



WHITE
CITY
LIVING

CASCADES



Computer generated imagery is indicative only and subject to change.

LIVE IN FULL COLOUR

White City Living offers an experience like no other. With over 2,500 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.

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

A home at the Cascades within the Water Gardens comes with access to an exclusive residents' lifestyle club of more than 30 facilities and amenities.

Living here means living London's brightest lifestyle.

Live Bright.

St James
Designed for life



Photography of White City Living showhome.

Apartment mix

Cascades One	Size (sq. ft.)	Number of Units
Suites	478 sq ft	10
1 Bed	584 - 593 sq ft	28
2 Bed	793 - 905 sq ft	58
3 Bed	1382 - 1661 sq ft	6

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.
- 102 units in Core L.
- 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, Firepit Lounge, café and entertainment suite.
- Secure car parking for 2 and 3 bedroom apartments (by separate negotiation).



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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

Patel Taylor.

Interior Designers

Johnson Naylor.

Landscape Architects

Murdoch Wickham.

Building Insurance

1st 2 years St James Customer Service.

Completion

Core K: Dec 2022 - April 2023

Core J: Q4 2023 - Q1 2024

Core L: Q1/Q2 2024

Core S: Q4 2024 - Q1 2025

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.



Travel times from tfl.gov.uk/plan-a-journey and google.co.uk/maps from W12 7RQ or White City/Wood Lane stations. Maps are not to scale and show approximate locations only.



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



- 01 Exhibition Park
- 02 Railway arches with shops, bars and restaurants
- 03 Centre Stage
- Central Gardens
- 4A Spring Gardens
- 4B Autumn Gardens
- 05 Residents' Magnolia Garden
- 06 Cascades
- 07 Oriental bridges
- 08 Water Garden terrace
- 09 Water Garden Lounge
- 10 Aquatic planting
- 11 Waterfall
- 12 Reflection Garden
- 13 Oriental Garden
- 14 Beach & Cove
- 15 Olive Grove
- 16 Sunset Bar
- 17 Sunset Lounge & Westmont Bar
- 18 Azelea Garden
- 19 Café
- 20 Games Lounge
- 21 Cinema
- 22 Main Concierge & Estate Management
- 23 Cassini Concierge
- 24 Imperial College London Entrance
- 25 Westmont Concierge
- HC 1908 Health Club - Indoor Swimming Pool - 1908 Health Club Gym - Personal Training Rooms - Spa Rooms - Sun Terrace
- R Residents' Facilities - Business Lounge - Meeting Room - Firepit Lounge - Private Dining Room - Entertainment Suites - Cinema Rooms
- M Marketing Suite
- Cascade One
- Cascade Two
- Cascade Three
- Cascade Four



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Council Tax levels

London Borough of Hammersmith & Fulham 2022/23

- Band D - £1,228
- Band E - £1,500
- Band F - £1,773
- Band G - £2,046
- Band H - £2,455

Service Charge

Estimated £5.50 / ft2 / Annum

Terms of payment

Purchase procedure:

- £5,000 reservation fee for Studio - 2 Bedroom
- £10,000 reservation fee for 3 Bedroom
- K – 15% deposit payment required on exchange of contracts and 85% balance due on legal completion
- J & L – 10% deposit payment required on exchange of contracts. A further 10% advanced payment required within 12 months of exchange and 80% balance due on legal completion

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



Photography of Residents' Facilities



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 Fountain Park Way, off 54 Wood Lane, London W12 7RQ
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Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images are indicative only.