



# TRILLIUM

LONDON W2

BALANCE  
*by*  
DESIGN

Embrace a redefined lifestyle experience by Berkeley, where tranquil living effortlessly belongs in the vibrancy of the city.

Located on the edge of London's vibrant West End, Trillium offers an ideal blend of urban convenience and serene living. Its prime location and exceptional connectivity ensures that every essential amenity is within easy reach, providing the perfect balance of cosmopolitan energy and a serene retreat.

Enter a thoughtful balance of exclusive amenities, crafted interiors and a heightened sense of well-being.



**Berkeley**  
Designed for life

**KEY**

- Landmarks
- Shopping
- Education
- Entertainment
- Transport



Maps are not to scale and show approximate locations only.

# ACCOMMODATION

THE BURTON	NO.	SQ FT
Manhattans	14	432
1 Bedroom	44	539 - 641
2 Bedrooms	58	805 - 898
3 Bedrooms	33	1,162 - 1,179

## EDUCATION

With prestigious schools and universities close to home, residents benefit from a vibrant educational landscape at their doorstep.



Scan to discover the full Education Guide

UNIVERSITIES	DISTANCE	TUBE*	CAR*
University College London	2.74 km	07	11
University of London	2.74 km	09	11
University of Westminster	2.57 km	11	10
London Business School	1.77 km	12	08
Imperial College London	3.38 km	19	10
King's College London	5.31 km	24	23
London School of Economics	4.82 km	32	24

\*Travel times taken from googlemaps.co.uk, approximate only



## THE LOCATION

Trillium's proximity to London's world-renowned West End and the stylish enclaves of West London centres the towers in one of the most coveted locations in the capital. Perfectly positioned between two royal parks and the delightful waterways of Little Venice, Trillium also affords easy access to an abundance of relaxing green spaces.

## TRANSPORT LINKS

Local, national, and international transport hubs are easily accessible from Trillium. Edgware Road Station, just a one-minute walk away, serves four Underground lines, while Paddington Station, only an eight-minute walk, offers connections to the Elizabeth Line, Circle, District, and Hammersmith & City lines, as well as National Rail. Heathrow Airport can be reached in just 31 minutes via the Underground.

## THE DEVELOPMENT

- 3 residential towers with 556 homes
- Manhattan, 1-4 bedroom apartments and penthouses
- Positioned between Hyde Park and Regent's Park
- Designed by architects Squire & Partners, with interiors by BradyWilliams
- Set amid the residential oasis that is Paddington Green
- A range of ground floor commercial units
- Exclusive Residents' amenities

## THE AMENITIES

- 1.1 Acres of public landscaping with seating
- Swimming Pool, Hydro Pool and Foot Spa
- Salt Room, Steam Room and Infrared Sauna
- Private Dining Room
- Studio and Change Rooms
- Spa Treatment Room, including Sauna and Ice Fountain
- Residents Lounge, Screening Room and Co-Working Space
- 24hr Concierge
- Access to West End Gate Gym

# TRAVEL times

	Edgware Road Station	Paddington Basin	Paddington Station	Little Venice	The Regent's Park
	01 Minutes	05 Minutes	08 Minutes	15 Minutes	17 Minutes
	08 Minutes	10 Minutes	15 Minutes	15 Minutes	18 Minutes
	04 Minutes	18* Minutes	22* Minutes	15* Minutes	31* Minutes

All distances/ travel times listed above are approximate | \*Journey is not direct Where applicable, times have been established using relevant sources (maps.google.co.uk/nationalrail.co.uk).

# REASONS to buy

Forecast sales price growth of 18.1% for Prime Central London by 2028<sup>1</sup>

Situated between 2 Royal parks within a mile of the development

Located in Zone 1 and with 3 stations nearby

**6b PTAL<sup>2</sup>**

The highest possible score in Transport for London's connectivity ratings

Up to 12% Annual Rental Growth locally

70 independent schools within 2 miles

91% of London's financial and insurance jobs within 30 minutes<sup>1</sup>

Access to exclusive facilities designed for relaxation and recreation

<sup>1</sup> Dataloft Report, PriceHubble 2024 | <sup>2</sup> The PTAL score is calculated by measuring access to the transport network and frequency of services. The London average residential PTAL is just 2 - and only one in 25 Londoners are lucky enough to live in an area with a PTAL of 6b.



## COUNCIL TAX

Westminster band H - £1,946.32

## ESTIMATED SERVICE CHARGE

The Burton - £8.49 p.sq.ft per annum

## GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a £0 Peppercorn Rent will be applicable to all apartments.

## TERMS OF PAYMENT

A reservation fee is payable upon reservation:

- £5,000 advanced installment of payment on all transactions up to £1,000,000
- £10,000 advanced installment of payment on all transactions up to £2,000,000
- £15,000 advanced installment of payment on all transactions over £2,000,000

A 10% payment of purchase price, less reservation deposit, is payable within 21 days on exchange of contracts. A 10% payment is payable 12 months after exchange of contracts. A further 10% payment is payable 24 months after exchange of contracts. The remaining balance of 70% is payable upon completion.

## PARKING

£75,000 right to park\*

## TENURE

999-year lease

## LOCATION

Marylebone, W2

## LOCAL AUTHORITY

London Borough of Westminster

## BUILDING WARRANTY

LABC Warranty

## COMPLETION DATES

The Burton - Q3/Q4 2028

## THE DEVELOPER

Founded in 1976, Berkeley Homes is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

\* Speak to a Sales Consultant for more information