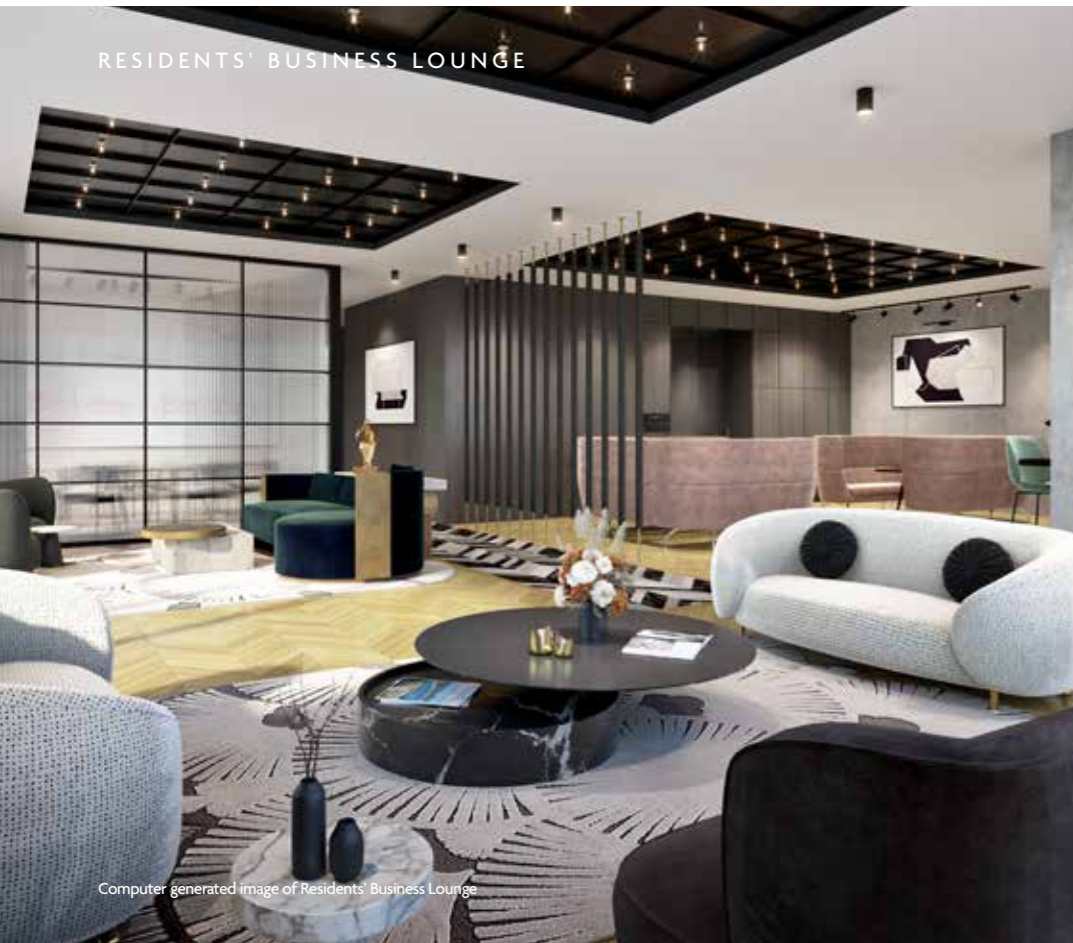
Available 24 hours a day, seven days a week, the concierge desk is on hand to help you or your guests with any special requirements. From restaurant reservations to ordering taxis and taking deliveries, you can make your request any time of the day or night.



Photograph of the yoga studio at 250 City Road



Photograph of the swimming pool at 250 City Road.



RESIDENTS' BUSINESS LOUNGE

Computer generated image of Residents' Business Lounge



Photograph of the residents' gymnasium at 250 City Road.

FITNESS & WELLBEING

State-of-the-art exercise facilities at 250 City Road feature a yoga studio and 7th floor rooftop terrace for those serious about keeping in shape. This fully equipped private gym offers panoramic views over the canal basin

GAMES ROOM



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THE REGENT'S COLLECTION

SCREENING ROOM



FUN AND RELAXATION

Whether you're in the mood for a game of pool, relaxing in the reading room, watching a movie or unleashing your inner Sinatra in the karaoke room; the facilities at 250 City Road will keep you entertained.

READING ROOM



Computer generated image of 250 City Road, indicative only.

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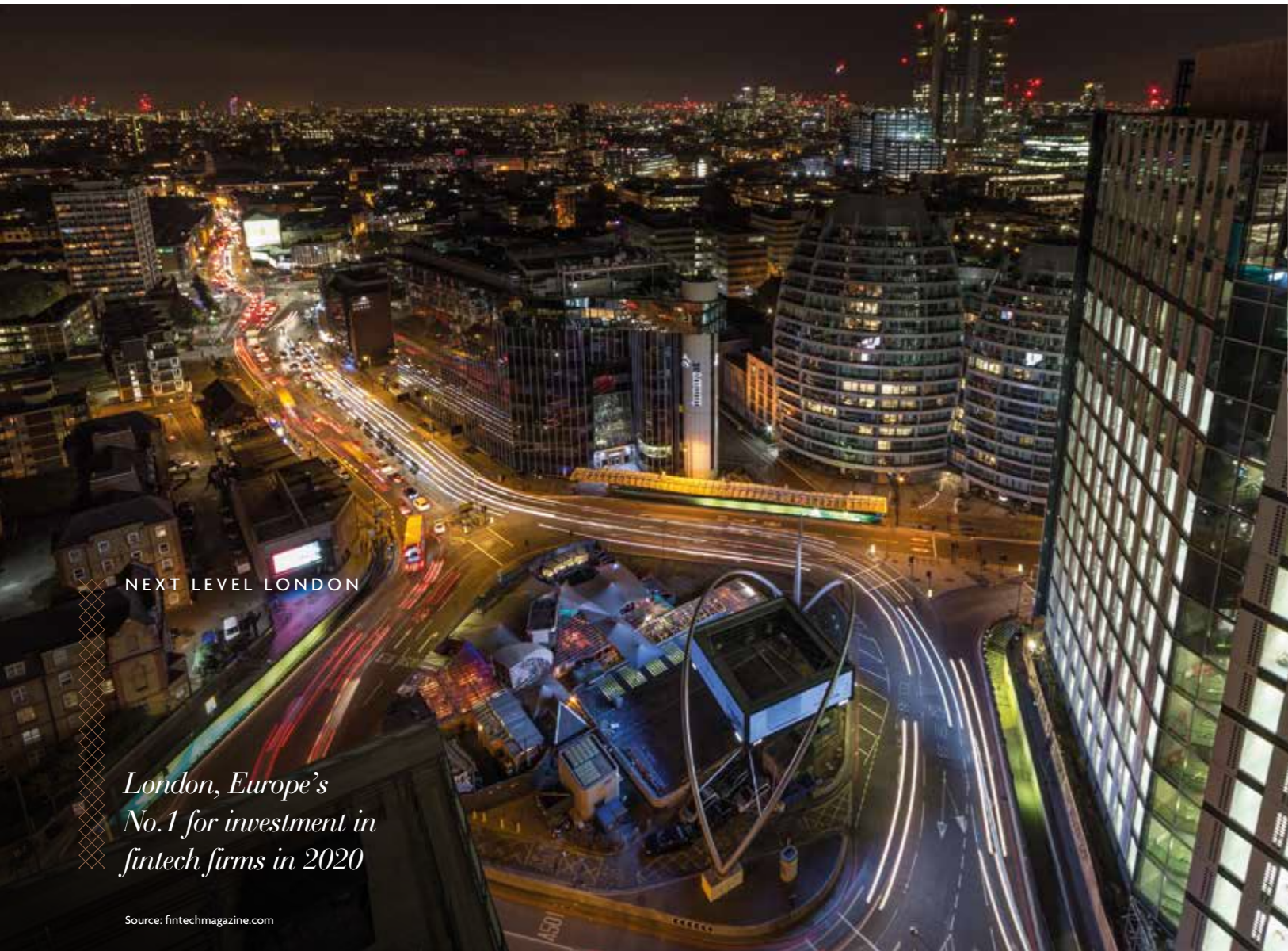
Computer generated image of 250 City Road, indicative only.

Living, working, studying, investing...

It can only **BE LONDON**

The area around 250 City Road has always been a leading technology and financial services centre. Every hour, a new tech business is established in London. In fact, over the last decade and outside of the United States, the Capital has become the focus of the tech and digital world. Right now, it is also fast becoming an elite global hub of fintechs and Europe's number one destination for investment in fintech firms.

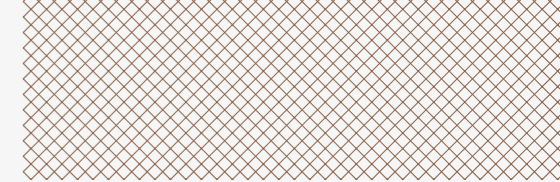
Aptly named Silicon Roundabout, its close proximity to 250 City Road, the Capital's financial Square Mile and tech giants like Facebook, Google, Amazon, YouTube and Huawei make this one of the most sought after and attractive global Capital locations for a new generation of influencers and inspirers.



NEXT LEVEL LONDON

*London, Europe's
No.1 for investment in
fintech firms in 2020*

Source: fintechmagazine.com



GASTRONOMY
AND REVELRY

*London's artistic and
social high-life has shifted
east. Neighbourhoods like
Islington are alive with
modern restaurants, clubs
and galleries, all close to
250 City Road.*

Original and accessible, at 250 City Road you really are at the heart of everything London has to offer. With the delights of Upper Street or Silicon Roundabout a 10-minute walk away, this is the perfect destination to set out on foot to explore both the historical and the here-and-now.



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WALK

From 250 City Road to Underground and Overground Stations

- Old Street **8 mins**
- Angel **10 mins**
- Shoreditch **15 mins**
- Farringdon **16 mins**
- Hoxton **19 mins**
- Moorgate **23 mins**
- Liverpool Street **25 mins**



CYCLE

From 250 City Road

- Angel **5 mins**
- Liverpool Street **10 mins**
- King's Cross/ St Pancras **11 mins**
- Bond Street **23 mins**
- Canary Wharf **33 mins**
- Paddington **38 mins**



UNDERGROUND

From Old Street Station

- Moorgate **1 min**
- King's Cross/ St Pancras **5 mins**
- London Bridge **5 mins**
- Euston **6 mins**
- Canary Wharf **18 mins**
- Bond Street **20 mins**
- Paddington **26 mins**



TRAIN

From Old Street Station

- Moorgate **4 mins**
- Highbury & Islington **5 mins**
- Finsbury Park **14 mins**
- Alexandra Palace **19 mins**



AIRPORTS

From Old Street Station

- London City **30 mins**
- London Luton **51 mins**
- London Heathrow (Terminal 5) **56 mins**
- London Gatwick **58 mins**
- London Heathrow (Terminals 2 & 3) **59 mins**
- London Heathrow (Terminal 4) **1 hr 5 mins**
- London Stansted **1 hr 8 mins**



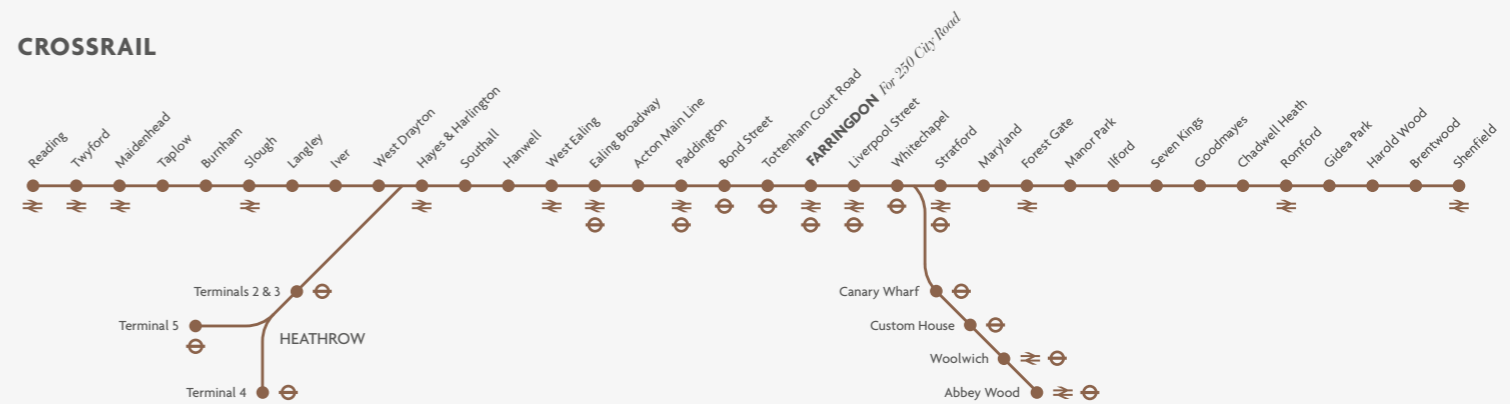
ON THE MOVE

Located a 16-minute walk away; Farringdon is the closest Crossrail station to 250 City Road and from there, journey times are just a few minutes to the West End and less than an hour to either end of the line.

CROSSRAIL TIMES FROM FARRINGDON STATION



CROSSRAIL



All times are based on travelling at 7.30am on a weekday. Crossrail from Farringdon is a 1 mile walk from 250 City Road. Source: TfL.gov.uk. All times are approximate.

An education that is...
First CLASS

EDUCATION

London's top universities are within easy reach of 250 City Road; with many so close you can go from your living room to classroom in less than half an hour.



UNIVERSITIES on foot

- 1. City University London **7 mins**
- 2. Cass Business School **14 mins**
- 3. London College of Fashion, Curtain Road Campus **21 mins**

UNIVERSITIES from Old Street Underground

- 4. University of the Arts London – Central St Martins (King's Cross St. Pancras) **5 mins**
- 5. London College of Communication (Elephant & Castle) **9 mins**
- 6. London South Bank University (Elephant & Castle) **9 mins**
- 7. London School of Business & Finance (Tower Hill) **10 mins**
- 8. School of Oriental & African Studies (Russell Square) **10 mins**
- 9. London School of Economics (Holborn) **12 mins**
- 10. King's College London (Temple) **14 mins**
- 11. London College of Fashion (Oxford Circus) **14 mins**
- 12. University College London (Euston Square) **16 mins**
- 13. Queen Mary University of London (Mile End) **17 mins**
- 14. University of Westminster (Baker Street) **20 mins**
- 15. Regent's University London (Baker Street) **20 mins**
- 16. London Business School (Baker Street) **20 mins**
- 17. European School of Economics (Bond Street) **20 mins**
- 18. Royal Academy of Music (Regent's Park) **20 mins**
- 19. City of Westminster College (Edgware Road) **23 mins**
- 20. Imperial College (South Kensington) **24 mins**



London Business School (Baker Street)

*All times are based on travelling at 7.30am on a weekday from Old Street underground to nearest underground station. Source: TfL.gov.uk, all times are approximate. †King's College London have other campuses at Guy's Campus SE1 9RT, Waterloo Campus SE1 8WA, St Thomas' SE1 7EH and Denmark Hill Campus SE5 8AF.

250 CITY ROAD
THE REGENT'S COLLECTION

The following floorplans demonstrate in detail the free-flowing indoor and outdoor space within The Regent's Collection apartments. Each has a unique interior where an exhilarating lifestyle can be enjoyed.

FLOORPLANS



Taking its place in London...

250 CITY ROAD

As one of the most exciting and easy-to-reach locations in London, the delights of the Capital are within touching distance at 250 City Road. Combining impressive architecture and serene landscaped gardens, this is a new urban quarter unlike any other.

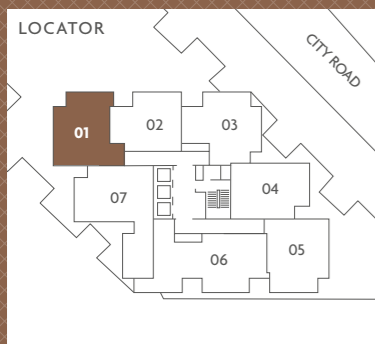
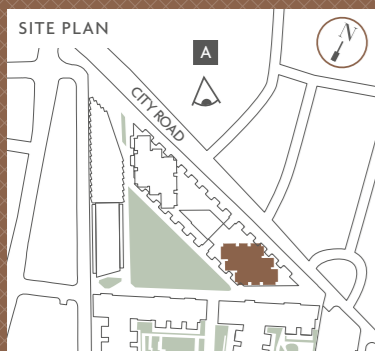
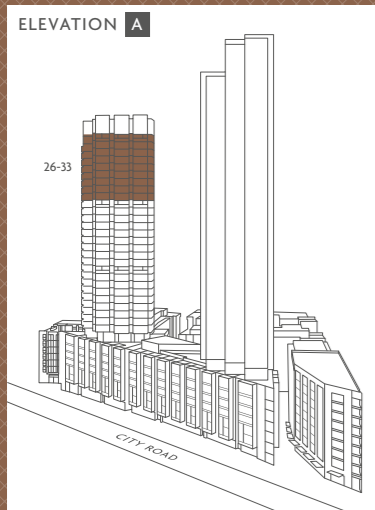
- 1 Business Lounge and Screening Room
- 2 7th Floor Roof Terrace
- 3 Residents' Lounge
- 4 Yoga Studio
- 5 Gym

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

1 BEDROOM APARTMENT

APARTMENT NUMBER
01

FLOORS
26-33



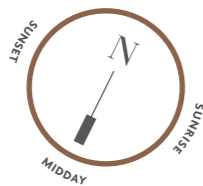
30
X

VIEW TOWARDS REGENT'S CANAL



VIEW TOWARDS CENTRAL LONDON

VIEW TOWARDS THE CITY



APT. 01	65 SQ.M	699 SQ.FT
Kitchen	3.59m x 2.68m	11'9" x 8'9"
Living Room	5.97m x 3.21m	19'7" x 10'6"
Bedroom	4.23m x 3.37m	13'8" x 11'1"

KEY ◀▶ Depicts Measurement Points C Cloak/Storage U Utility Cupboard

* Opening window. Floorplans shown for 250 City Road 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. Subject to Planning.

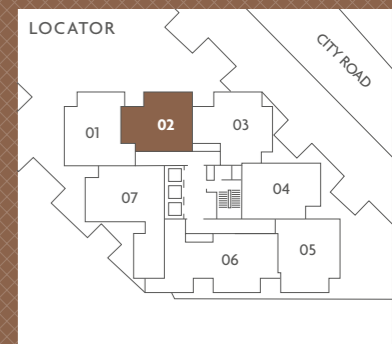
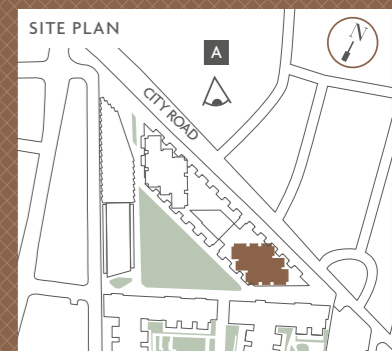
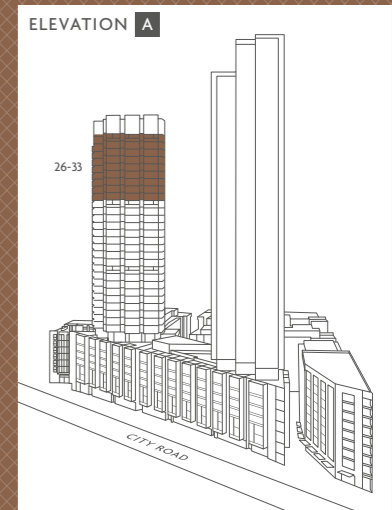
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THE REGENT'S COLLECTION

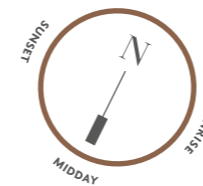
1 BEDROOM APARTMENT

APARTMENT NUMBER
02

FLOORS
26-33



VIEW TOWARDS REGENT'S CANAL



APT. 02	57 SQ.M	613 SQ.FT
Kitchen	3.15m x 2.10m	10'4" x 6'10"
Living/Dining Room	5.39m x 4.93m	17'8" x 16'2"
Bedroom	4.52m x 3.05m	14'10" x 10'0"

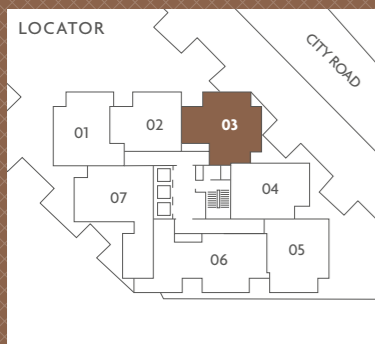
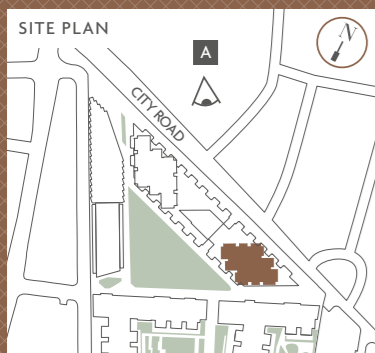
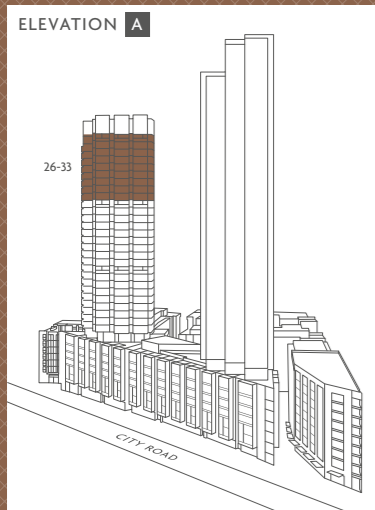
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1 BEDROOM APARTMENT

APARTMENT NUMBER
03

FLOORS
26-33

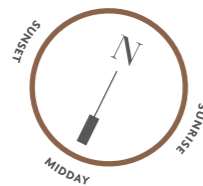


32
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VIEWS TOWARDS REGENT'S CANAL



VIEWS TOWARDS CANARY WHARF



APT. 03	69 SQ.M	742 SQ.FT
Living/Dining/Kitchen	6.16m x 5.95m	20'2" x 19'6"
Bedroom	3.49m x 3.00m	11'5" x 9'10"

KEY ◀▶ Depicts Measurement Points C Cloak/Storage U Utility Cupboard

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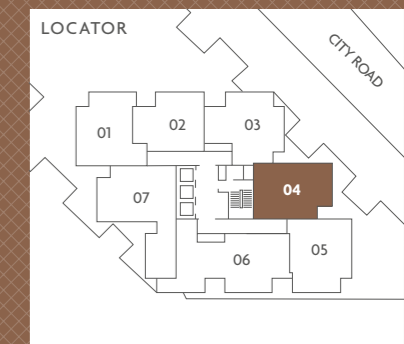
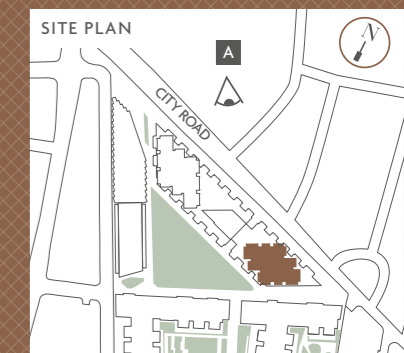
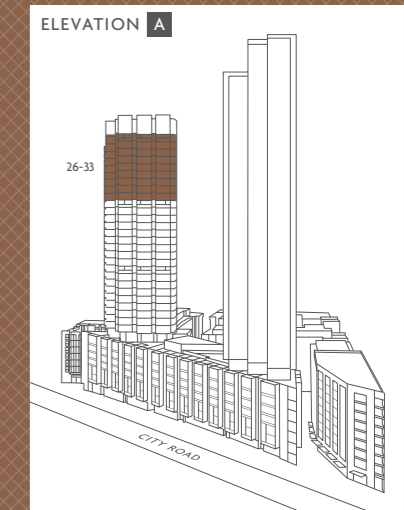
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THE REGENT'S COLLECTION

1 BEDROOM APARTMENT

APARTMENT NUMBER
04

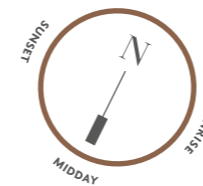
FLOORS
26-33



VIEWS TOWARDS REGENT'S CANAL



VIEWS TOWARDS CANARY WHARF



APT. 04	62 SQ.M	667 SQ.FT
Kitchen	2.90m x 2.25m	9'6" x 7'4"
Living/Dining Room	6.18m x 5.20m	20'3" x 17'0"
Bedroom	4.38m x 3.20m	14'4" x 10'6"

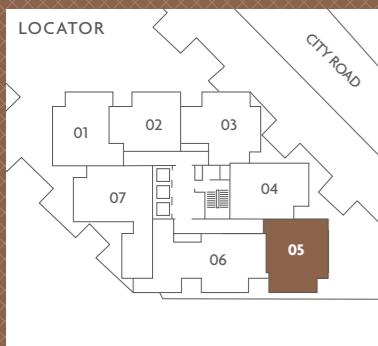
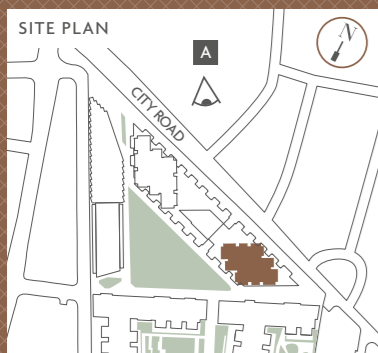
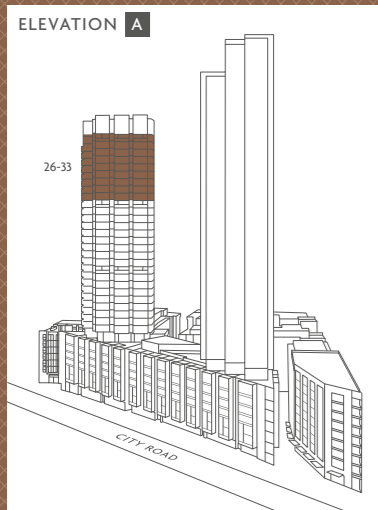
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2 BEDROOM APARTMENT

APARTMENT NUMBER
05

FLOORS
26-33

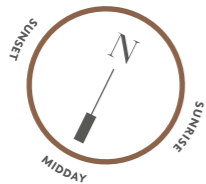


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VIEWERS TOWARDS REGENT'S CANAL

VIEWERS TOWARDS CANARY WHARF



APT. 05	68 SQ.M	732 SQ.FT
Kitchen	2.90m x 2.41m	9'6" x 7'11"
Living Room	5.52m x 3.88m	18'1" x 12'8"
Master Bedroom	4.02m x 3.00m	13'2" x 9'10"
Bedroom 2	3.19m x 3.06m	10'5" x 10'0"

KEY ◀▶ Depicts Measurement Points C Cloak/Storage U Utility Cupboard

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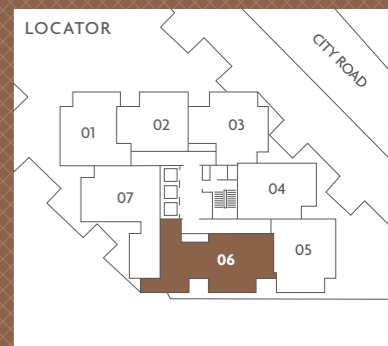
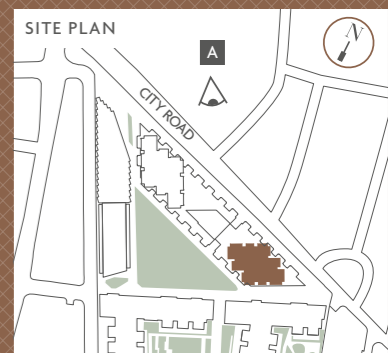
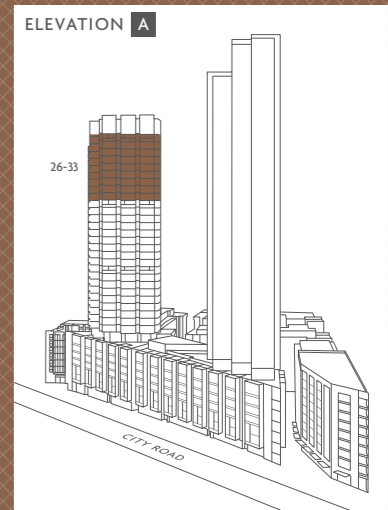
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THE REGENT'S COLLECTION

2 BEDROOM APARTMENT

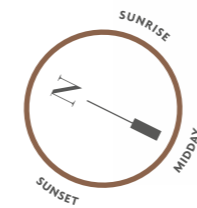
APARTMENT NUMBER
06

FLOORS
26-33



VIEWERS TOWARDS THE CITY

VIEWERS TOWARDS THE CITY



APT. 06	98 SQ.M	1,054 SQ.FT
Kitchen	3.74m x 2.43m	12'3" x 7'11"
Living/Dining Room	6.34m x 5.26m	20'9" x 17'3"
Master Bedroom	3.70m x 2.88m	12'1" x 9'5"
Bedroom 2	3.89m x 3.19m	12'9" x 10'5"

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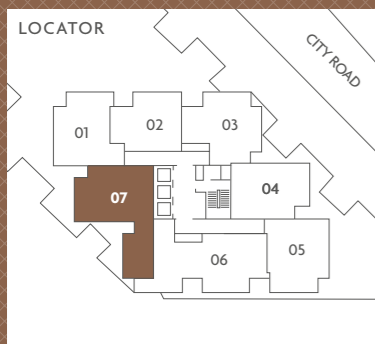
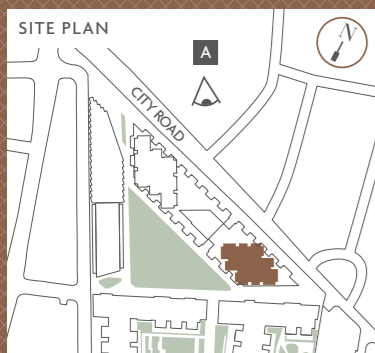
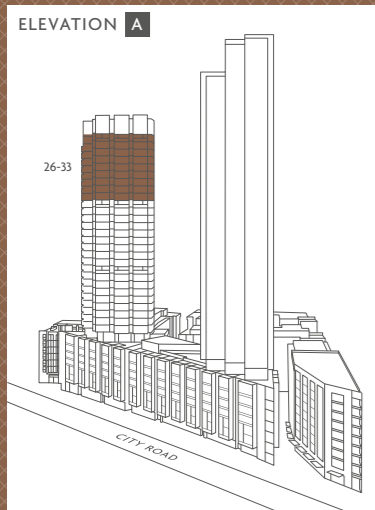
2 BEDROOM APARTMENT

APARTMENT NUMBER

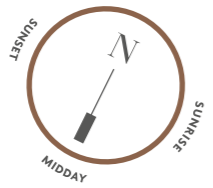
07

FLOORS

26-33



36
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APT. 07	84 SQ.M	904 SQ.FT
Kitchen	3.23m x 2.24m	10'6" x 7'4"
Living/Dining Room	5.21m x 4.90m	17'11" x 16'1"
Master Bedroom	3.48m x 3.01m	11'5" x 9'10"
Bedroom 2	3.57m x 3.35m	11'8" x 11'0"

KEY ◀▶ Depicts Measurement Points C Cloak/Storage U Utility Cupboard

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THE REGENT'S COLLECTION



Computer generated image of 250 City Road, indicative only.

250 CITY ROAD
THE REGENT'S COLLECTION

*Fine materials, elegant details,
quality fixtures and fittings:
the highest standards throughout.*

SPECIFICATION

Reaching extraordinary levels...

The Regent's Collection

SPECIFICATION

INTERIOR FINISHES

- Timber parquet flooring to hallway, living room, dining room, kitchen and bedrooms*
- Timber front door
- Feature timber internal doors
- Skirting in satin finish
- Smooth painted ceilings
- Black finish door fittings throughout

KITCHEN

- High quality kitchen cabinets
- Fluted glass feature doors to selected wall units
- Stone worktops and splashbacks
- Choice of black or white one-and-a-half bowl sink
- Matt black hot tap
- Miele oven
- Miele induction hob
- Fridge freezer
- Dishwasher
- Wine cooler
- Compartmentalised waste storage

BEDROOMS

- High quality bespoke fitted wardrobes to all bedrooms. Low level drawers to master bedroom wardrobe
- Integrated sensor lights in fitted wardrobes

BATHROOMS/ENSUITES

- White steel bath
- Wash hand basin with wall mounted matt black tap and stone vanity top (where applicable)
- Feature frame glass shower enclosure/screen with white shower tray
- Overhead shower and hand-shower set in all showers
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored toiletries cabinet
- Matt black towel warmer
- Large format floor tiles with feature herringbone wall tiles (where applicable)

HEATING

- Zoned underfloor heating throughout
- Comfort cooling provided to all apartments
- Centrally provided heating and hot water, individually metered to each apartment

LIGHTING/ ELECTRICAL FITTINGS

- Sonos sound system to all habitable rooms
- Energy efficient LED downlights to all areas
- LED strip lighting to living and master bedroom
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Washer dryer
- Black finish light switches throughout
- Black finish sockets
- Shaver sockets to bathrooms/ensuites
- Master light switch to hallway

TELECOMMUNICATIONS

- Telephone points fitted in all bedrooms and living areas
- TV/FM/Satellite and integrated wiring for sound system fitted in all bedrooms and living areas
- Wired for Sky Q, multi-room and Ultra High Definition-ready television
- Cabling for digital TV, DAB and FM radio, telephone and data services
- High speed broadband connectivity for all units

SECURITY AND PEACE OF MIND

- Mains powered smoke/ heat detectors with battery backup to apartments and communal areas
- 24-hour CCTV coverage to whole estate with regular security patrols
- Video entry phone system connected to concierge
- Fitted security alarm
- 10-year warranty (NHBC, Premier Guarantee or similar) and 2-year Berkeley warranty

COMMUNAL AREAS

- Carpeting to all corridors
- Tiled and carpeted entrance lobbies
- Lifts serving all accessible floors
- 24-hour concierge
- Business lounge for residents (available for private hire on completion of Valencia Tower)
- Spa incorporating pool, Jacuzzi, steam and sauna rooms
- Residents' private gym
- Residents' lounge
- Residents' screening room (available on completion of Valencia Tower)
- Architecturally designed hard and soft landscaping featuring courtyard with public art and rooftop garden areas

CAR PARKING

- Secure underground parking available by negotiation. Some include car charging points
- Secure basement cycle stores
- On street parking in disabled bays only: In accordance with local planning requirements (Section 106 agreement) the owner of any of the apartments within the development is required to covenant not to apply for (unless the occupant is the holder of a disabled person's badge issued pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970) a permit to park a vehicle in a place designated in an order made under section 45(2) of the Road Traffic Regulation Act 1984 for the use of residents or businesses in the locality of the land (this does not relate to the private car park)
- A Car Club will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions

UNIQUE TO THE REGENT'S COLLECTION

- Timber parquet flooring to hallway, living room, dining room, kitchen and bedrooms*
- Choice of black or white one-and-a-half bowl sink
- Miele appliances
- Black finish door fittings throughout
- Matt black hot tap
- Black finish light switches and sockets throughout
- Sonos sound system to all habitable rooms

* Timber floors are designed to withstand the wear and tear of day-to-day life however as wood is a natural material maintenance is required to ensure the look and performance is retained. Please refer to our maintenance guide for more information or visit www.havwoods.com for more information on cleaning products and maintenance.

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. Berkeley reserves the right to make these changes as required.

There are two colour palettes to choose from to personalise your home. Choices and options are subject to timeframes, availability and change.



INTRODUCING MYHOME PLUS

MyHome Plus is a dedicated online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

Sign in by visiting berkeleygroup.co.uk/my-home/sign-in



Please scan to see more about MyHome Plus

BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

01

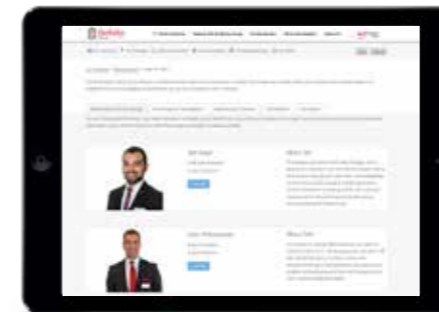
FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

02

MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



03

OPTIONS & CHOICES

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation.

See the next steps section for further detail on this.

04

CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area.

Your Customer Relations Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

01

Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.

02

Your Customer Relations Manager will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select.*

*If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

GIVING BACK TO THE COMMUNITY

Putting people at the heart of placemaking



REVIVE & REINVENT

SUPPORTING LOCAL BUSINESSES AT THE HEART OF THE ECI COMMUNITY



BERKELEY GROUP APPRENTICESHIP PROGRAMME

We are committed to encouraging the brightest and best young talent to become apprentices and develop their life skills and careers within the Berkeley Group and the wider construction industry.

At 250 City Road, we have taken on 260 exceptional young people from the local neighbourhoods to develop their technical, practical and interpersonal skills. Together, we are harnessing work-ready potential and making a real difference to lives in the community.



260

APPRENTICES AT 250 CITY ROAD

CARE & RESPECT

EDUCATION

We have teamed up with local schools and universities to provide career tips and advice, including CV presentation and interview skills. During Child Safety Week, we invited local residents, parents and children to visit the site. By involving the local community, we raised awareness of the potential hazards when living near a construction site and how they can be prevented.

SUPPORTING THE COMMUNITY



We sponsor local charities and events, including The Islington Boat Club, The Angel Canal Festival, and the homeless charity Home Start.



A website provides details of the building application and allows the public to submit their feedback.



The 250 City Road newsletter is sent out every month to update residents and the community on progress and up and coming works.



Customer RELATIONS

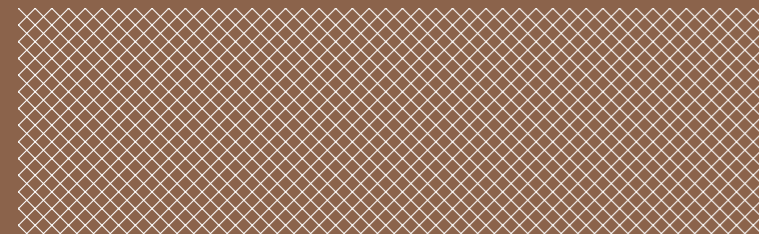
We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on site to demonstrate all the functions and facilities of your new apartment
- We personally handover your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year warranty

Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues smoothly.



“

You paid excellent attention to quality. The process made me feel special. The common areas are beautifully furnished, you haven't skimmed on detail. Everything looks good and functions well. The customer service was super. You were very good at answering my questions and the people accompanying me to any site visits were very knowledgeable.

Berkeley Homes (North East London) Ltd. Purchaser

DESIGNED FOR LIFE

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.



Proud to be a member of the Berkeley Group of companies



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 is 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 NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



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 PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING FUTURES

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



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

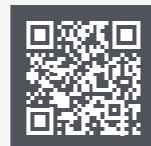


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 Or visit **www.250cityroad.co.uk**



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' 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. 250 City Road, Valencia Tower and The Regent's Collection are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. All computer generated images are indicative only. Lifestyle photography images are indicative only. June 2020 E729/05CA/0620



Berkeley
Designed for life

WWW.250CITYROAD.CO.UK