

250 | CITY  
ROAD  
LONDON EC1

# VERMONT HOUSE

Berkeley  
Designed for life

250 | CITY  
ROAD  
LONDON EC1

# VERMONT HOUSE

SITUATED IN ZONE 1 IN THE HEART OF LONDON,  
250 CITY ROAD IS WITHIN WALKING DISTANCE  
OF OLD STREET, ANGEL AND THE FINANCIAL  
DISTRICT OF THE CITY.

VERMONT HOUSE, THE DESIRABLE NEW ADDITION  
AND FINAL PHASE TO THIS SUCCESSFUL  
DEVELOPMENT, OFFERS A CHOICE OF UNIQUE  
HIGHLY SPECIFIED APARTMENTS. IN ADDITION,  
THE 1.9 ACRES OF BEAUTIFULLY LANDSCAPED  
GREEN SPACES AND SECLUDED COURTYARDS  
CREATE AN ATMOSPHERE OF CALM AND  
CONTEMPORARY LIVING.

Berkeley  
Designed for life



2

VERMONT HOUSE

250 CITY ROAD

# Exemplary LONDON LIVING

STUNNING 1 AND 2 BEDROOM APARTMENTS SURROUND THE CENTRAL PLAZA THAT WILL PLAY HOST TO CAFÉS, RESTAURANTS, RETAIL OUTLETS AND CREATIVE WORKSPACES. PUBLIC AREAS ARE FULLY WI-FI ENABLED, WHILE RESIDENTS CAN ENJOY AN EXTENSIVE RANGE OF FACILITIES FOR BUSINESS, FITNESS AND RELAXATION, WITH THE SERVICES OF A 24-HOUR CONCIERGE TO HELP LIFE RUN SMOOTHLY. WITH EVERYTHING ON YOUR DOORSTEP THERE IS NO NEED TO VENTURE VERY FAR TO FIND WHAT YOU ARE LOOKING FOR.

3

250 CITY ROAD



A traditional local pub



Swimming pool at 250 City Road

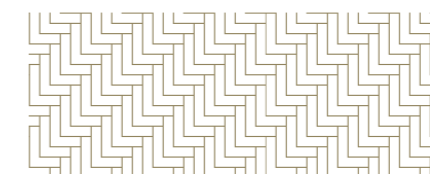


Bronze sculptures at 250 City Road



Canal Basin at 250 City Road

*From bronze sculptures celebrating the history of this location, to facilities that make you feel completely at home, 250 City Road has that essential 'sense of place.'*



4

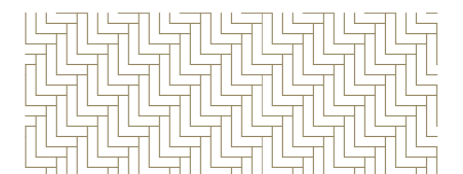
VERMONT HOUSE

5

250 CITY ROAD

# *VERMONT HOUSE*

EVERY APARTMENT IN VERMONT HOUSE HAS A PRIVATE BALCONY OR TERRACE. THE SEVEN STOREY BUILDING WRAPS AROUND A PEACEFUL LANDSCAPED WI-FI ENABLED GARDEN.



6

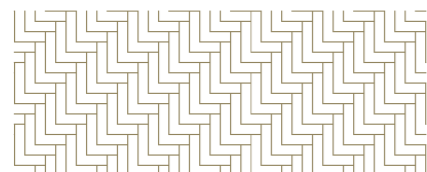
VERMONT HOUSE

7

250 CITY ROAD

## *LANDSCAPED OPEN SPACES*

OUTSIDE SPACE TAKES ON A WHOLE NEW DIMENSION AT 250 CITY ROAD. A CENTRAL WI-FI ENABLED PLAZA SURROUNDS VERDANT PARKLAND SCULPTED BY AWARD-WINNING LANDSCAPE ARCHITECTS MURDOCH WICKHAM, POTTED WITH MATURE TREES, WATER FEATURES AND WILDFLOWER BEDS. BRONZE LIFE-SIZE SCULPTURES FROM RENOWNED ARTIST IAN RANK-BROADLEY COMPLETE THE SCENE.



Computer generated image is indicative only [and subject to planning]



250 CITY ROAD  
LONDON EC1

CANARY WHARF

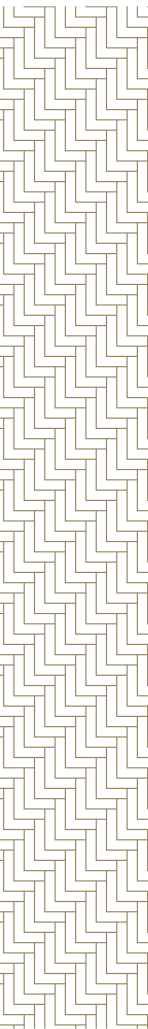
THE CITY

OLD STREET STATION

VERMONT HOUSE

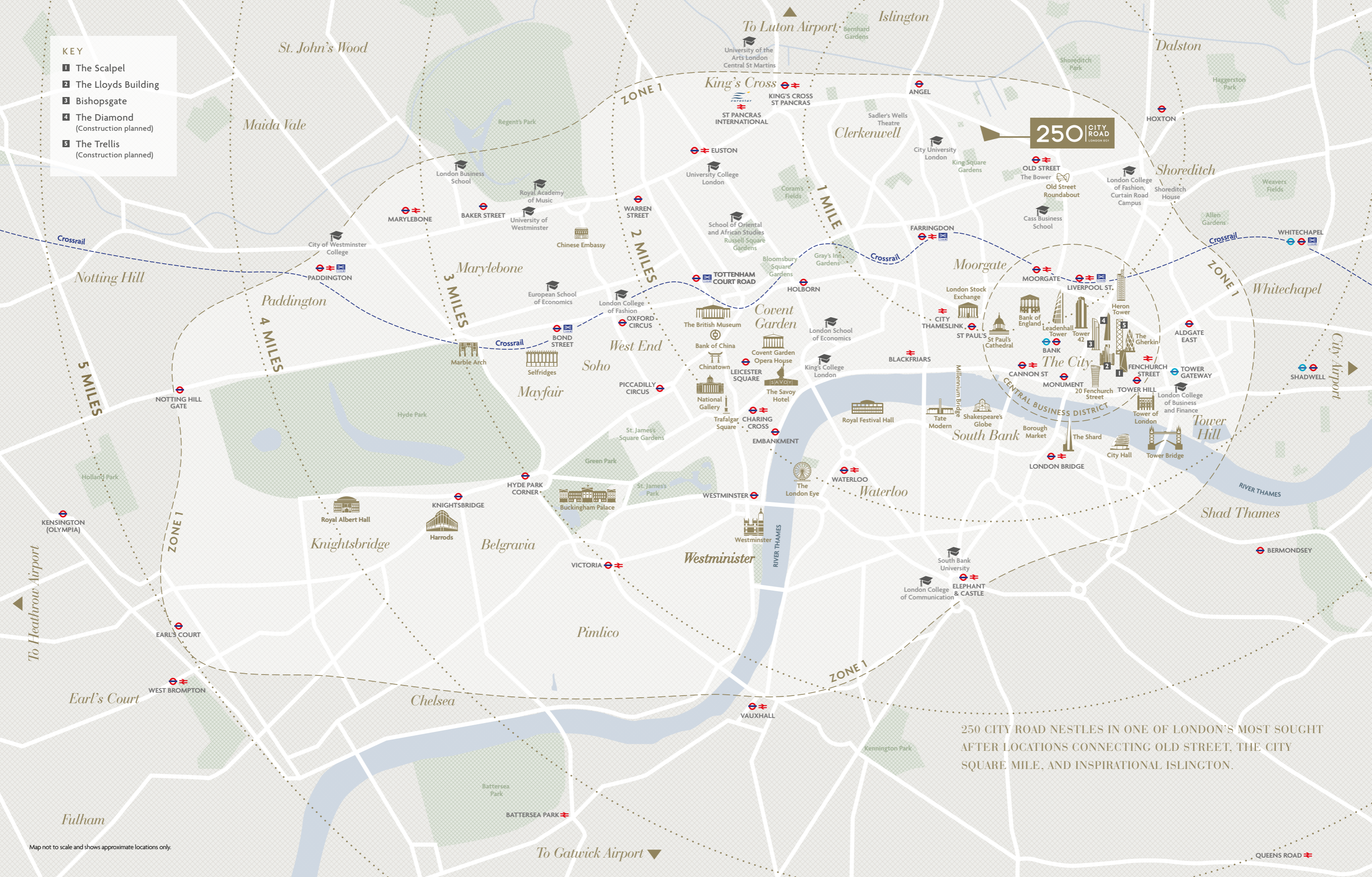
FARRINGDON STATION

ANGEL STATION



KEY

- 1 The Scalpel
- 2 The Lloyds Building
- 3 Bishopsgate
- 4 The Diamond (Construction planned)
- 5 The Trellis (Construction planned)



250 CITY ROAD NESTLES IN ONE OF LONDON'S MOST SOUGHT AFTER LOCATIONS CONNECTING OLD STREET, THE CITY SQUARE MILE, AND INSPIRATIONAL ISLINGTON.

Map not to scale and shows approximate locations only.

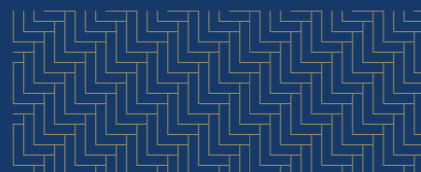
QUEENS ROAD

## Foster + Partners



“

*Our vision for 250 City Road has always been one of transformation – regenerating an existing location to fulfil its true potential. To do this, Berkeley has teamed up with world-renowned architects Foster+Partners to create an entirely new destination for London. By working together from the outset, as a collective, we have been able to create something truly special and make the vision a reality.*

INTERNATIONAL  
LANDMARKS

The Gherkin



The Citibank Headquarters



Beijing International Airport

250 CITY ROAD IS JUST ONE OF THE STANDOUT BUILDINGS THAT FOSTER + PARTNERS HAS CREATED.

This illustrious firm has designed and built many more of the world's iconic structures. In London alone, it has been responsible for City Hall, aka 'The Beehive', the Millennium Bridge, Wembley Stadium and 'The Gherkin',

the nickname for 30 St Mary Axe. Overseas, Foster + Partners' achievements include Beijing Capital International Airport, the Citibank Headquarters in Hangzhou, and Hong Kong International Airport.



14

VERMONT HOUSE

## *PLACES TO ENTERTAIN*



Computer generated image depicts a standard living/dining room.

15

250 CITY ROAD

OPEN PLAN LIVING OFFERS ROOM TO BREATHE AT 250 CITY ROAD. BEHIND THE DOOR TO EVERY APARTMENT, GENEROUS FLOOR SPACE LEADS ONTO INTIMATE, PRIVATE ROOMS THAT HAVE BEEN BROUGHT TO LIFE BY BERKELEY'S TEAM OF IN-HOUSE DESIGNERS. LUXURY FEATURES ABOUND; FOR EXAMPLE EVERY APARTMENT HAS ZONED UNDERFLOOR HEATING AND COMFORT COOLING. A PREMIUM SPECIFICATION THROUGHOUT ENSURES THAT THESE APARTMENTS ARE EXPRESSIONS OF IDEAL CONTEMPORARY ELEGANCE.



16

VERMONT HOUSE

17

250 CITY ROAD



“

*The interiors at 250 City Road are creative, spacious, light and elegant. Our passion for creating unique apartments has been showcased in this exemplary development.*

Berkeley In-house interior design team

18

VERMONT HOUSE

*DEEPLY  
RESTFUL*

19

250 CITY ROAD

PLENTIFUL FLOOR SPACE AND INDUSTRIAL FINISHES ARE THE DEFINING CHARACTERISTICS OF BEDROOMS AT 250 CITY ROAD. BESPOKE, FLOOR-TO-CEILING WARDROBES WITH FEATURE HANDLES AND ROOM FOR FULL-WIDTH HANGING RAILS HELP MAXIMISE THE SPACE IN WHICH TO UNWIND.



20

VERMONT HOUSE



Computer generated images depicts a standard bathroom and ensuite.

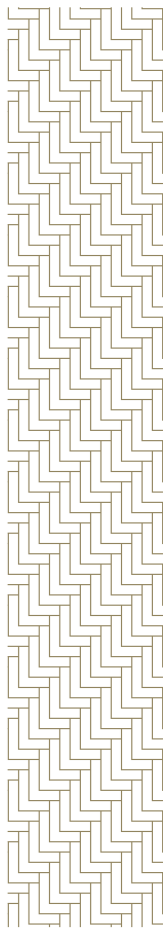
21

250 CITY ROAD

## *SUBTLE OPULENCE*



THE DESIGN SCHEME FOR THE BATHROOMS AND ENSUITES COMBINES LARGE FORMAT GREY STONE PORCELAIN TILES AND COMPOSITE STONE VANITY TOPS, OFFSET BY BRUSHED GOLD FITTINGS AND GLEAMING WHITE SANITARYWARE. THE EFFECT IS SUBTLE, MODERN GLAMOUR.



22

VERMONT HOUSE



THE REGENTS CLUB

YOUR EXCLUSIVE WORLD-CLASS RESIDENTS-ONLY RANGE OF 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.



Interior photography of the concierge is indicative only.

LET THE CONCIERGE TAKE CARE OF EVERYTHING FOR YOU, FROM ORGANISING A TAXI TO BOOKING RESERVATIONS.

23

250 CITY ROAD

Business Lounge, Residents' Lounge and Reading Room



Computer generated image depicts the residents' business lounge.

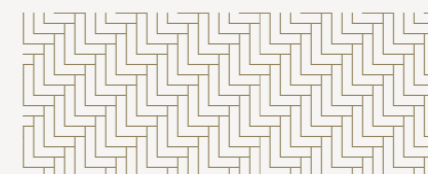


Interior photography of the residents' lounge is indicative only.



Computer generated image depicts the residents' reading room.

THE BUSINESS LOUNGE HAS EVERYTHING YOU NEED TO HOST MEETINGS AND STAY PRODUCTIVE. AND AFTER A DAY WORKING, SPEND YOUR DOWNTIME RELAXING IN THE COMFORTABLE READING ROOM.



24

VERMONT HOUSE

*Gym & Terrace*

25

250 CITY ROAD

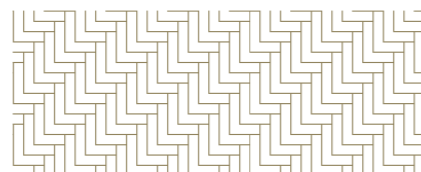
STATE-OF-THE-ART EXERCISE FACILITIES AT 250 CITY ROAD FEATURE THE 7TH FLOOR ROOFTOP TERRACE FOR THOSE SERIOUS ABOUT KEEPING IN SHAPE. THIS FULLY EQUIPPED PRIVATE GYM OFFERS PANORAMIC VIEWS OVER THE CANAL BASIN.



*Sauna, Yoga & Swimming Pool*



Interior photography of yoga studio, swimming pool, sauna and spa reception are indicative only.



WIND DOWN AFTER A BUSY DAY WITHIN THE SANCTUARY OF THE SPA AT 250 CITY ROAD. INCORPORATING A 20-METRE THREE-LANE POOL, JACUZZI, SHOWER EXPERIENCE, STEAM AND SAUNA ROOMS, THIS IS THE PERFECT PLACE FOR A LITTLE REST AND RECUPERATION.



28

VERMONT HOUSE

RELAXATION TAKES MANY FORMS. AT 250 CITY ROAD UNWIND WITH A FEW FRAMES OF POOL IN THE GAMES ROOM, WATCH YOUR FAVOURITE MOVIE IN THE SCREENING ROOM OR UNLEASH YOUR INNER SINATRA WITH A KARAOKE SESSION.



Computer generated image depicts the games room.

29

250 CITY ROAD

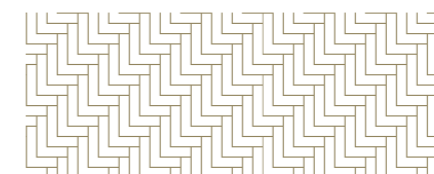
*Screening Room & Karaoke Room*



Computer generated image depicts the karaoke room.



Computer generated image depicts the screening room.





30

VERMONT HOUSE

# London BEYOND MEASURE

AS A GLOBAL CITY, LONDON HAS SOMETHING FOR EVERYONE.

It is one of the world's most visited cities: for its history and culture, arts and fine food, the experience is unrivalled and all on your doorstep at 250 City Road.

London's cultural dynamism attracts visitors and residents alike from every country for its abundance of Michelin-starred restaurants, opera houses and theatres, universities, sports and shopping facilities.

31

250 CITY ROAD

*Gastronomy & Revelry*

The Saatchi Gallery, King's Road



Sky Garden, London



The Alchemist, City Road



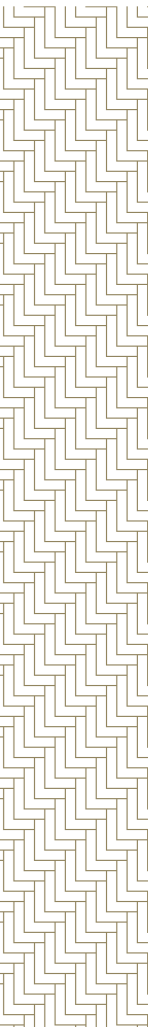
Chanel, London



250 CITY ROAD IS IN ZONE 1 AND SO ARE THE DESIRABLE SHOPPING AND DINING DESTINATIONS, PRIVATE MEMBERS' CLUBS AND ARTS VENUES OF THE WEST END.



Scan the QR code to view the 250 City Road Lifestyle Guide



32

VERMONT HOUSE

# TRAVEL YOUR WAY

LONDON NEVER STANDS STILL. TO GET THE MOST OUT OF LIFE IN THE CAPITAL, YOU NEED TO BE ABLE TO REACH PLACES, NIGHT AND DAY, BY ALL MEANS POSSIBLE. 250 CITY ROAD, BEING IN ZONE 1 AND A FEW MINUTES' WALK FROM OLD STREET TUBE STATION, IS EXTREMELY WELL-CONNECTED. BEING SO CENTRAL ALSO MEANS IT'S FEASIBLE TO CYCLE, WALK, UBER OR BLACK CAB IT TO MOST OF YOUR DESTINATIONS.

33

250 CITY ROAD



## 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**



## CROSSRAIL

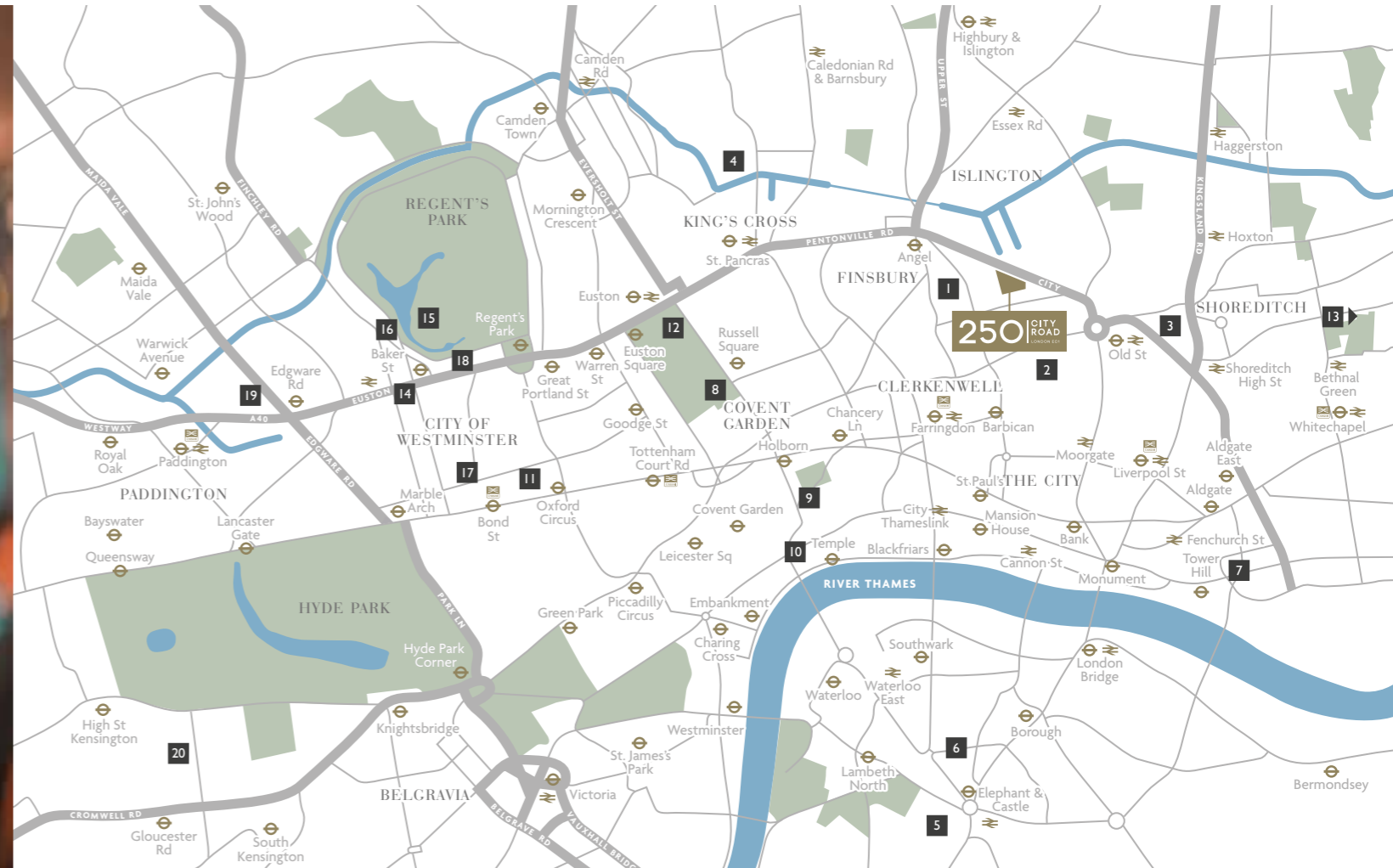
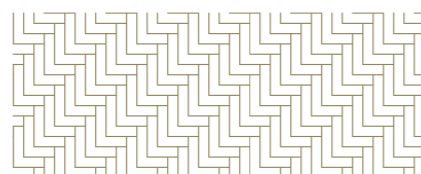
*15 Minute walk to Farringdon Station (Coming soon)*

- Liverpool Street **2 mins**
- Bond Street **4 mins**
- Paddington **8 mins**
- Canary Wharf **8 mins**
- London Heathrow (Terminals 2 & 3) **31 mins**
- London Heathrow (Terminal 4) **39 mins**



# 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**



Scan the QR code to view the 250 City Road Education Guide

Train times represent peak journey times, source: tfl.gov.uk. 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.

36

VERMONT HOUSE

# TECH CITY

FOR GLOBAL TALENT RELOCATING TO LONDON TO WORK IN TECH AND FINTECH, 250 CITY ROAD IS THE IDEAL PLACE TO CALL HOME.

37

250 CITY ROAD

LONDON LEADS EUROPE WITH THE HIGHEST AMOUNT OF INVESTMENT



**£6.6bn**

of investment in UK fintech sector in 2021. The highest in Europe.



**3rd**

The UK is the third biggest fintech unicorn hub in the world.



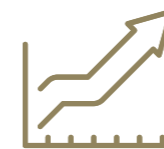
**London**

Now the sixth largest hub for investment in the world.



**6/10**

6 of the top 10 fintech companies are headquartered in London.



**61%**

growth in demand for fintech professionals in London.



**2,100**

fintech companies are in London, more than any other global city.

# LOCAL TECH & CREATIVE BUSINESSES

Clustered around Silicon Roundabout, start-ups rub shoulders with established tech giants as well as a raft of creative businesses. Agencies, architects and even fashion boutiques are headquartered in an area that has quickly come to play a key role in the UK's post-industrial economy.

facebook

Map not to scale and shows approximate locations only.



38

VERMONT HOUSE

39

250 CITY ROAD

KING'S CROSS

Google  
YouTube

ANGEL

ticketmaster  
Expedia

servelec hsc

AltLaw

NEW NORTH ROAD

PROPER CORN  
Dine Properly

sta  
UNITED TALENT AGENCY

inter.musica

spacelab

CITY ROAD

250 CITY ROAD  
LONDON E01

GOCARDLESS  
StreamAMG

Basin

MORRIS+COMPANY

SHOREDITCH

Deloitte Digital

HARRAGAN SEVEN

Christian Louboutin

wework

Zaha Hadid

CLERKENWELL

Hill+Knowlton Strategies

OLD STREET

FARFETCH

BOWER

OLD STREET ROUNDABOUT

L.K.Bennett London

stripe

All Response Media

ALLFORD HALL  
MONAGHAN MORRIS

Adobe

inmarsat

CAPCO  
bosso

rise london

GREAT EASTERN STREET

MULLENLOWE

R/GA

FARRINGDON

audible

svb Silicon Valley Bank

CAMPUS LONDON

amazon.com

maxus

Microsoft Reactor

GREY

lastminute.com

Anomaly

CISCO

monzo

THE CITY

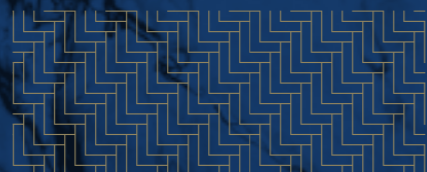
CITY ROAD

CISCO

40

VERMONT HOUSE

*Vermont House*  
**FLOORPLANS**



41

250 CITY ROAD

SITEMAP  
42-43

RESIDENTS' FACILITIES  
44-45

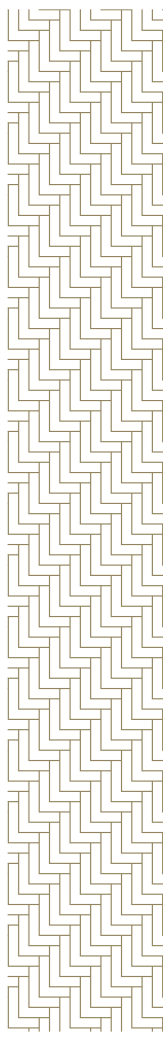
APARTMENT TYPES  
46-47

FLOORPLANS  
48-60

SPECIFICATION  
62-71



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.



- KEY**
- 250 City Road
  - 1 nhow Hotel
  - 2 Swimming Pool (Basement)
  - 3 Gym (Seventh floor)
  - 4 Roof Terrace (Seventh floor)
  - 5 Residents' Lounge, Games Room, Yoga Studio and Reading Room
  - 6 Business Lounge and Screening Room

The 250 City Road site plan/layout is indicative only and subject to change [and subject to planning]. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

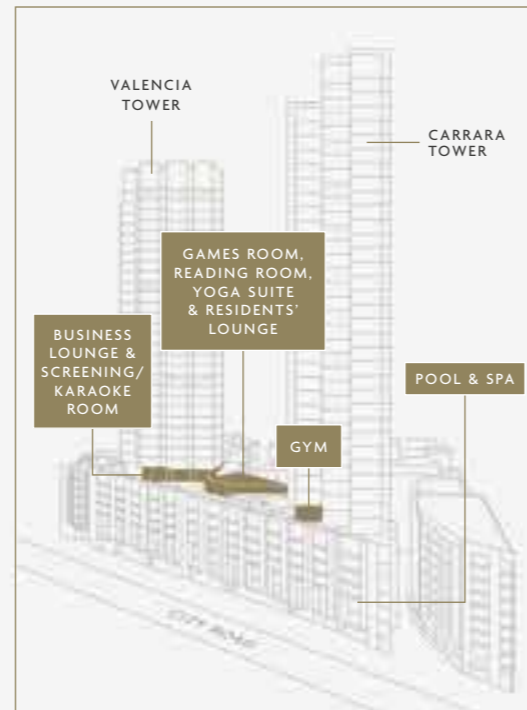


Residents' Facilities – Level 7 and Roof Terrace of Valencia and Carrara

## RESIDENTS' FACILITIES

ON LEVEL 7 MANY OF CITY ROAD'S EXCLUSIVE FACILITIES CAN BE FOUND: THE EXPANSIVE GYM, RESIDENTS' LOUNGE, GAMES ROOM, YOGA STUDIO, PRIVATE SCREENING/KARAOKE ROOM AND READING ROOM. THERE IS ALSO A SPACIOUS ROOFTOP TERRACE WITH VIEWS OUT OVER THE CITY.

BELOW GROUND, THE RESIDENTS-ONLY 20-METRE POOL AND SPA FACILITIES PROVIDE A MORE PRIVATE SETTING IN WHICH TO RELAX.



Residents' Pool and Spa Area – Basement Level of Carrara Tower

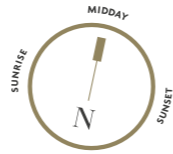


Scan the QR code to view a Virtual Tour

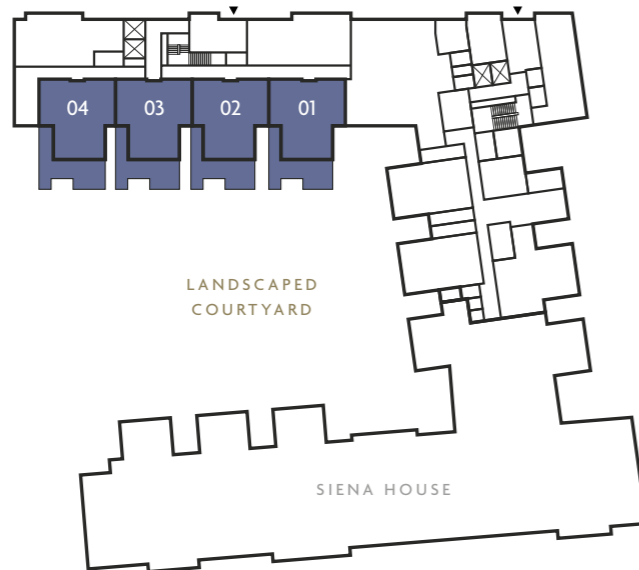


# APARTMENT TYPES

## LEVELS 1-6



## GROUND LEVEL - VERMONT PLACE



KEY

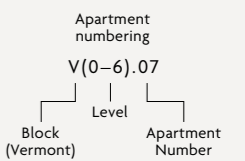
- 1 Bedroom
- 2 Bedroom
- Shared Ownership

## VERMONT HOUSE



## APARTMENT FINDER

BEDROOMS	APARTMENT NO.	LEVELS	SQ M	SQ FT	PAGE NO.
2 Bedrooms	V0.01	Ground	75.4	811	48
2 Bedrooms	V0.02	Ground	75.0	807	49
2 Bedrooms	V0.03	Ground	75.4	812	50
2 Bedrooms	V0.04	Ground	74.0	796	51
1 Bedroom	V(1-6).03	1-6	50.0	538	52
1 Bedroom	V(1-6).02	1-6	52.1	560	53
2 Bedrooms	V(1-6).01	1-6	72.5	780	54
2 Bedrooms	V(1-6).05	1-6	74.9	806	55
2 Bedrooms	V(1-6).08	1-6	75.2	810	56
2 Bedrooms	V(1-6).06	1-6	75.3	810	57
2 Bedrooms	V(1-6).04	1-6	75.5	813	58
2 Bedrooms	V(1-6).07	1-6	83.1	894	59
2 Bedrooms	V(1-6).09	1-6	85.1	916	60



The 250 City Road site plan/layout is indicative only and subject to change [and subject to planning]. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

48

VERMONT HOUSE

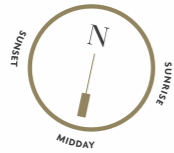
Two Bedroom  
APARTMENT

APARTMENT NO.

V0.01

VERMONT  
PLACE

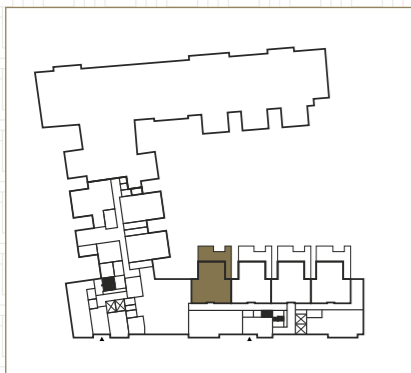
GROUND FLOOR



SITE PLAN



LOCATOR



APARTMENT 01 – VERMONT PLACE	75.4 SQ M	811 SQ FT
Kitchen/Living/Dining Room	4.30m x 6.02m	14' 1" x 19' 9"
Main Bedroom	4.73m x 3.77m	15' 6" x 12' 4"
Bedroom 2	3.07m x 4.11m	10' 1" x 13' 6"
Terrace	30.2 sq m	325 sq ft

KEY

◆ Measurement Points C Cloak/Storage U Utility Cupboard

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.

49

250 CITY ROAD

Two Bedroom  
APARTMENT

APARTMENT NO.

V0.02

VERMONT  
PLACE

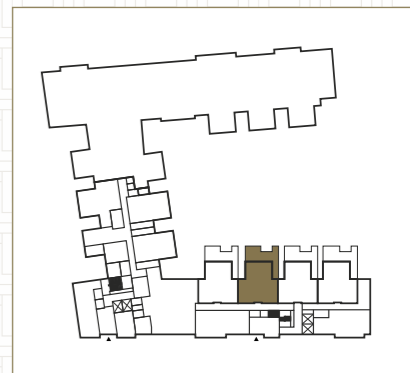
GROUND FLOOR



SITE PLAN



LOCATOR



APARTMENT 02 – VERMONT PLACE	75.0 SQ M	807 SQ FT
Kitchen/Living/Dining Room	4.24m x 6.02m	13' 11" x 19' 9"
Main Bedroom	4.72m x 3.76m	15' 6" x 12' 4"
Bedroom 2	3.07m x 4.10m	10' 1" x 13' 5"
Terrace	29.7 sq m	320 sq ft

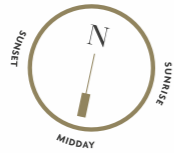
KEY

◆ Measurement Points C Cloak/Storage U Utility Cupboard

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.

# Two Bedroom APARTMENT

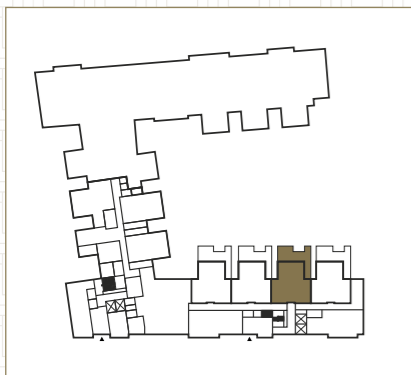
APARTMENT NO.  
**V0.03**  
**VERMONT  
PLACE**  
GROUND FLOOR



## SITE PLAN



## LOCATOR



APARTMENT 03 – VERMONT PLACE	75.4 SQ M	812 SQ FT
Kitchen/Living/Dining Room	4.30m x 6.02m	14' 1" x 19' 9"
Main Bedroom	4.72m x 3.93m	15' 6" x 12' 11"
Bedroom 2	3.07m x 3.91m	10' 1" x 12' 10"
Terrace	30.2 sq m	325 sq ft

### KEY

◆ Measurement Points C Cloak/Storage U Utility Cupboard

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.

# 50

VERMONT HOUSE



APARTMENT 04 – VERMONT PLACE	74.0 SQ M	796 SQ FT
Kitchen/Living/Dining Room	4.20m x 6.02m	13' 9" x 19' 9"
Main Bedroom	3.92m x 3.56m	12' 11" x 11' 8"
Bedroom 2	3.85m x 2.94m	12' 7" x 9' 8"
Terrace	32.3 sq m	348 sq ft

### KEY

◆ Measurement Points C Cloak/Storage U Utility Cupboard S Open Shelf

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.

# 51

250 CITY ROAD

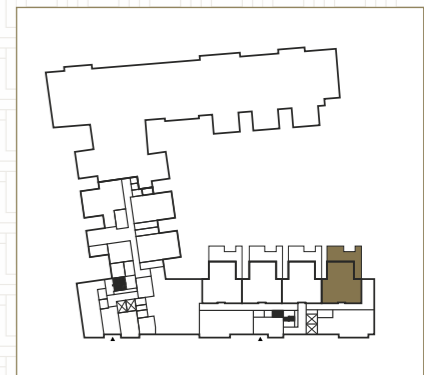
# Two Bedroom APARTMENT

APARTMENT NO.  
**V0.04**  
**VERMONT  
PLACE**  
GROUND FLOOR

## SITE PLAN

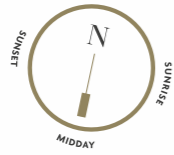


## LOCATOR



# 52

VERMONT HOUSE



## One Bedroom APARTMENT

APARTMENT NO.

V1.03 V2.03

V3.03 V4.03

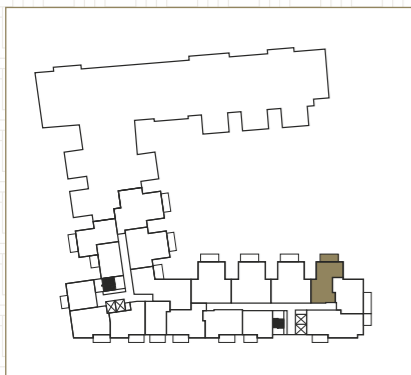
V5.03 V6.03

FLOORS 1-6

### SITE PLAN



### LOCATOR



APARTMENTS V(1-6).03	50.0 SQ M	538 SQ FT
Kitchen/Living/Dining Room	6.00m x 3.56m	19' 8" x 11' 9"
Bedroom	3.84m x 2.92m	12' 7" x 9' 7"
Balcony	7.3 sq m	78 sq ft

#### KEY

◀▶ Measurement Points C Cloak/Storage U Utility Cupboard S Open Shelf

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.

# 53

250 CITY ROAD



## One Bedroom APARTMENT

APARTMENT NO.

V1.02 V2.02

V3.02 V4.02

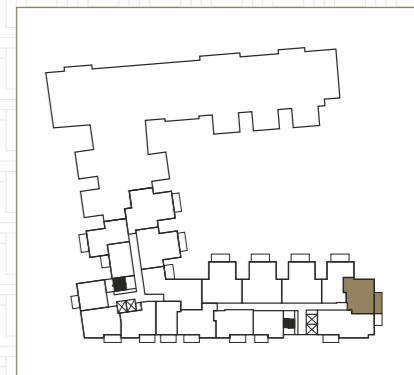
V5.02 V6.02

FLOORS 1-6

### SITE PLAN



### LOCATOR



APARTMENTS V(1-6).02	52.1 SQ M	560 SQ FT
Kitchen	3.15m x 3.02m	10' 4" x 9' 11"
Living/Dining Room	5.01m x 3.95m	16' 5" x 12' 11"
Bedroom	4.02m x 2.76m	13' 3" x 9' 1"
Balcony	9.8 sq m	106 sq ft

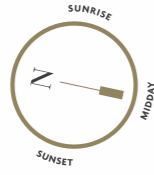
#### KEY

◀▶ Measurement Points C Cloak/Storage U Utility Cupboard S Open Shelf

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.

54

VERMONT HOUSE



APARTMENTS V(1-6).01	72.5 SQ M	780 SQ FT
Kitchen/Dining Room	4.86m x 2.94m	16' 0" x 9' 8"
Living Room	6.25m x 2.49m	20' 6" x 8' 2"
Main Bedroom	3.30m x 3.25m	10' 10" x 10' 9"
Bedroom 2	3.74m x 2.86m	12' 4" x 9' 5"
Balcony 1	4.8 sq m	51 sq ft
Balcony 2	5.8 sq m	62 sq ft

KEY

◀▶ Measurement Points C Cloak/Storage U Utility Cupboard

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.

55

250 CITY ROAD



APARTMENTS V(1-6).05	74.9 SQ M	806 SQ FT
Kitchen/Living/Dining Room	4.30m x 5.99m	14' 1" x 19' 8"
Main Bedroom	3.77m x 4.73m	12' 4" x 15' 6"
Bedroom 2	3.07m x 4.11m	10' 1" x 13' 6"
Balcony	7.3 sq m	78 sq ft

KEY

◀▶ Measurement Points C Cloak/Storage U Utility Cupboard

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.

Two Bedroom APARTMENT

APARTMENT NO.

V1.01 V2.01

V3.01 V4.01

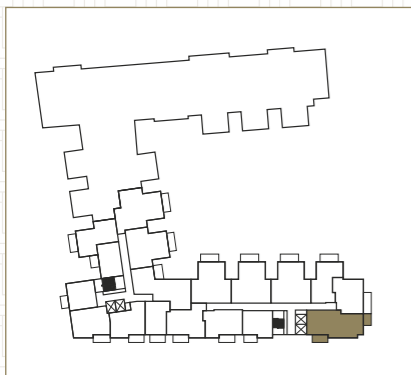
V5.01 V6.01

FLOORS 1-6

SITE PLAN



LOCATOR



Two Bedroom APARTMENT

APARTMENT NO.

V1.05 V2.05

V3.05 V4.05

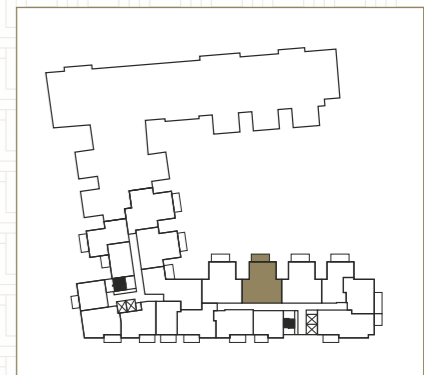
V5.05 V6.05

FLOORS 1-6

SITE PLAN

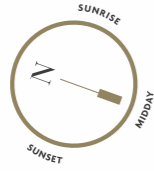


LOCATOR



# 56

VERMONT HOUSE



## Two Bedroom APARTMENT

APARTMENT NO.

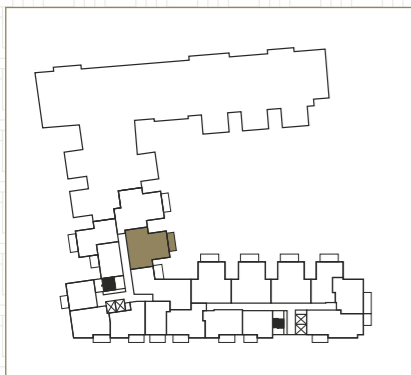
V1.08 V2.08  
V3.08 V4.08  
V5.08 V6.08

FLOORS 1-6

### SITE PLAN



### LOCATOR



APARTMENTS V(1-6).08	75.2 SQ M	810 SQ FT
Kitchen/Living/Dining Room	4.30m x 6.02m	14' 1" x 19' 9"
Main Bedroom	4.72m x 3.79m	15' 6" x 12' 5"
Bedroom 2	2.91m x 4.09m	9' 7" x 13' 5"
Balcony	7.4 sq m	80 sq ft

#### KEY

◀▶ Measurement Points C Cloak/Storage U Utility Cupboard

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.

# 57

250 CITY ROAD



## Two Bedroom APARTMENT

APARTMENT NO.

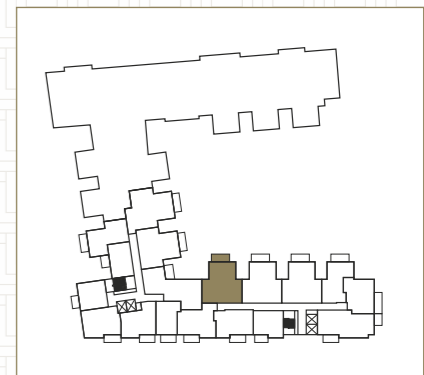
V1.06 V2.06  
V3.06 V4.06  
V5.06 V6.06

FLOORS 1-6

### SITE PLAN



### LOCATOR



APARTMENTS V(1-6).06	75.3 SQ M	810 SQ FT
Kitchen/Living/Dining Room	4.30m x 6.02m	14' 1" x 19' 9"
Main Bedroom	4.73m x 3.77m	15' 6" x 12' 4"
Bedroom 2	4.11m x 3.07m	13' 6" x 10' 1"
Balcony	7.3 sq m	78 sq ft

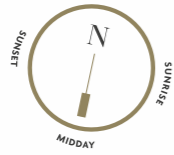
#### KEY

◀▶ Measurement Points C Cloak/Storage U Utility Cupboard

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.

58

VERMONT HOUSE



APARTMENTS V(1-6).04	75.5 SQ M	813 SQ FT
Kitchen/Living/Dining Room	4.30m x 6.02m	14' 1" x 19' 9"
Main Bedroom	4.73m x 3.91m	15' 6" x 12' 10"
Bedroom 2	4.09m x 3.07m	13' 5" x 10' 1"
Bathroom		
Balcony	7.3 sq m	78 sq ft

KEY

◀▶ Measurement Points C Cloak/Storage U Utility Cupboard

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.

Two Bedroom  
APARTMENT

APARTMENT NO.

V1.04 V2.04

V3.04 V4.04

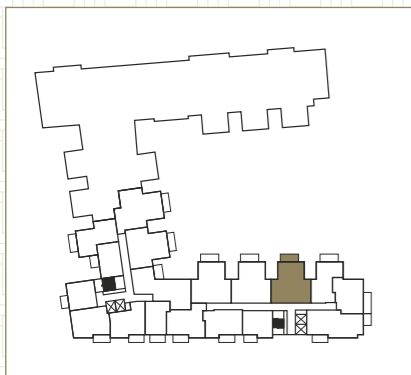
V5.04 V6.04

FLOORS 1-6

SITE PLAN

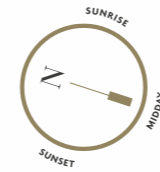


LOCATOR



59

250 CITY ROAD



APARTMENTS V(1-6).07	83.1 SQ M	894 SQ FT
Kitchen/Dining Room	5.30m x 3.43m	17' 5" x 11' 3"
Living Room	5.93m x 2.69m	19' 6" x 8' 10"
Main Bedroom	2.78m x 4.67m	9' 1" x 15' 4"
Bedroom 2	2.67m x 3.53m	8' 9" x 11' 7"
Bathroom		
Balcony	6.2 sq m	66 sq ft

KEY

◀▶ Measurement Points C Cloak/Storage U Utility Cupboard S Open Shelf

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.

Two Bedroom  
APARTMENT

APARTMENT NO.

V1.07 V2.07

V3.07 V4.07

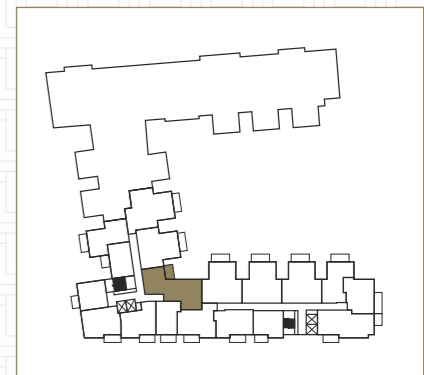
V5.07 V6.07

FLOORS 1-6

SITE PLAN



LOCATOR



60

VERMONT HOUSE

Two Bedroom  
APARTMENT

APARTMENT NO.

V1.09 V2.09

V3.09 V4.09

V5.09 V6.09

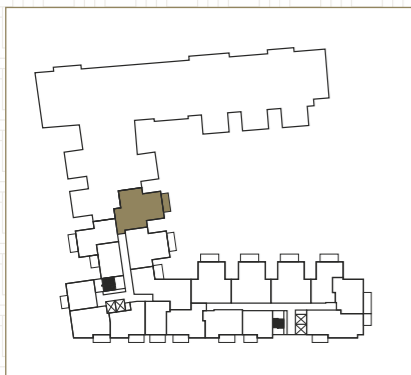
FLOORS 1-6



SITE PLAN



LOCATOR



APARTMENTS V(1-6).09	85.1 SQ M	916 SQ FT
Kitchen/Dining Room	4.30m x 2.78m	14' 1" x 9' 2"
Living Room	5.12m x 3.24m	16' 10" x 10' 8"
Main Bedroom	4.10m x 4.71m	13' 5" x 15' 6"
Bedroom 2	3.62m x 3.36m	11' 11" x 11' 01"
Balcony	7.4 sq m	80 sq ft

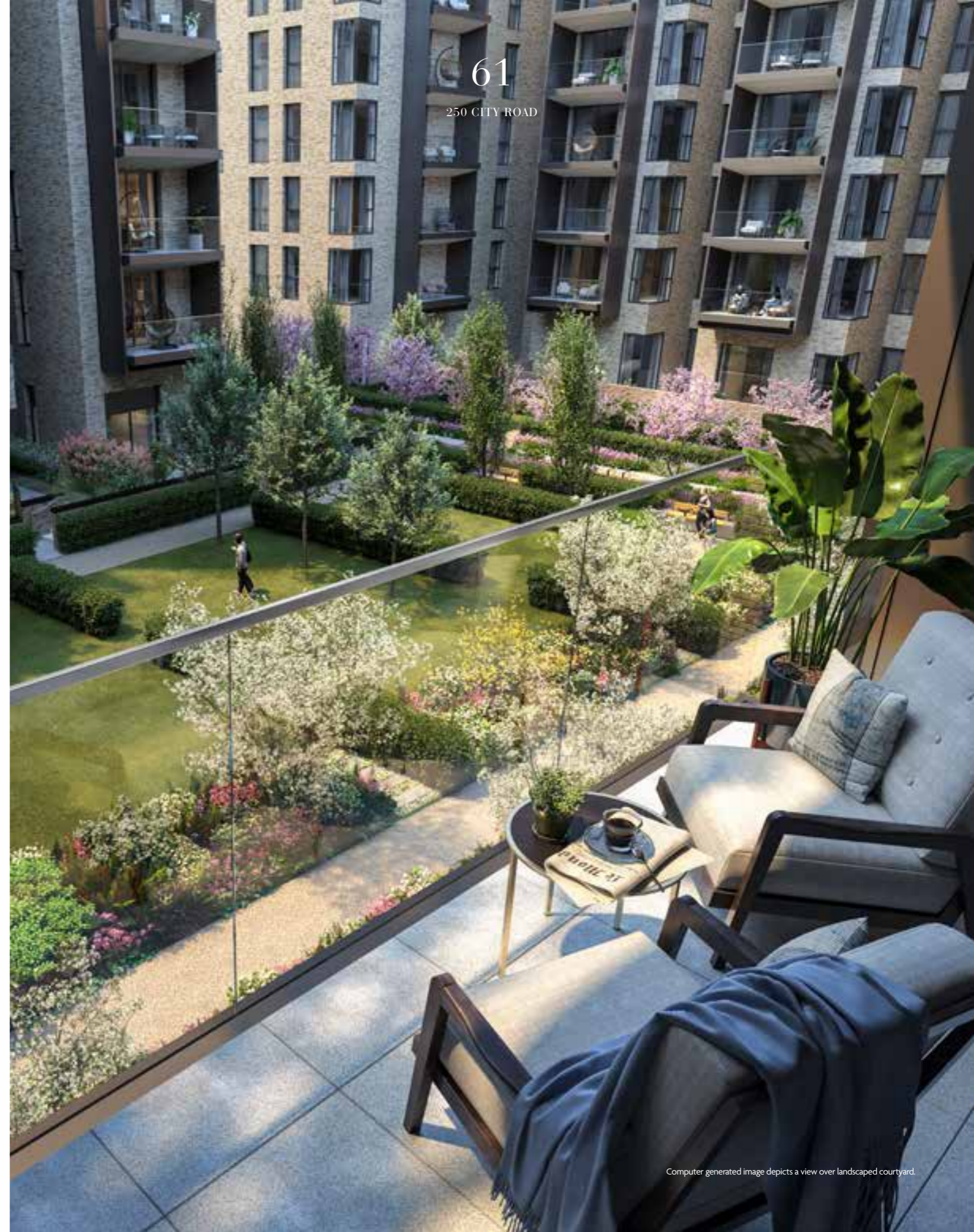
KEY

◆ Measurement Points C Cloak/Storage U Utility Cupboard S Open Shelf

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.

61

250 CITY ROAD



Computer generated image depicts a view over landscaped courtyard.

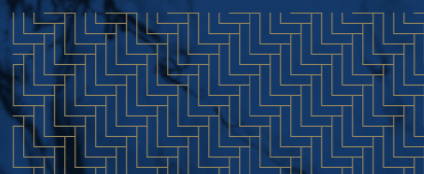


62

VERMONT HOUSE

# *Vermont House* *SPECIFICATION*

AT VERMONT HOUSE THE APARTMENTS COME IN  
THREE ENCHANTING COLOUR PALETTES TO CREATE  
AN ENVIRONMENT TO INSPIRE YOU



63

250 CITY ROAD

## *NOVA*

Nova has a light touch. Pure white and pale greys reflect and enhance the natural light pouring in through the full height glazing.

## *VIDA*

Vida sets up contrasts of light and shade, used to particularly dramatic effect in the kitchen cabinets. It breaks the rules, but does so with style.

## *STRADA*

Strada offers a bold choice for those who aren't afraid of the dark. Rich hues of blue-grey in the kitchen and dark wood for the wardrobes make a strong design statement.

64

VERMONT HOUSE

SPECIFICATION

*NOVA*



65

250 CITY ROAD



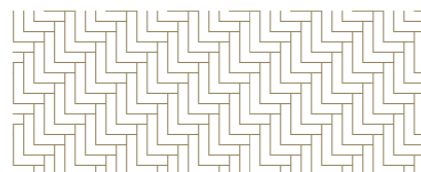
Computer generated images are indicative only [and subject to planning].

66

VERMONT HOUSE



Computer generated images are  
indicative only [and subject to planning].



67

250 CITY ROAD

SPECIFICATION

*VIDA*



68

VERMONT HOUSE

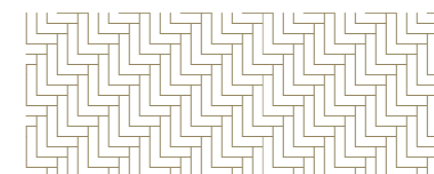
SPECIFICATION

*STRADA*



69

250 CITY ROAD



Computer generated images are indicative only [and subject to planning].

## VERMONT HOUSE SPECIFICATION

### INTERIOR FINISHES

- Engineered flooring to living, dining, kitchen, hallways and reception rooms
- Timber front entrance doors (with multipoint locking system and spy hole)
- White satin finish internal doors
- Architraves and skirting in white satin finish
- Smooth painted ceilings
- Double glazed doors onto terraces and balconies (where applicable)
- Brushed gold door ironmongery throughout

### KITCHEN\*

- Matt finish to cabinets with feature glass shelf unit and fluted timber doors to tall units
- Composite stone worktops and splashbacks
- Bowl/half sink
- Brushed gold mixer tap
- Miele single oven and combination oven/microwave
- Miele induction hob
- Integrated extractor hood
- Siemens fridge/freezer
- Siemens integrated dishwasher
- Wine cooler
- Siemens washer/dryer in utility cupboard
- Compartmentalised waste storage

### BEDROOMS\*

- Fitted carpets
- High quality bespoke fitted wardrobes with feature doors to bedrooms 1 and 2
- Integrated sensor lights in fitted wardrobes
- Drawer pack to main bedroom

### BATHROOMS/ENSUITES

- White steel bath
- Wash hand basin with wall mounted brushed gold tap and composite stone vanity top
- Frameless glass shower enclosure/screen with white shower tray
- Brushed gold overhead shower and hand-shower set in all showers
- Floor-standing WC with soft-close seat and dual flush control
- Mirror cabinet in bathroom
- Under counter feature vanity storage unit with storage
- Brushed gold electric towel warmer
- Large format floor tiles
- Large format wall tile with banding throughout
- Feature wall tile

### 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

- A high fidelity Zuma audio system combining dimmable and tuneable lighting to living areas
- Energy efficient LED downlights in track lighting in the living areas. LED downlights to all other areas
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- White screwless light switches with satin gold rockers throughout
- Satin gold finish socket outlets at worktop height with USB in kitchen
- Low level sockets are white screwless with USB port to bedsides
- Shaver sockets to bathrooms/shower rooms
- Main light switch to hallway

### TELECOMMUNICATIONS

- Telephone points fitted in all bedrooms and living areas
- TV/FM/Satellite point 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
- Audio system installed to living room
- High speed broadband connectivity

### 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
- 10-year NHBC warranty
- Video entry phone system connected to concierge
- Fire sprinkler system installed to all homes

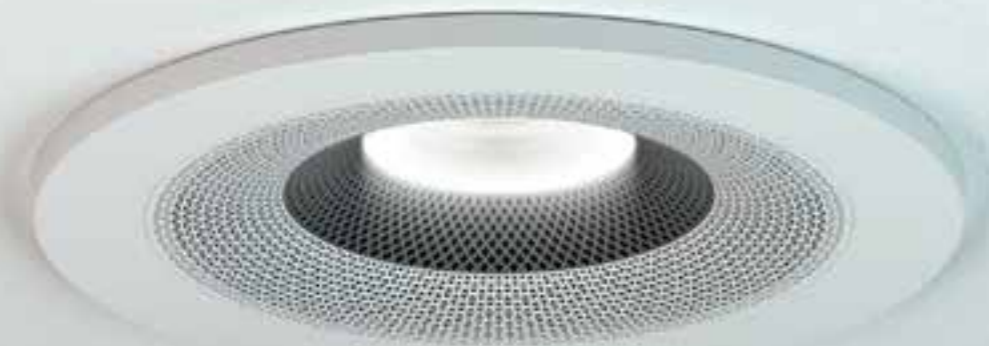
### COMMUNAL AREAS

- 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 phase 2)
- Spa incorporating pool, Jacuzzi, steam and sauna rooms
- Residents' private gym
- Residents' private yoga studio
- Residents' reading room
- Residents' games room
- Residents' screening/karaoke room
- Residents' lounge
- 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

# NEW Technology ZUMA



Zuma: new technology company launches a world first high-performance product that combines audio and light to give users an incredible immersive experience.

Zuma is voice controlled and will declutter homes of smart devices, cables, plugs and sockets.

Sound & Light. Reinvented.



Zuma will be installed as standard to living areas in Vermont House. Users will be able to control Zuma either using voice (Alexa) or via the Zuma app:



Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required.



## 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](http://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

## REVIVE & REINVENT

SUPPORTING LOCAL BUSINESSES AT THE HEART OF THE EC1 COMMUNITY



### REACH 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



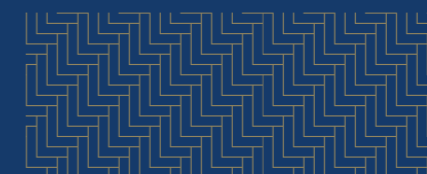
We sponsor local charities and events, including The Islington Boat Club, The Angel Canal Festival, and the homeless charity Home Start



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 skimped 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 permanently enhance the neighbourhoods in which they are located. 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**



# Contact US



250 City Road Sales & Marketing Suite  
 City Road  
 London  
 EC1V 2AD

Call +44 (0)203 040 6250  
 Email [250cityroad@berkeleygroup.co.uk](mailto:250cityroad@berkeleygroup.co.uk)  
 Or visit [www.250cityroad.co.uk](http://www.250cityroad.co.uk)



Scan the QR code to visit  
[www.250cityroad.co.uk](http://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. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. 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. Vermont House is a marketing name 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. E729/05CA/0422





**Berkeley**  
Designed for life