



TEMPLE HOUSE

ARUNDEL STREET
LONDON WC2

TEMPLE HOUSE

St Edward
Designed for life

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Temple House is a boutique collection of just 22 apartments standing proudly only metres from the River Thames. This exclusive collection of exceptional homes is located at the heart of Central London in the vibrant and dynamic theatre, nightlife, shopping and cultural heartland and positioned amongst some of the worlds most renowned academic institutions. These residences truly elevate London living.

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A WORLD CLASS LOCATION

In the heart of Central London, Temple House is just moments from the River Thames, Covent Garden, the Houses of Parliament and Trafalgar Square. Perfectly located for access to culture

and entertainment, fashion and shopping, hotels and fine dining, as well as being within close proximity to a range of London's educational centres of excellence.

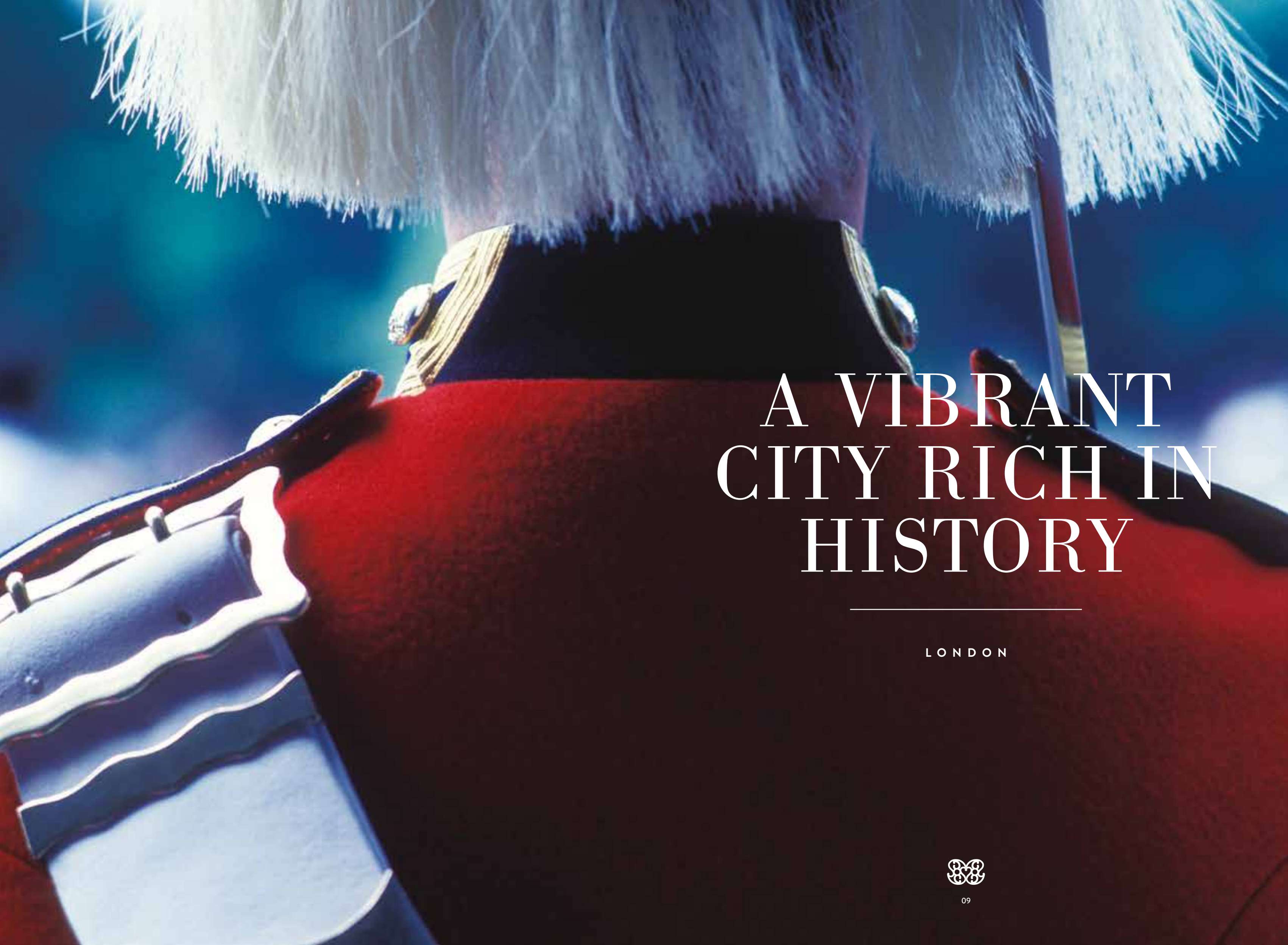




Temple House marks out a distinctive new presence in this historic location. The red brick and stone façade draws on the influence of its neighbour, late 19th century Arundel House. Temple House is a contemporary interpretation, with the grand entrance doors echoing the decorative oak next door.

On the boundary of the City of London and the fringes of the capitals theatre scene, and flanked by two of the world's finest universities – King's College and the London School of Economics and Political Science, these diverse influences all define the character of the building.





A VIBRANT CITY RICH IN HISTORY

LONDON



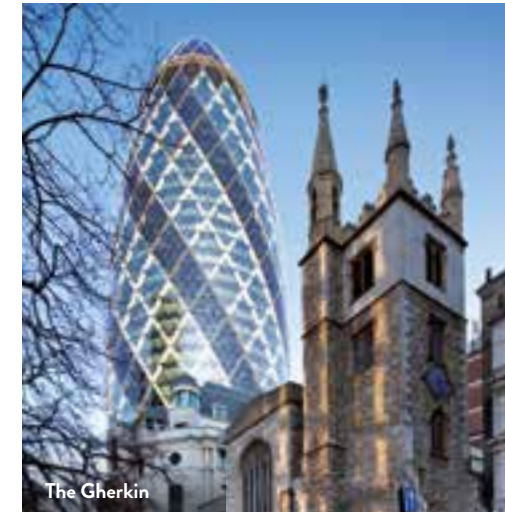


Statue of King George IV and Nelson's Column, Trafalgar Square

COSMOPOLITAN CITY LIVING



Harrods



The Gherkin



Temple Gardens



Burberry Store



The Ivy



Horse Guards Parade

A powerhouse of the arts, business and finance, brimming with some of the world's most renowned museums and first-class theatre, ballet and opera, not to mention the Michelin star restaurants and bars, London is one of the most cosmopolitan, dynamic and historic cities in the world. Against a backdrop of inspiring architecture, the Royal Parks, illustrious

history and extensive designer shopping, London is also the home of a panoply of cultural institutions and sporting events – from the British Museum, to the National Gallery, the British Library and Wimbledon. London's dynamism attracts artists, designers, intellectuals and business leaders from around the globe.





London Taxis



Crossrail



Temple Underground



Santander Cycles



St. Pancras International



Thames Clippers

Temple House offers easy access to the rest of the capital, either by tube, bus, taxi or increasingly by bike. The Bank of England is just 10 minutes away by tube or car, while Bond Street is under 15 minutes away by tube and nearby Charing Cross station offers rail services across the Southeast of England.

Crossrail is the new high frequency, high capacity railway expected to be fully operational in 2019. It links parts of Berkshire and Buckinghamshire, via central London, to Essex and South East London. Accessible from nearby Tottenham Court Road and Bond Street, residents at Temple House will be well placed to experience its benefits.



London Buses

CONNECTING LONDON



FASHION AND RETAIL

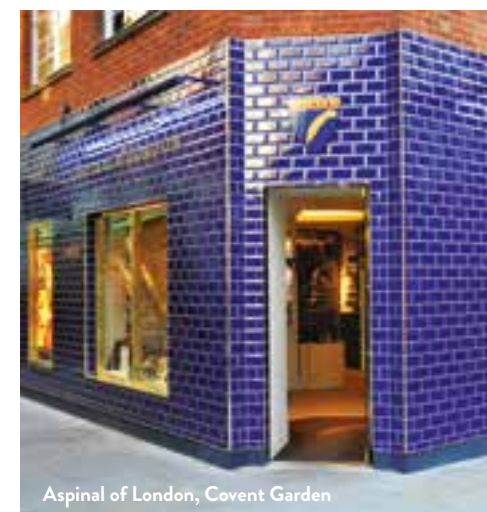


Temple House is perfectly positioned to make the most of the area's diverse and inspiring shopping scene, where exclusive fashion boutiques rub shoulders with popular high street stores. It is a short walk to Covent Garden where there is a world

of fashion-forward and luxury shopping names such as Burberry, Micheal Kors, Oliver Sweeney, Aspinal and Jo Malone. On your doorstep the Strand is home to other illustrious British brands such as The Savoy Taylors Guild and Twinings.



Apple Store, Covent Garden



Aspinal of London, Covent Garden



The Savoy Taylors Guild





The Delaunay



The Dining Room at Christopher's



The Wolseley



Brasserie Zédel



The Ivy



Cucina Asellina

The cafés, bars and restaurants around the Strand elegantly blend a sense of history with contemporary British style. From traditional afternoon tea or sophisticated pre-theatre cocktails, to Michelin-star dining, the impressive venues are buzzing with life. Favourites include European brasserie The Delaunay and Simpson's-in-the-Strand, which has served classic British dishes to patrons for over 170 years. While the

neighbourhood can claim to have played host to the likes of Winston Churchill, King George VI and Clark Gable, today a new generation of bartenders and chefs have emerged to cater for a discerning and cosmopolitan clientele. Also in close proximity to Temple House is an array of chic hotels, from the iconic Savoy with its old-world grandeur, to the stylish, laid-back luxury of One Aldwych, and the St Martin's Lane hotel in Covent Garden.



Savoy

COCKTAILS AND CUISINE





CULTURE AND HERITAGE

Throughout the 19th century, writers and thinkers gathered in the fashionable Strand, and today it is also well-known as the heart of Theatreland where world class productions are created and staged. The Royal Courts of Justice on the Strand are one of the last great wonders of Gothic revival architecture

in England. Criminal cases are heard at the Old Bailey near St Paul's Cathedral and the courts are open to the public. Temple House is also just metres from Victoria Embankment, with public gardens on one side and views of the south bank of the Thames on the other.





Imperial College London



Goldsmiths University



Royal Ballet School



King's College London



School of Economics and Political Science



University of Westminster

London is a leading global educational centre, home to world renowned universities King's College London, University College London, the London School of Economics and Political

Science, Goldsmiths, and Imperial College London, to name a few. Temple House is superbly located for access to all of these institutions.



Somerset House, Courtauld Institute of Art

WORLD CLASS EDUCATION





Temple Gardens

OPEN SPACES AND PARKS

Temple Gardens are on the doorstep of Temple House, offering a haven in the heart of the city. The award winning gardens of Middle Temple Hall surrounded by intricately manicured borders and expertly maintained lawns, overlook the River Thames and offer a peaceful retreat from the bustle of central London. Originating from the time of the

Knight's Templar, when their order was dissolved the site passed to the Knights Hospitaller and then, in 1608, to the barristers. The garden spaces are today still managed like eighteenth century garden squares. London also boasts eight Royal Parks with Hyde Park and Green Park a short walk from Temple House.





Garden Bridge

THE GARDEN BRIDGE

The eagerly anticipated Garden Bridge, designed by acclaimed designer Thomas Heatherwick, proposes to create both an important walkway and a new landmark for this great city, on the doorstep of Temple House. Delivering a new area of green space and providing a vital new river crossing, the bridge will breathe new life into an area of

the north bank that is currently undergoing an impressive renaissance. Featuring planting, woodland, seating areas and intimate walkways, the bridge has also been designed to become a destination in its own right, allowing visitors to take in the views of some of London's most famous landmarks, including St Paul's Cathedral and the Shard.



LOCATION MAP

PLACES OF INTEREST

- 1 Cleopatra's Needle
- 2 Old Bank of England
- 3 Royal Courts of Justice
- 4 St. Clement Danes Church
- 5 Trafalgar Square
- 6 Oxo Tower
- 7 St Paul's Cathedral

FINE DINING

- 8 Christopher's
- 9 The Delaunay
- 10 J Sheekey
- 11 Rules
- 12 Simpson's-in-the-Strand
- 13 The Ivy

ART & CULTURE

- 14 Somerset House
- 15 National Gallery
- 16 National Portrait Gallery
- 17 Tate Modern

HOTELS

- 18 One Aldwych
- 19 The Savoy Hotel
- 20 St. Martin's Lane

THEATRES

- 21 Adelphi Theatre
- 22 Aldwych Theatre
- 23 Lyceum Theatre
- 24 Theatre Royal Drury Lane
- 25 National Theatre

EDUCATION

- 26 King's College London
- 27 London School of Economics and Political Science
- 28 Royal Ballet School
- 29 The City Law School
- 30 The Courtauld Institute of Art
- 31 University of the Arts London

SHOPPING

- 32 Apple Store
- 33 Burberry
- 34 Hackett
- 35 Mulberry
- 36 Paul Smith
- 37 Swarovski
- 38 Twinings



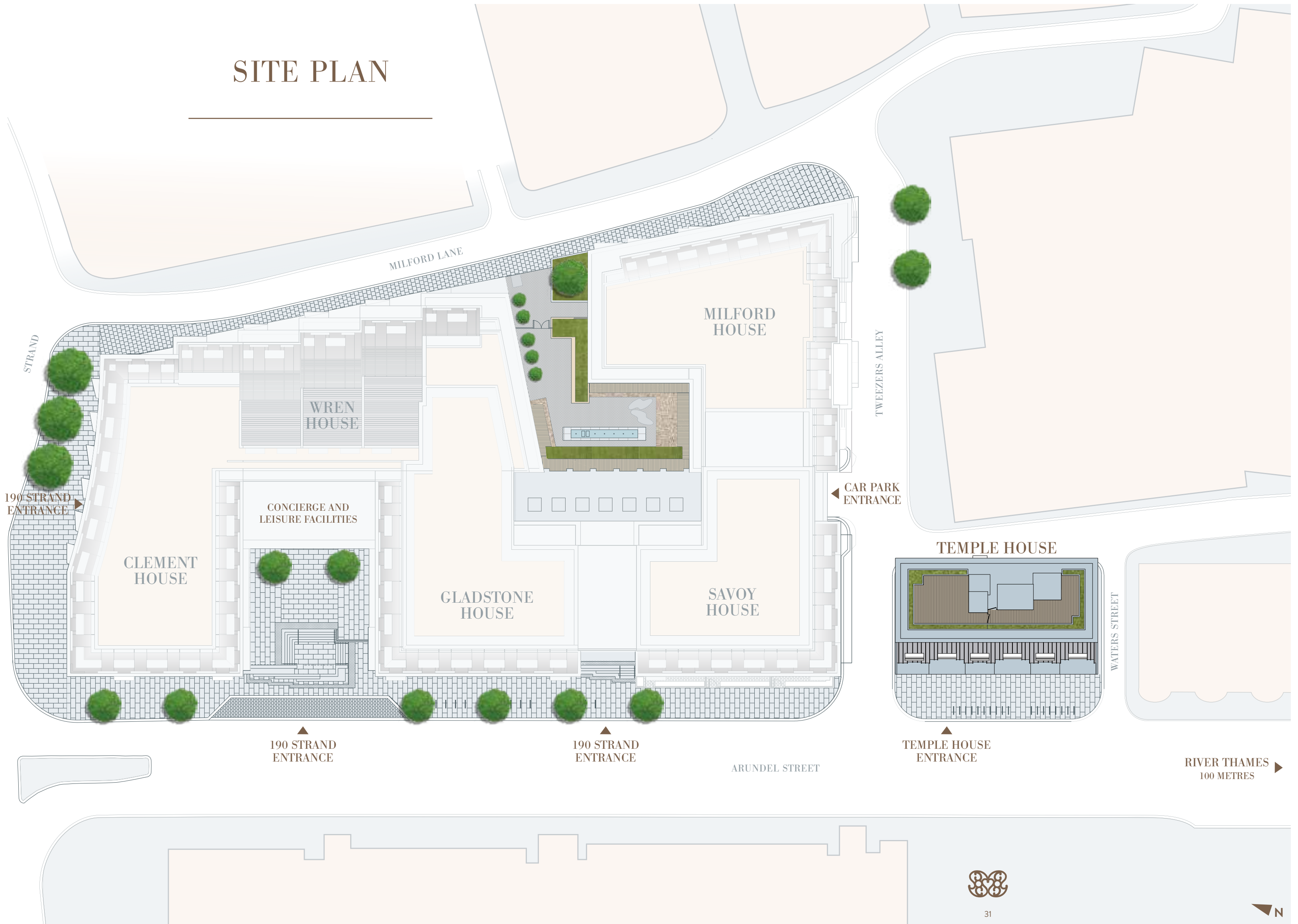
Map is not to scale and shows approximate locations only

LONDON'S NEW ICONIC ADDRESS

TEMPLE HOUSE AT 190 STRAND



SITE PLAN



RIVERSIDE LIVING

Set in one of London's most desirable areas, the proximity to the River Thames and the accessibility to the rest of London makes this a truly sought-after location. The combination of a perfect setting,

access to world class leisure facilities and the design driven architectural quality of Temple House, will create a collection of boutique and sophisticated apartments unrivalled in the city.

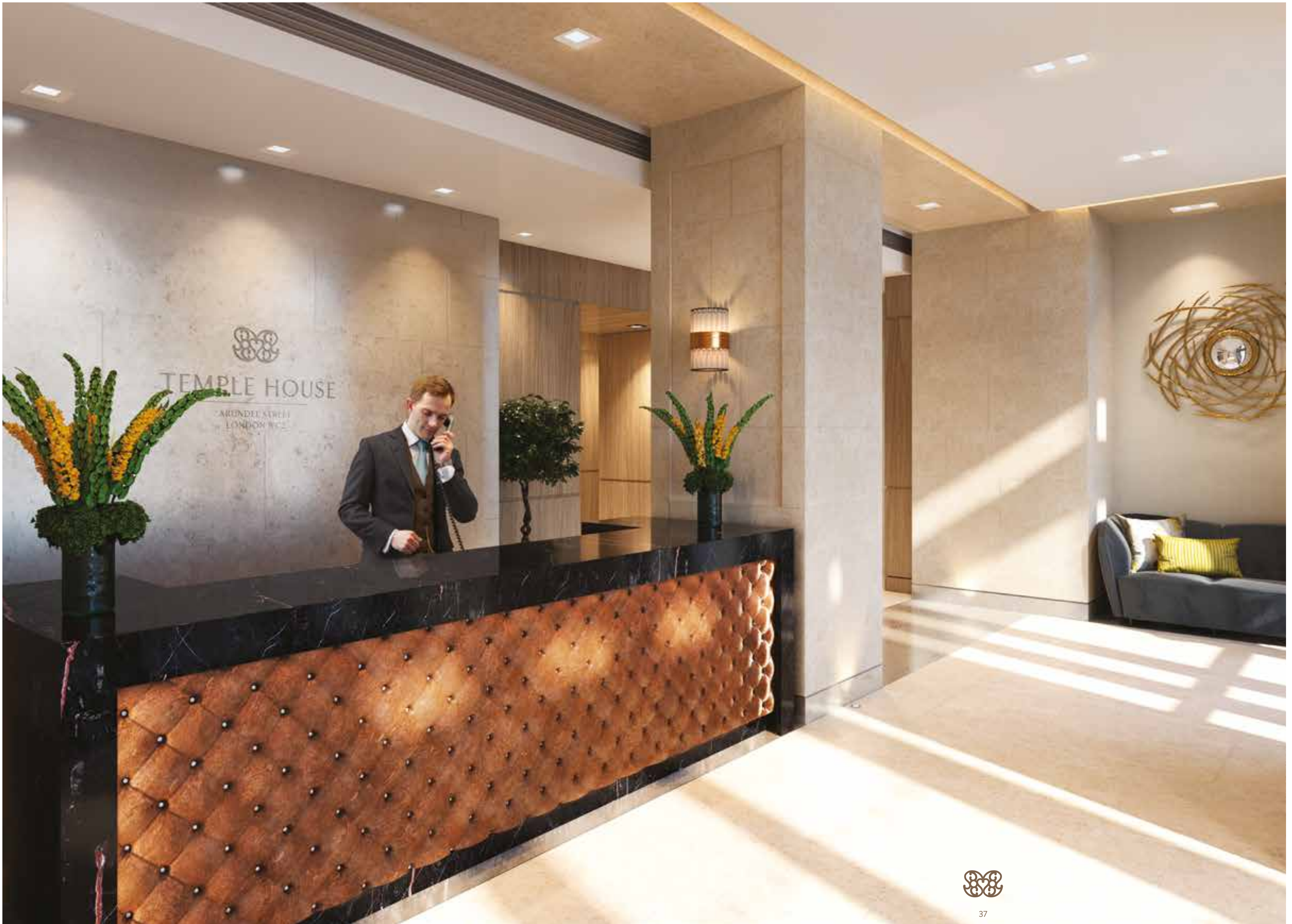


A WARM WELCOME

The entrance into Temple House leads through to a reception and concierge area, where professional concierge will be on hand to deliver an exceptional service to residents. The design has been carefully considered to ensure that the first impression for

residents and their guests is that of international stature. The warm interior colour palette is welcoming and accented with British materials and handcrafted finishes, whilst feature lighting creates an intimate atmosphere.






TEMPLE HOUSE
ARUNDEL STREET
LONDON WC2E





AT YOUR LEISURE



Staying healthy and pampered will be a pleasure at Temple House. Located within 190 Strand, the health and leisure facilities are designed to be exemplary, with a fully equipped fitness studio, personal training facilities and virtual golf.

In addition, the bespoke private cinema room provides all residents with the opportunity to enjoy watching the latest films with friends and family in luxurious comfort, or to conduct all important business presentations.





London is a world leading hub for top international institutions, and is home to a diverse range of businesses. Some of the largest companies in the world choose to locate in the city because it offers a unique business

environment. The stylish private business lounge will provide residents with an ideal place to meet with guests and business associates. The lounge will include broadband wifi connections, desk space and meeting facilities.



MAKING BUSINESS A CONSTANT PLEASURE





BESPOKE INTERIOR DESIGN

APARTMENTS & PENTHOUSES





EXCLUSIVE INTERIORS

High quality finishes, space and light will characterise the apartments and penthouses at Temple House. With superb materials and sleek finishes setting the tone for sophisticated contemporary living.

Generously sized rooms will be enhanced by floor-to-ceiling windows, many of which will feature views of the River Thames. Every detail has been carefully considered to create highly elegant residences.









Computer generated images are indicative only

ATTENTION TO DETAIL



The superior kitchens have been designed to exacting standards. Stainless steel and glass Miele appliances set the tone, whilst stone work surfaces, high gloss cabinets and bespoke shelving complete and define the

21st century kitchen. Designed for stylish entertaining, the apartments feature spacious dining areas with timber flooring and open plan kitchens – making the cook part of the occasion.





CALM AND RELAXING



Peaceful and welcoming, the bedrooms at Temple House have been designed to be blissfully calm places. They exude style, with generous picture windows to maximise views, plush carpeting and soft ceiling lighting to

ensure the most comfortable sleeping hours. The generous wardrobes have been designed with the perfect balance of spacious storage and exceptional finishes, including mirrored drawers and walnut veneer timber doors.







Computer generated images are indicative only

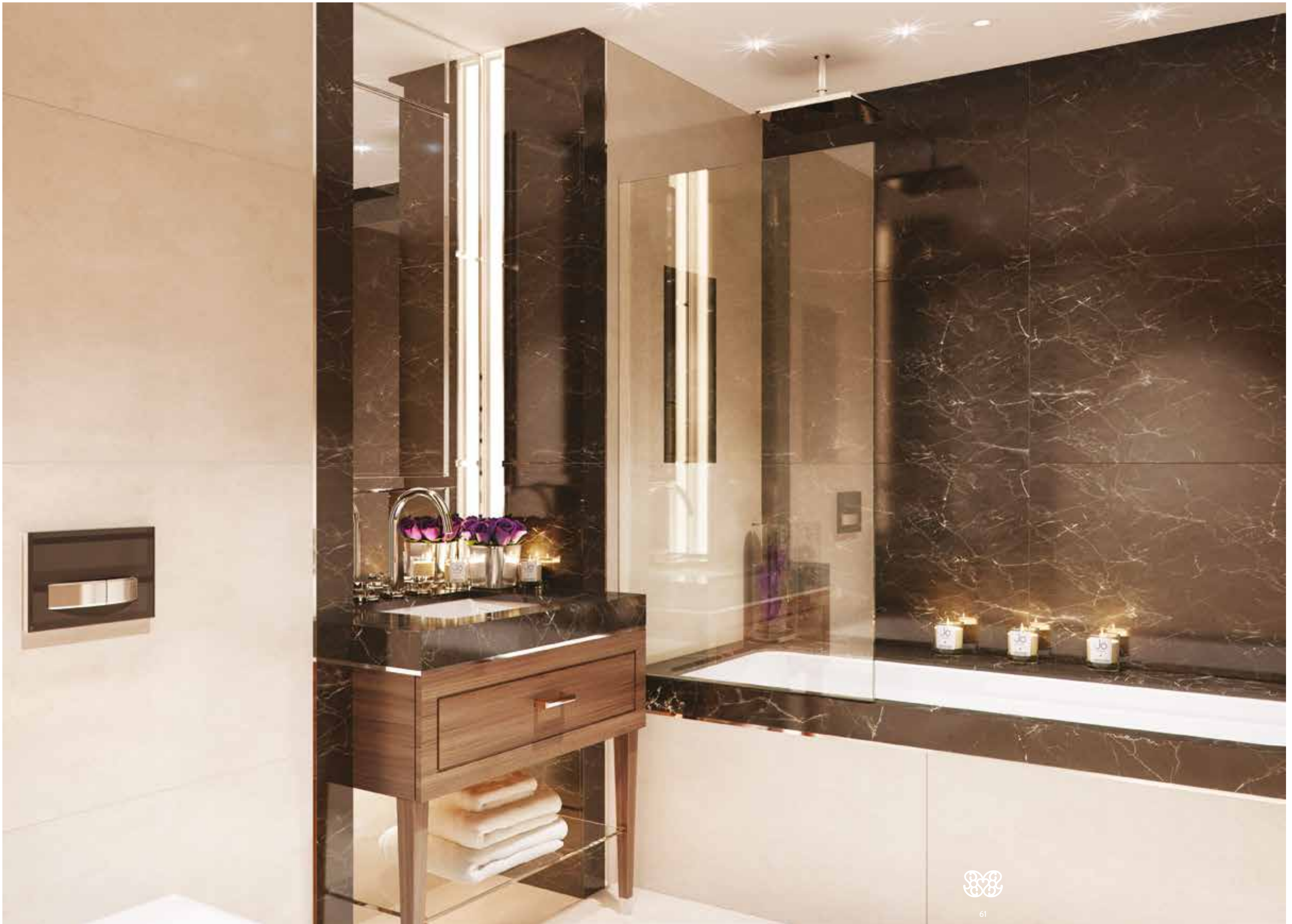


RELAXATION SUITE

The bathrooms at Temple House will be true sanctuaries with enviable combinations of porcelain and stone, high-quality sanitary ware and luxury polished chrome taps and

shower accessories. Shower rooms feature large format, porcelain feature wall finishes and detailing, plus bespoke vanity units. The height of gracious living.





SPECIFICATION

Kitchens

- Individually designed layouts
- Stone work surfaces and back panel to peninsula units where applicable (options available – subject to cut-off dates)
- Full height stone splashbacks above work surfaces (options available – subject to cut-off dates)
- Stainless steel 1½ bowl undermount sink and chrome finish mixer tap
- High gloss lacquered finishes or a combination of veneer / high gloss lacquered finishes to cabinets (options available – subject to cut off dates)
- Glass fronted wall cabinets and shelving to selected apartments where appropriate (subject to cut-off dates)
- Pull-out pan and racked storage units to selected apartments where appropriate
- LED ceiling downlighters and concealed LED lighting to wall cabinets
- Concealed multi-gang appliance panel socket outlets above work surfaces where appropriate
- Miele inset frameless touch control induction hob
- Re-circulating integrated extractor or island extractor to suit situation
- Miele stainless steel and glass multi-function oven
- Miele stainless steel and glass combination microwave oven
- Miele built-in stainless steel and glass warming drawer
- Integrated fridge / freezer
- Miele built-in wine cooler to selected apartments
- Integrated multi-function dishwasher
- Free-standing washer / dryer within vented utility cupboard
- Space saving recycling bins

Bathrooms

- White bath with bath filler and removable tiled panels to selected bathrooms
- Stone surround to selected baths
- Polished chrome concealed thermostatic mixer, ceiling mounted showerhead and frameless glass bath screen to baths
- Polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and complete handshower set to shower areas of shower rooms
- Walk-in shower area to shower rooms where indicated with frameless glass shower panels or doors to suit situation
- Bespoke stone and veneer vanity units with undermounted basin and polished chrome deck mounted mixer taps to bathrooms
- Bespoke stone and veneer vanity units with surface mounted basin and polished chrome wall mounted mixer taps to shower rooms
- Bespoke mirrored cabinets with shelving, shaver socket and concealed lighting to bathrooms
- Bespoke mirror with concealed lighting above basin to showers rooms

- Villeroy & Boch white wall mounted WC pan with soft close seat / cover and concealed cistern with dual-flush plate
- Niches to bath / shower areas with recessed downlighters to selected bathrooms / shower rooms
- Ladder style thermostatically controlled heated towel rail to all bathrooms / shower rooms
- Combination of large format porcelain and stone wall finishes to selected walls of master en-suite bathrooms
- Large format porcelain wall finishes to selected walls of shower rooms
- Large format porcelain floor finishes
- Extract ventilation to outside
- LED downlighters to bathrooms / shower rooms
- Accessories include polished chrome finish toilet roll holder and robe hook

Electrical Fittings

- Feature ceiling coffers to selected principal reception rooms and master bedrooms, concealed lighting to reception room coffers
- Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to hallways, reception rooms and selected bedrooms
- Recessed LED downlighters throughout
- Feature Swarovski Crystal Sky LED lighting to master en-suite bathrooms
- Concealed LED lighting to blind boxes to reception rooms
- Ambient lighting on motion sensors to vanity units of bathrooms and shower rooms where appropriate
- Automatic lighting to coats, services, utility cupboards and wardrobes
- 5 amp lighting circuit to principal reception rooms and bedrooms
- Television (terrestrial and Sky+) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for an integrated media system incorporating IT, audio / visual and speakers to principal rooms
- Pre-wired for future automated curtains / blinds
- Polished chrome finish power sockets and light switches
- Dimmer light controls where applicable

Heating/Cooling

- Heating and hot water from communal system with metered water supply to all apartments
- Underfloor heating to bathrooms and shower rooms
- Comfort cooling / heating to all reception rooms and bedrooms

Interior Finishes

- Panelled engineered veneer entrance and internal doors
- Satin gloss doors to selected coats / services / utility cupboards
- Interior fittings to coats / services / utility cupboards to suit situation
- Painted skirtings and timber architraves, white painted architraves to selected hallway cupboards, stone skirtings to wet areas where appropriate
- Bespoke polished chrome finish door handles throughout
- Bespoke fitted wardrobes to master bedrooms, internal fittings include rails, shelves, drawers and integrated lighting where appropriate
- Engineered timber floor finishes to hallways of selected apartments (options available – subject to cut-off dates)
- Large format porcelain floor finishes with contrasting border detail to hallways of selected apartments
- Engineered timber floor finishes to kitchens and reception rooms (options available - subject to cut-off dates)
- Carpet floor finishes to bedrooms (options available – subject to cut-off dates)

Balconies/Terraces

- Well proportioned stone / brick balconies and terraces with stone / timber handrail to apartments where indicated
- Stone paving to balconies and terraces with external lighting where appropriate
- External water tap and power to selected terraces

Security

- Video entry system viewed by individual apartment handset / screen
- Power and telephone points provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- All apartments provided with mains supply smoke detectors and heat detectors
- Multi-point locking and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- Concierge service and monitored CCTV



Peace of Mind

- 999 year lease
- All apartments benefit from a 10 year build warranty

Car Parking

- Allocated car parking within the managed CCTV monitored parking area included

Lifts

- A passenger lift serves all levels (except private roof terraces to individual apartments)

Interior Designed Entrance Lobby

- Spacious reception lobby with feature floor and wall finishes
- Comfortable waiting area for guests
- Bespoke concierge desk
- Feature lighting
- Glass doors to main entrance

Lift Lobbies/Communal Hallways

- Bespoke carpet floor finishes

Residents' Leisure Suite

- Bespoke swimming pool and vitality pool
- Separate fitness studio with facilities for personal training
- Treatment rooms, sauna and steam room facilities
- Changing rooms with shower facilities
- Virtual golf and cinema spaces
- Business suite

Management Agent

- A managing agent will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied apportioned to the benefit offered



FLOOR PLANS

APARTMENTS AND PENTHOUSES

PLOT	LEVEL	BEDS	TOTAL AREA SQ FT	TOTAL AREA SQ M	PAGE
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TEMPLE HOUSE

1 Bedroom Apartments

6-2-2	2	1 bed	678	63	66
6-3-2	3	1 bed	678	63	67
6-4-2	4	1 bed	678	63	67
6-5-2	5	1 bed	678	63	67
6-6-2	6	1 bed	678	63	67
6-7-2	7	1 bed	657	61	68

2 Bedroom Apartments

6-0-1	G	2 bed	893	83	69
6-1-1	1	2 bed	1055	98	70
6-1-2	1	2 bed	1012	94	71
6-2-1	2	2 bed	1055	98	72
6-2-3	2	2 bed	1087	101	73
6-3-1	3	2 bed	1012	94	74
6-3-3	3	2 bed	1044	97	75
6-4-1	4	2 bed	1012	94	74
6-4-3	4	2 bed	1044	97	75
6-5-1	5	2 bed	1012	94	74
6-5-3	5	2 bed	1044	97	75
6-6-1	6	2 bed	1012	94	74
6-6-3	6	2 bed	1044	97	75
6-7-1	7	2 bed	872	81	76

2 Bedroom Penthouse

6-8-1	8	2 bed	1259	117	80
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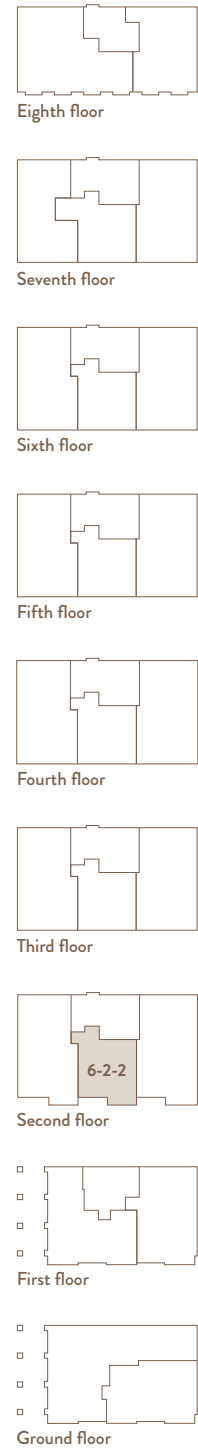
3 Bedroom Penthouse

6-8-2	8	3 bed	1851	172	82
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1 BEDROOM APARTMENT TEMPLE HOUSE

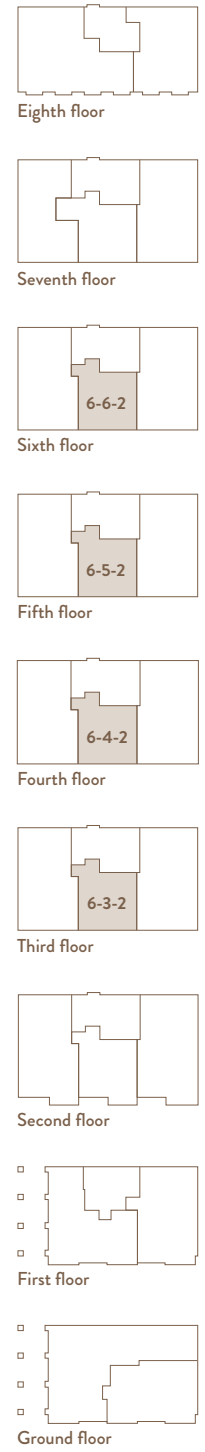
1 BEDROOM APARTMENT TEMPLE HOUSE



Plot	
Eighth floor	—
Seventh floor	—
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	6-2-2
First floor	—
Ground floor	—

Living/Dining/Kitchen	13' 3" x 24' 11"	4045mm x 7595mm
Bedroom	11' 10" x 11' 11"	3605mm x 3630mm
Total area	678 sq ft	63 sq m

◀ ▶ Depicts measurement points
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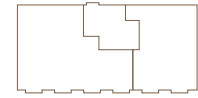
1-2-3
 — Apartment number
 — Level number
 — Lift core number



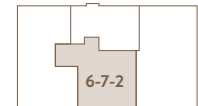
Plot	
Eighth floor	—
Seventh floor	—
Sixth floor	6-6-2
Fifth floor	6-5-2
Fourth floor	6-4-2
Third floor	6-3-2
Second floor	—
First floor	—
Ground floor	—

1 BEDROOM APARTMENT TEMPLE HOUSE

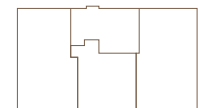
2 BEDROOM APARTMENT TEMPLE HOUSE



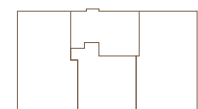
Eighth floor



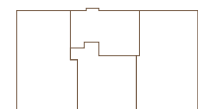
Seventh floor



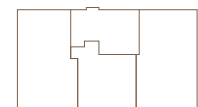
Sixth floor



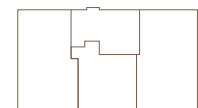
Fifth floor



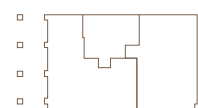
Fourth floor



Third floor



Second floor



First floor



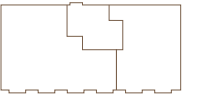
Ground floor



Living/Dining/Kitchen	14' 11" x 20' 4"	4555mm x 6205mm
Bedroom	10' 3" x 14' 0"	3125mm x 4260mm
Total area	657 sq ft	61 sq m

◀ ▶ Depicts measurement points

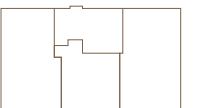
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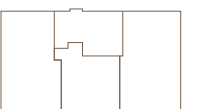
Eighth floor



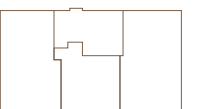
Seventh floor



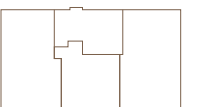
Sixth floor



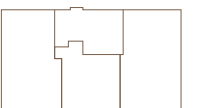
Fifth floor



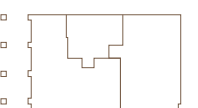
Fourth floor



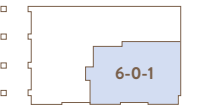
Third floor



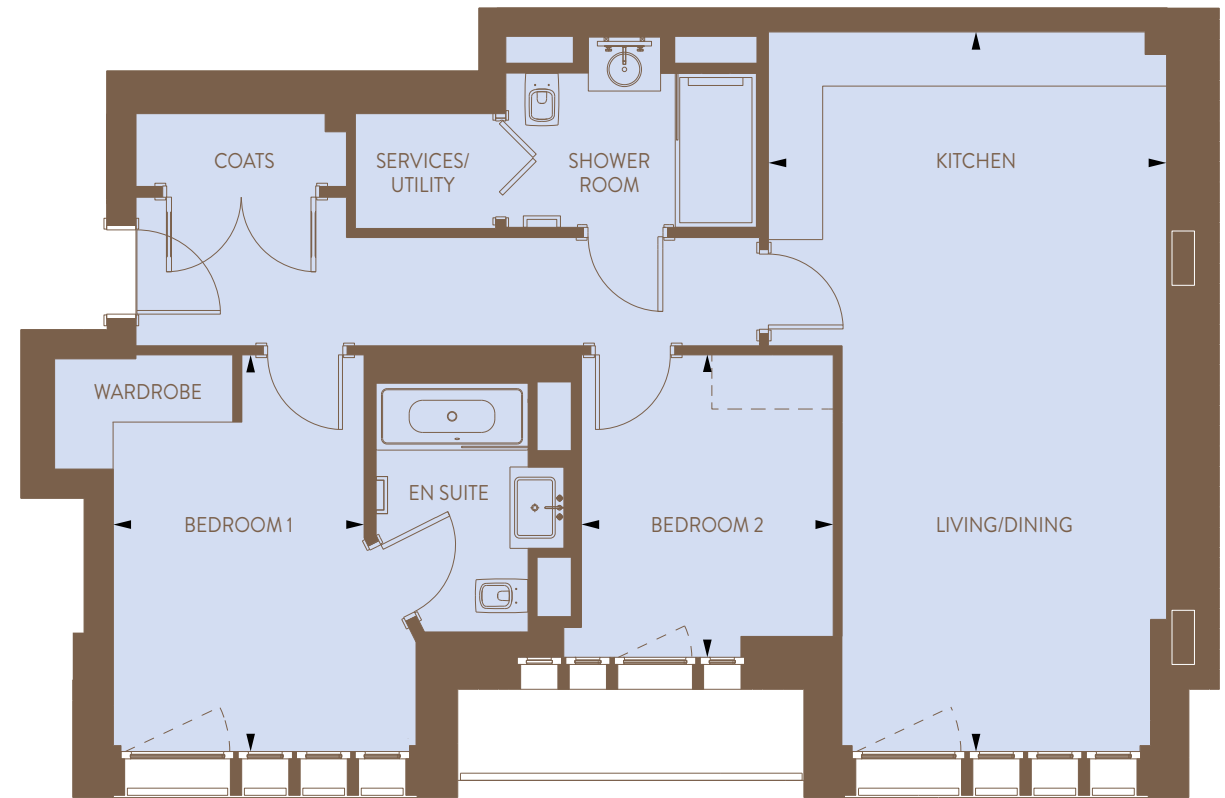
Second floor



First floor



Ground floor



Living/Dining/Kitchen	14' 6" x 26' 2"	4430mm x 7985mm
Bedroom 1	9' 1" x 14' 5"	2780mm x 4395mm
Bedroom 2	9' 2" x 11' 0"	2785mm x 3350mm
Total area	893 sq ft	83 sq m

1-2-3
 └─ Apartment number
 └─ Level number
 └─ Lift core number



69

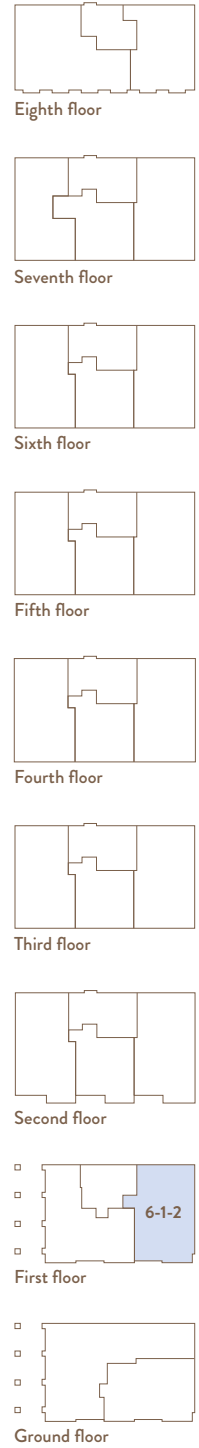
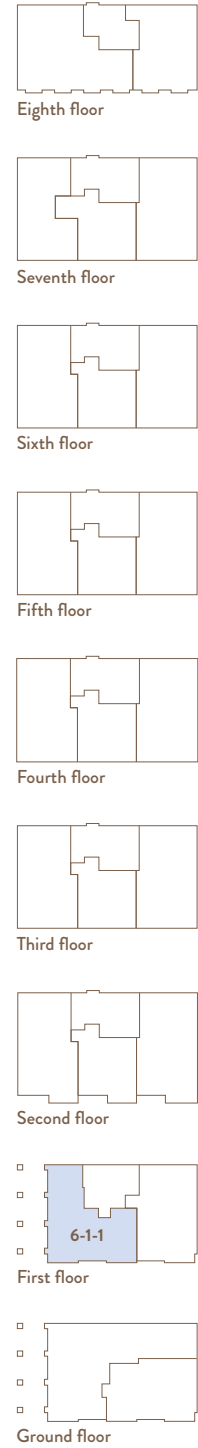


Plot	
Eighth floor	—
Seventh floor	6-7-2
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	—
First floor	—
Ground floor	—

Plot	
Eighth floor	—
Seventh floor	—
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	—
First floor	—
Ground floor	6-0-1

2 BEDROOM APARTMENT TEMPLE HOUSE

2 BEDROOM APARTMENT TEMPLE HOUSE



Plot	
Eighth floor	—
Seventh floor	—
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	—
First floor	6-1-1
Ground floor	—

Living/Dining/Kitchen	23' 9" x 22' 6"	7230mm x 6865mm
Bedroom 1	11' 0" x 17' 6"	3350mm x 5335mm
Bedroom 2	14' 8" x 9' 2"	4475mm x 2805mm
Total area	1055 sq ft	98 sq m

◀ ▶ Depicts measurement points
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Living/Dining/Kitchen	25' 7" x 18' 10"	7795mm x 5735mm
Bedroom 1	13' 0" x 13' 5"	3950mm x 4085mm
Bedroom 2	10' 6" x 10' 3"	3210mm x 3120mm
Total area	1012 sq ft	94 sq m

1-2-3
 — Apartment number
 — Level number
 — Lift core number



Plot	
Eighth floor	—
Seventh floor	—
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	—
First floor	6-1-2
Ground floor	—

2 BEDROOM APARTMENT TEMPLE HOUSE

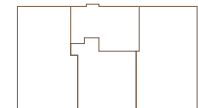
2 BEDROOM APARTMENT TEMPLE HOUSE



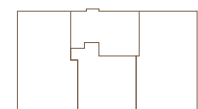
Eighth floor



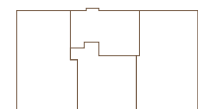
Seventh floor



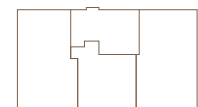
Sixth floor



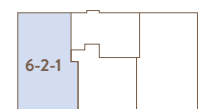
Fifth floor



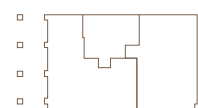
Fourth floor



Third floor



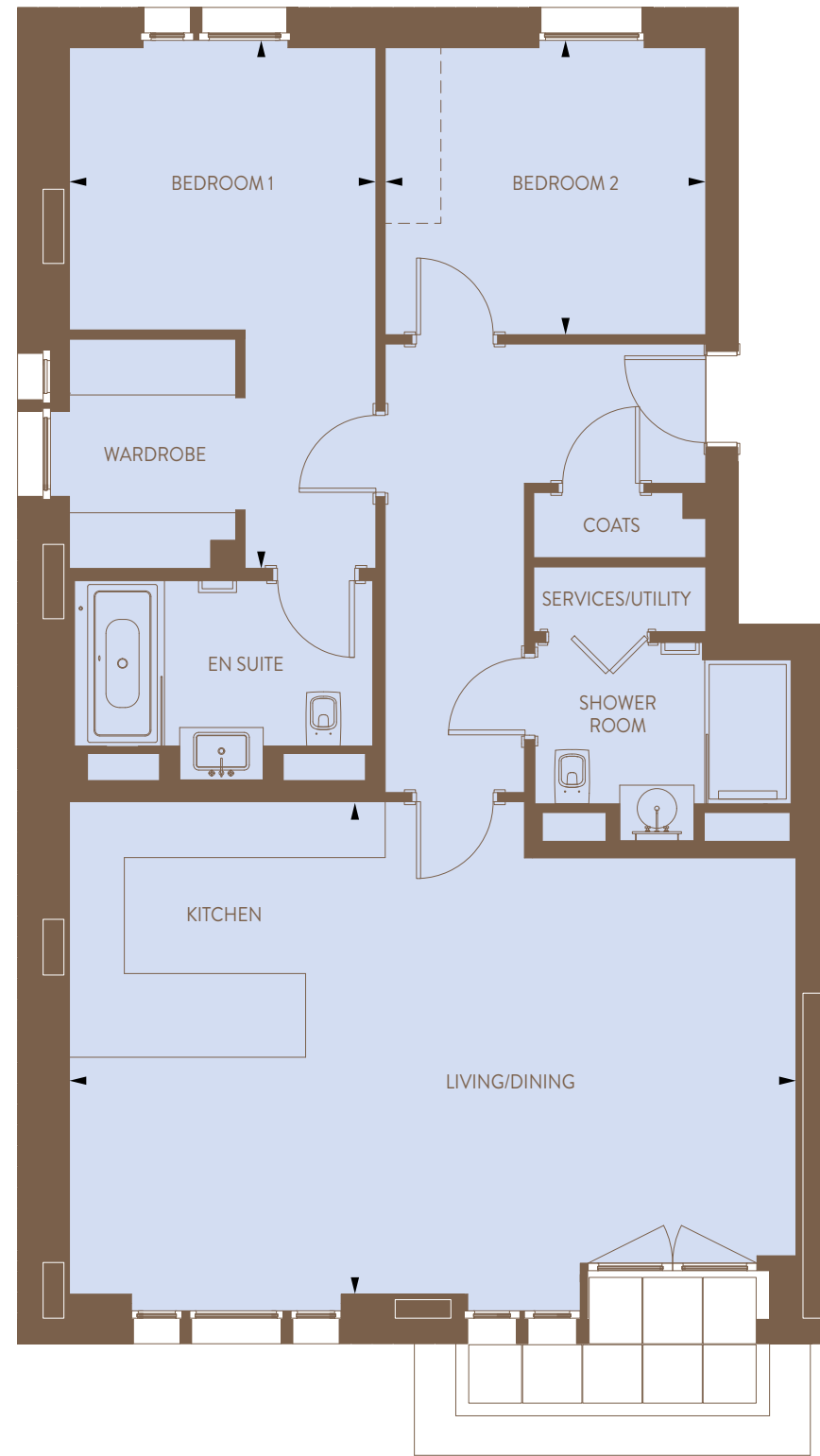
Second floor



First floor



Ground floor



Living/Dining/Kitchen	25' 8" x 17' 5"	7825mm x 5300mm
Bedroom 1	10' 10" x 18' 8"	3300mm x 5685mm
Bedroom 2	11' 4" x 10' 5"	3455mm x 3170mm
Total area	1055 sq ft	98 sq m

◀ ▶ Depicts measurement points

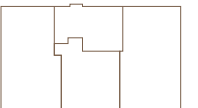
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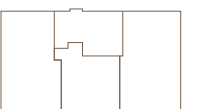
Eighth floor



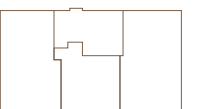
Seventh floor



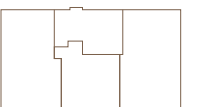
Sixth floor



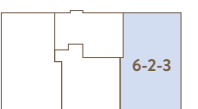
Fifth floor



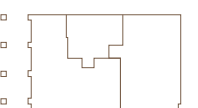
Fourth floor



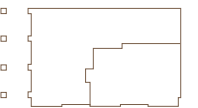
Third floor



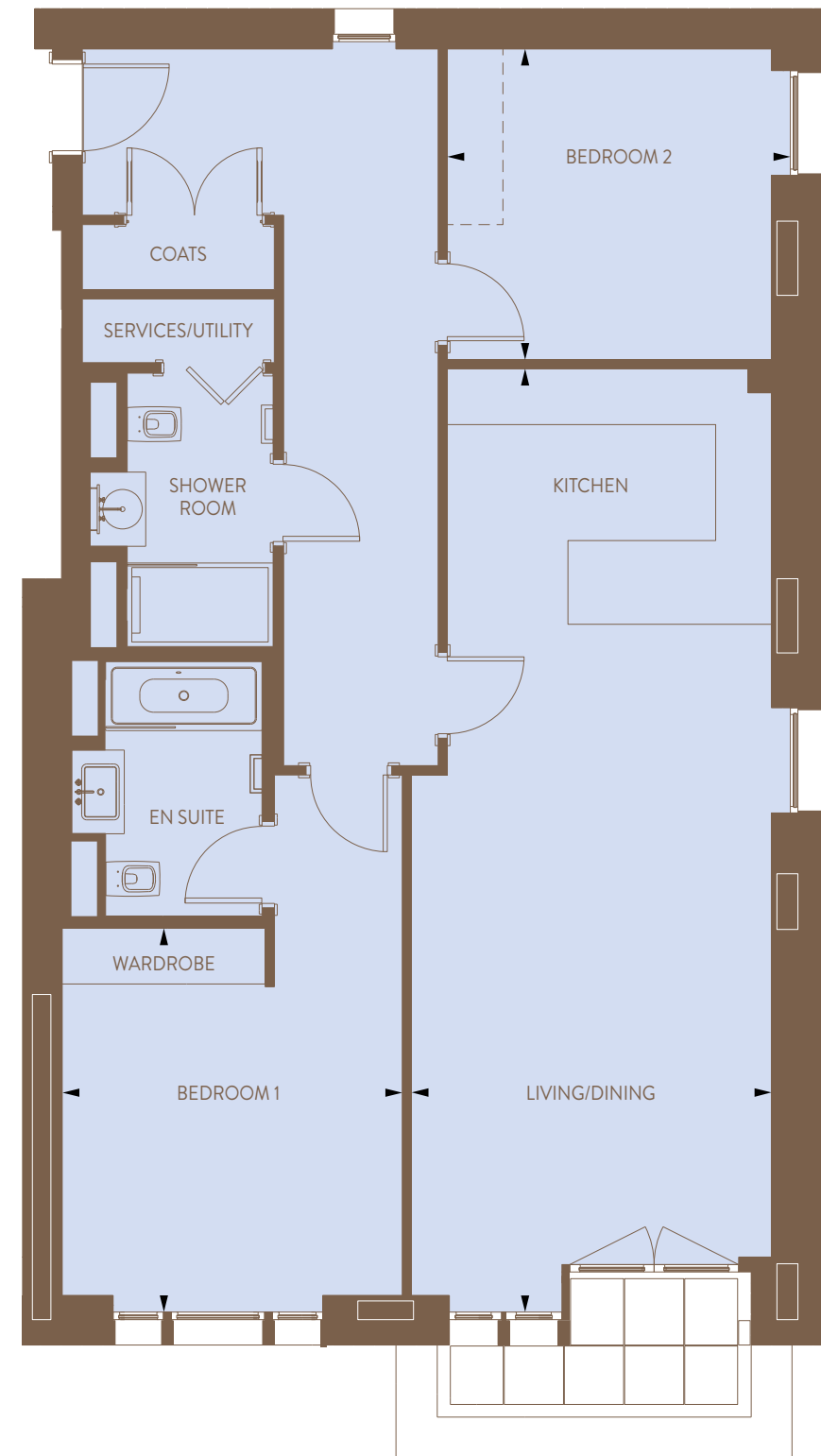
Second floor



First floor



Ground floor



Living/Dining/Kitchen	12' 9" x 33' 4"	3885mm x 10155mm
Bedroom 1	12' 2" x 13' 7"	3705mm x 4130mm
Bedroom 2	12' 3" x 11' 0"	3725mm x 3355mm
Total area	1087 sq ft	101 sq m

1-2-3
└─ Apartment number
└─ Level number
└─ Lift core number



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Plot	
Eighth floor	—
Seventh floor	—
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	6-2-1
First floor	—
Ground floor	—

Plot	
Eighth floor	—
Seventh floor	—
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	6-2-3
First floor	—
Ground floor	—

2 BEDROOM APARTMENT TEMPLE HOUSE

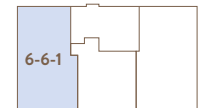
2 BEDROOM APARTMENT TEMPLE HOUSE



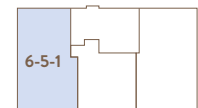
Eighth floor



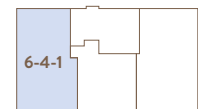
Seventh floor



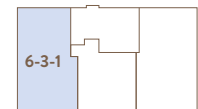
6-6-1
Sixth floor



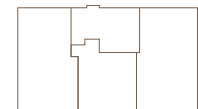
6-5-1
Fifth floor



6-4-1
Fourth floor



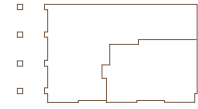
6-3-1
Third floor



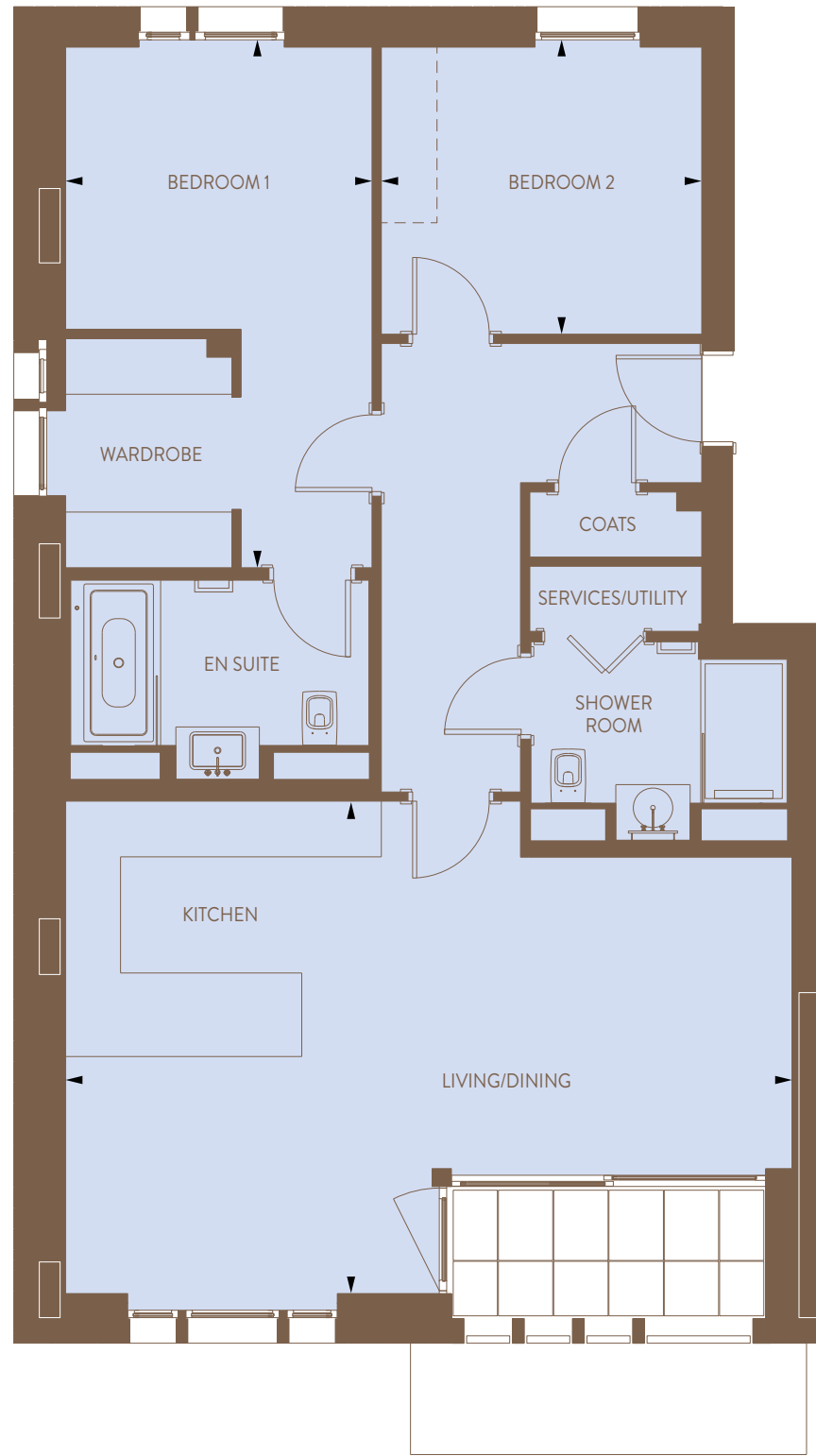
Second floor



First floor



Ground floor



Living/Dining/Kitchen	25' 8" x 17' 5"	7825mm x 5300mm
Bedroom 1	10' 10" x 18' 8"	3300mm x 5685mm
Bedroom 2	11' 4" x 10' 5"	3455mm x 3170mm
Total area	1012 sq ft	94 sq m

◀ ▶ Depicts measurement points

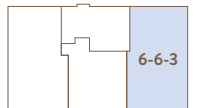
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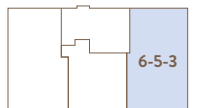
Eighth floor



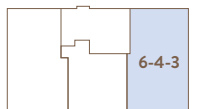
Seventh floor



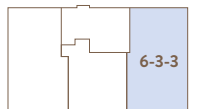
6-6-3
Sixth floor



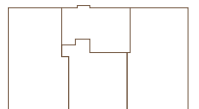
6-5-3
Fifth floor



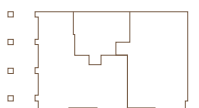
6-4-3
Fourth floor



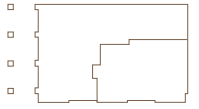
6-3-3
Third floor



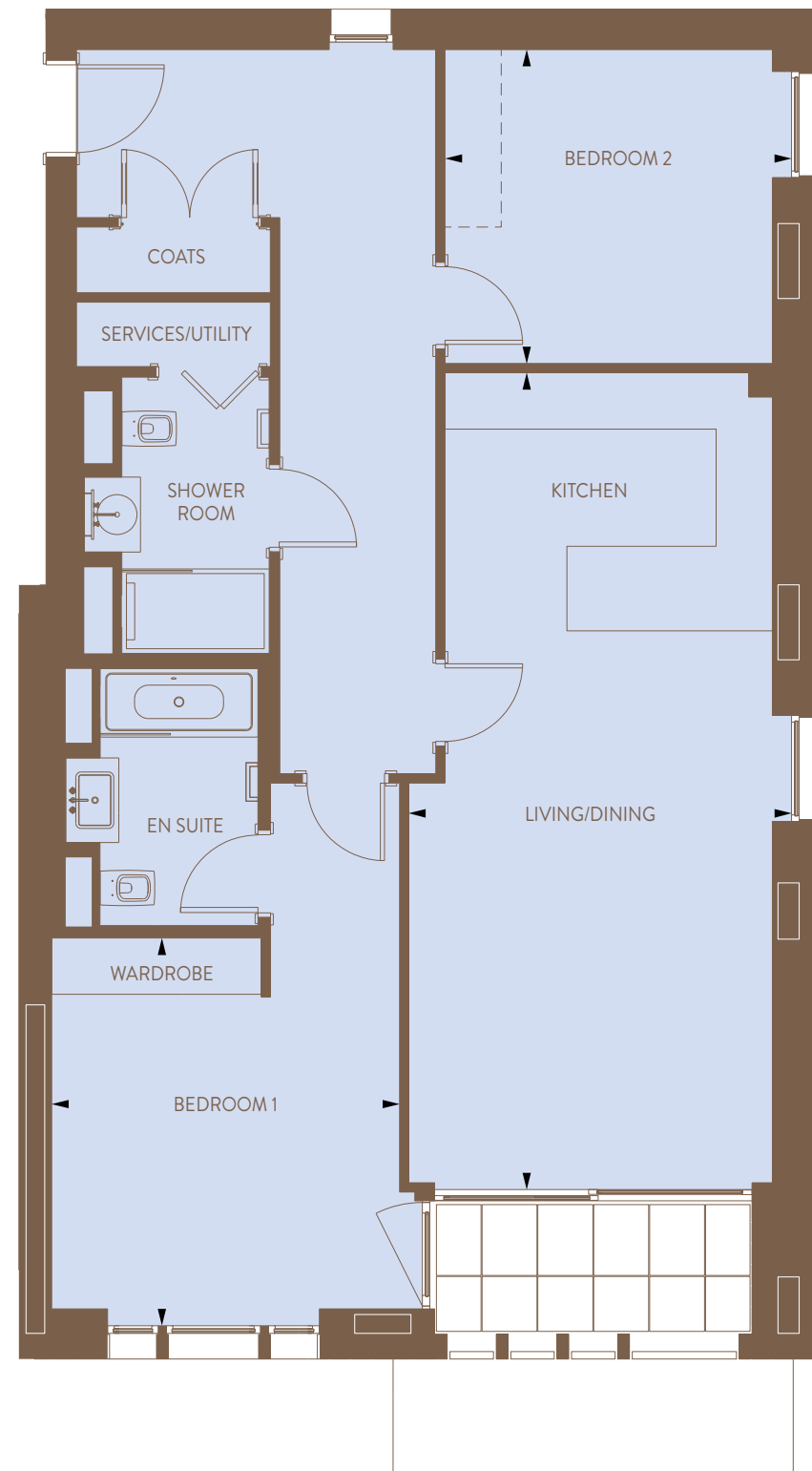
Second floor



First floor



Ground floor



Living/Dining/Kitchen	12' 9" x 28' 5"	3885mm x 8670mm
Bedroom 1	12' 2" x 13' 7"	3705mm x 4132mm
Bedroom 2	12' 1" x 11' 0"	3695mm x 3353mm
Total area	1044 sq ft	97 sq m

1-2-3
└─ Apartment number
└─ Level number
└─ Lift core number



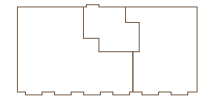
75



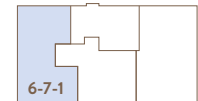
Plot	—
Eighth floor	—
Seventh floor	—
Sixth floor	6-6-1
Fifth floor	6-5-1
Fourth floor	6-4-1
Third floor	6-3-1
Second floor	—
First floor	—
Ground floor	—

Plot	—
Eighth floor	—
Seventh floor	—
Sixth floor	6-6-3
Fifth floor	6-5-3
Fourth floor	6-4-3
Third floor	6-3-3
Second floor	—
First floor	—
Ground floor	—

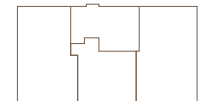
2 BEDROOM APARTMENT TEMPLE HOUSE



Eighth floor



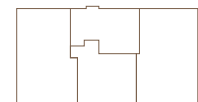
6-7-1
Seventh floor



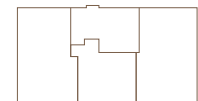
Sixth floor



Fifth floor



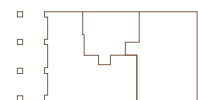
Fourth floor



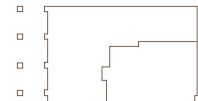
Third floor



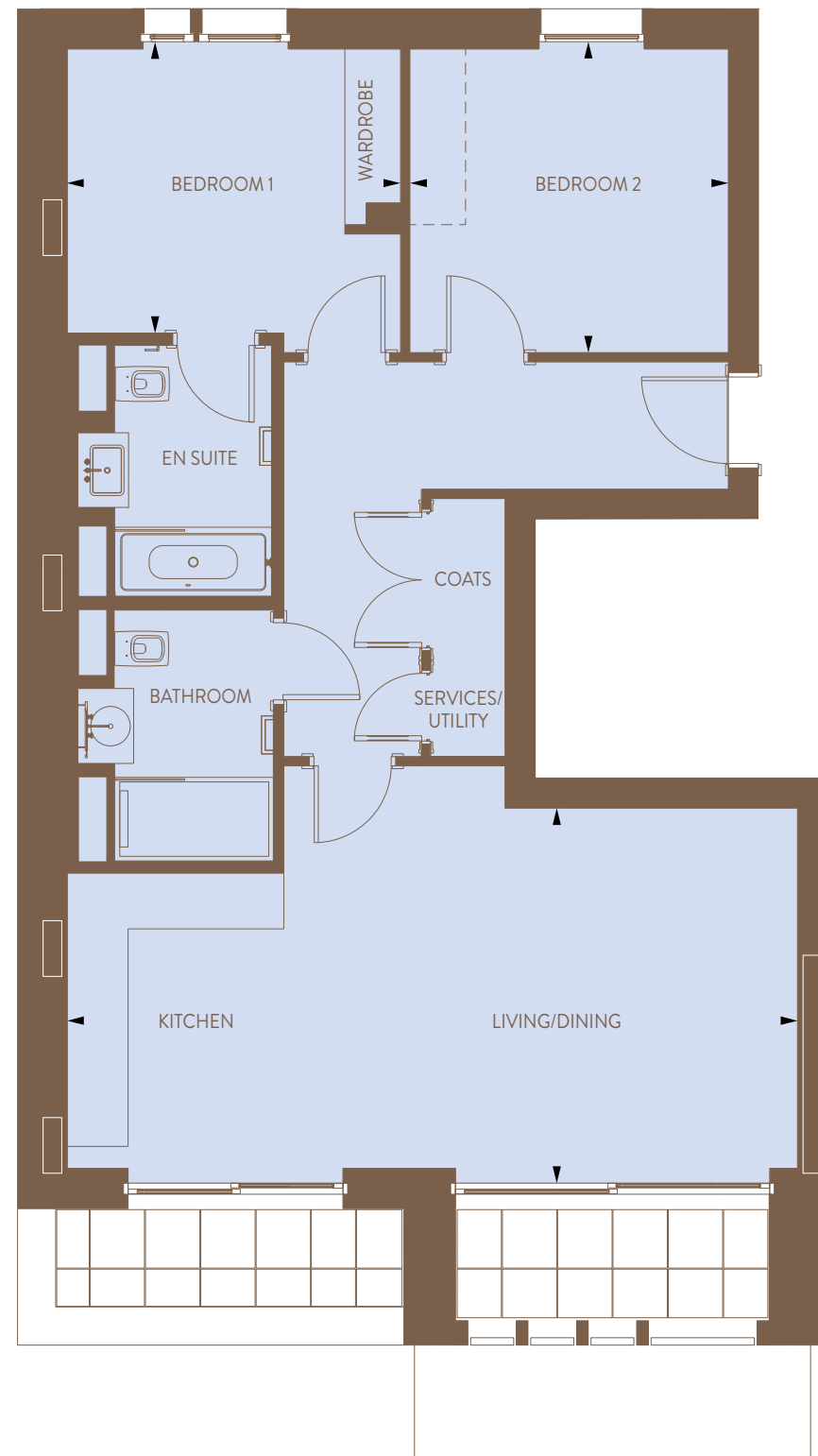
Second floor



First floor



Ground floor



Plot	—
Eighth floor	—
Seventh floor	6-7-1
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	—
First floor	—
Ground floor	—

Living/Dining/Kitchen	25'10" x 13'3"	7865mm x 4035mm
Bedroom 1	11'9" x 10'0"	3590mm x 3055mm
Bedroom 2	11'3" x 11'0"	3430mm x 3245mm
Total area	872 sq ft	81 sq m

◀ ▶ Depicts measurement points
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1-2-3
— Apartment number
— Level number
— Lift core number





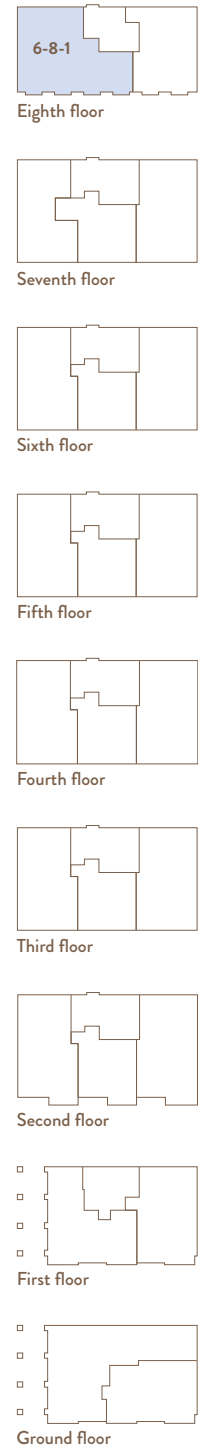
THE PENTHOUSES

The two penthouses are the epitome of elevated London living. A fusion of space and design, the superb, light and elegant interiors are enhanced with bespoke pieces and unique features. The rooftop terraces provide spectacular views over London and the

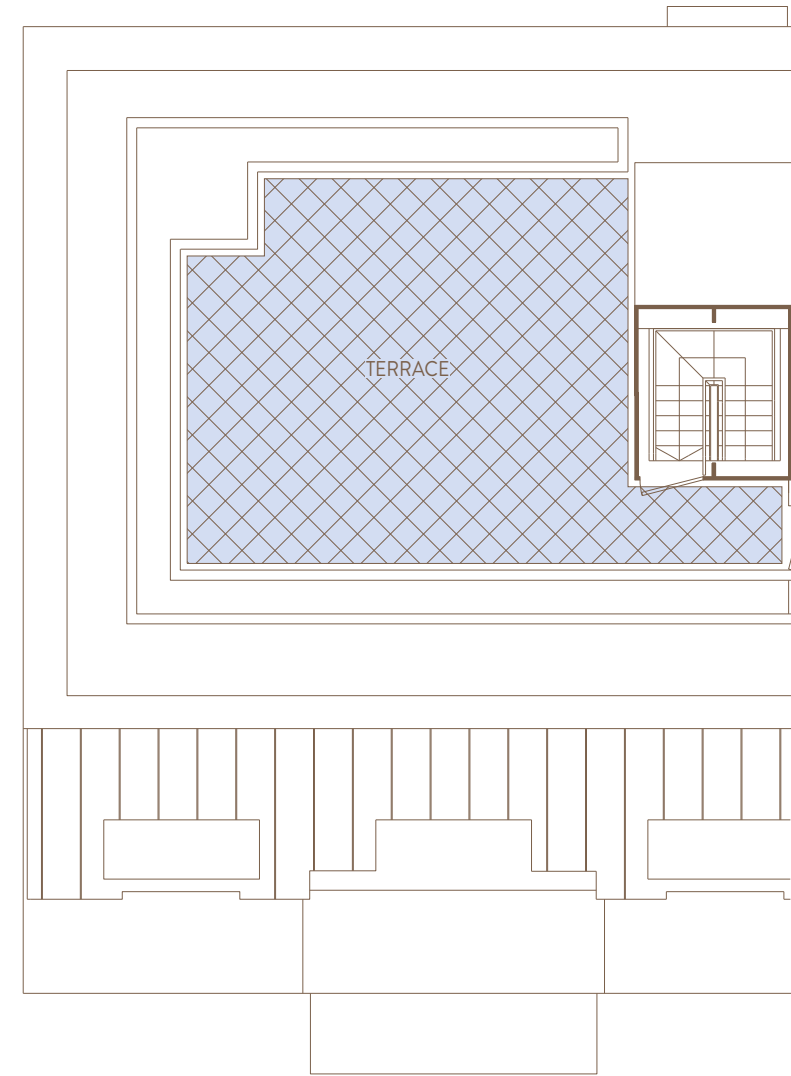
River Thames, a truly unique and privileged perspective. Both the two bedroom penthouse and the three bedroom duplex penthouse offer high specification interiors with spacious and open plan spaces to provide the ultimate city home.



2 BEDROOM PENTHOUSE TEMPLE HOUSE



LOWER FLOOR



UPPER FLOOR (ROOF TERRACE)

Plot	
Eighth floor	6-8-1
Seventh floor	—
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	—
First floor	—
Ground floor	—



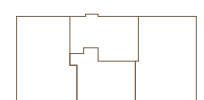







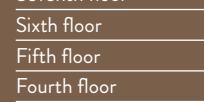
Living/Dining/Kitchen	35' 11" x 20' 0"	10955mm x 6090mm
Bedroom 1	14' 6" x 13' 1"	4410mm x 4000mm
Bedroom 2	12' 0" x 10' 9"	3645mm x 3270mm
Total area	1259 sq ft	117 sq m

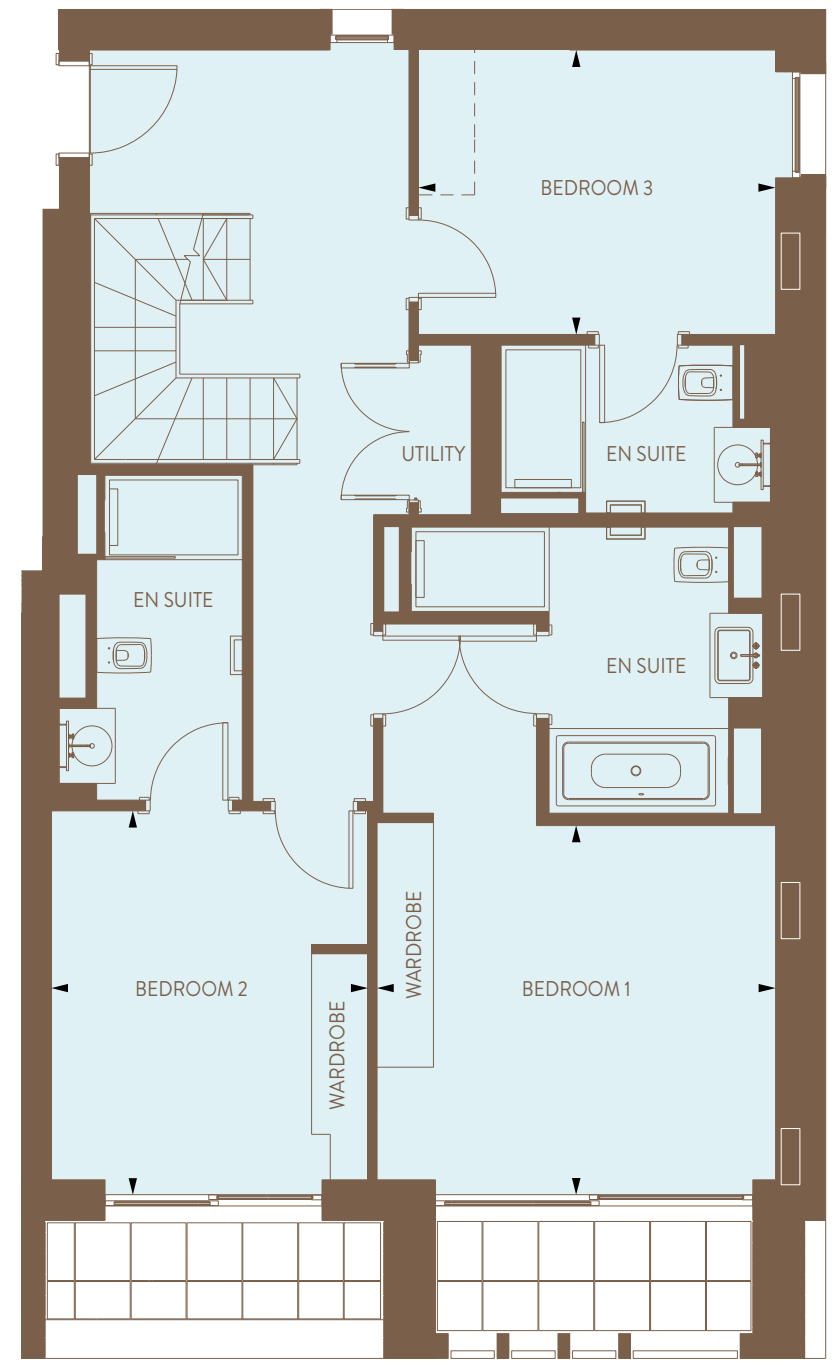
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1-2-3
 — Apartment number
 — Level number
 — Lift core number

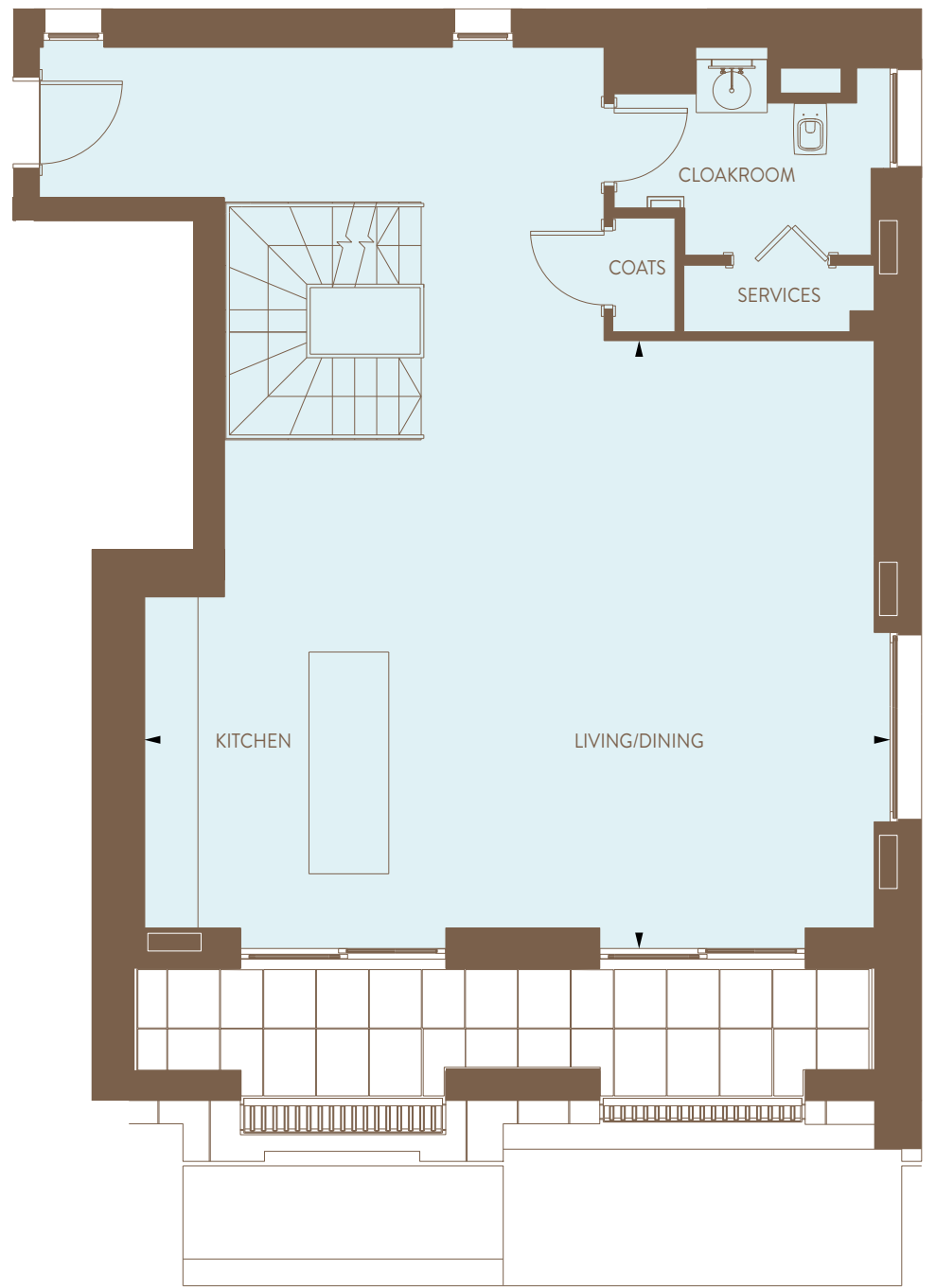


3 BEDROOM PENTHOUSE TEMPLE HOUSE

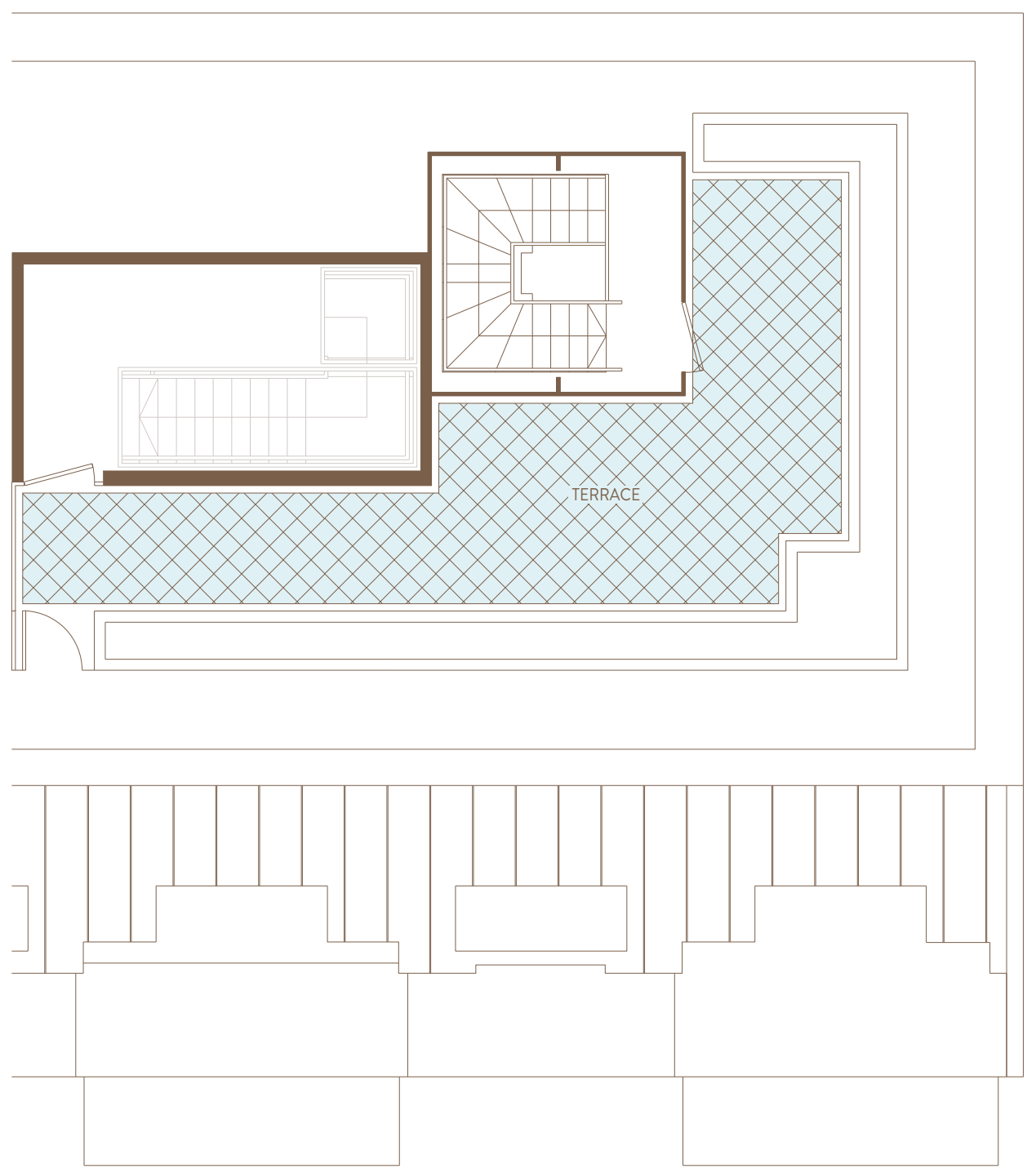
-  6-8-2
-  6-8-2
-  Eighth floor
-  Seventh floor
-  Sixth floor
-  Fifth floor
-  Fourth floor
-  Third floor
-  Second floor
-  First floor
-  Ground floor



LOWER FLOOR



MIDDLE FLOOR



UPPER FLOOR (ROOF TERRACE)

Living/Dining/Kitchen	27' 7" x 22' 6"	8400mm x 6850mm
Bedroom 1	13' 11" x 12' 9"	4250mm x 3885mm
Bedroom 2	11' 1" x 13' 5"	3375mm x 4095mm
Bedroom 3	12' 8" x 9' 11"	3870mm x 3035mm
Total area	1851 sq ft	172 sq m

◀ ▶ Depicts measurement points
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1-2-3
 Apartment number
 Level number
 Lift core number



- Plot
- Eighth floor 6-8-2
- Seventh floor
- Sixth floor
- Fifth floor
- Fourth floor
- Third floor
- Second floor
- First floor
- Ground floor



THE TEAM



ST EDWARD

St Edward is a joint venture company owned by the Prudential Assurance Company and Berkeley. It brings together the expertise of Berkeley and M&G Real Estate, Prudential's fund manager. The powerful combination of the two companies' strengths and complementary skills provides a strong vehicle for the reliable delivery of high-quality residentially-led developments, including the landmark 375 Kensington High Street.

www.stedwardhomes.co.uk



GRID ARCHITECTS

Experts in residential design, from local regeneration projects to the most luxurious London apartments and interiors, Grid's architects and masterplanners are involved at every stage of the development and construction process.

The firm is known for its holistic approach to creating identities for projects that draw on the nature of their context, including sustainable urban extensions, hotels and resorts, workplaces and corporate HQs.

www.gridarchitects.co.uk



MAURICE BRILL LIGHTING DESIGN

One of the UK's leading independent lighting design consultancies, the MBLD team strives to maximise the impact of the space around us, whether in hotels, shopping centres, museums or outdoor environments.

Using a high degree of both technical competence and imagination, they dramatically transform the physical experience – whether to enhance space, define its authority or to evoke the right mood for people in and around the building.

www.mblld.co.uk



CID INTERIEUR

CID Interieur specialise in creating elegant and luxurious interiors for residential and hotel projects. Working exclusively for high end developers and private clients, with a team of award winning designers currently working on some of the most prestigious and luxurious projects in London.

Their passion for design, unique conceptual approach, and attention to detail that is second to none, have created some of the most beautiful, unique and elegant interiors in London.

cidinterior.com



FABRIK

Fabrik creates landscapes that are a synthesis of art, environment and engineering. Undertaking landscape masterplanning, environmental impact assessment and scheme design for major projects in commercial and residential development, education, healthcare and leisure.

Employing a multi-disciplinary, collaborative approach in order to engage local communities and project stakeholders. Their design skills have been recognised in a number of local and national awards.

www.fabrikuk.com



KNIGHT FRANK

With over 110 years' experience, we provide our clients with global coverage via 417 offices and over 13,000 people throughout Europe, Asia Pacific, Africa, the Middle East and the Americas, focusing on all the prime residential and commercial property markets of the world.

We are an independent consultancy with a partnership culture that puts our clients first. We provide market-leading advice and transaction support to investors, corporates and homeowners for their personal and business property needs. We back this up with industry-leading technology and market research.

www.knightfrank.co.uk

SUSTAINABILITY AT TEMPLE HOUSE



The homes at Temple House and wider development at 190 Strand incorporate a range of features that are designed to help you lead a more sustainable lifestyle. They also help reduce the environmental impact of the overall development.

All homes are designed to achieve Level 3 of the Code for Sustainable Homes. The Code for Sustainable Homes represents a national standard for the sustainable design and construction of new homes. It considers the effects on the environment caused by the development and occupation of a home. To achieve a Level 3 rating, the home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

All homes are designed to be highly energy efficient with features including:

- High levels of thermal insulation
- Energy efficient lighting
- White goods with an EU Energy Label rating of A+
- Energy for hot water, heating and cooling comes from a combined heat and power plant, a low carbon way of generating energy
- There is also the ability to track energy usage using an in-home energy use display

The development will provide residents with opportunities to use more environmentally friendly modes of transport including:

- Selected parking bays with electric car charging points
- Close proximity to excellent public transport connections such as Temple, Embankment and Covent Garden London Underground stations and London Charing Cross rail station

The water consuming fixtures, fittings and appliances are selected to make sure that the home uses less water than the average household in the UK.



DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St Edward different mean that you can choose a new home from us with complete confidence. When you buy a home from St Edward you can be safe in the knowledge 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 Team will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St Edward.

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 St Edward, 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 Edward 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

St Edward'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.



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.



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.berkeleygroup.co.uk



Proud to be a member of the Berkeley Group of Companies



*Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk
Some features are only applicable to specific developments. Please ask sales negotiator for further information.

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St Edward
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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 Edward's 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. 190 Strand is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by; up-stands, plinths, protrusions, ceiling bulkheads, glazing mullions for full height glazing; (measured to the internal face of the glazing, not mullion), skirtings, plaster and other insitu wall finishes, cornices and the like. Where a wall is made up of both full height glazing and other external walling structure, dimensions are taken to the surface of both structures. M131/22CA/0116



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