



**Abell & Cleland is a prestigious development at the heart of London's iconic Westminster, with stunning apartments and penthouses designed to complement their remarkable location in an area world renowned for government, palaces of culture and the very grandest private dwellings.**

Destined to become one of the premier addresses in central London, Abell & Cleland promises to deliver a luxury lifestyle for residents, with a dedicated concierge service, impressive landscaped courtyard gardens and a host of exclusive amenities.

Computer Generated Images and lifestyle images are indicative only.

The apartments offer exquisite levels of design and materials, with enviable bespoke detailing and layouts designed to maximise space and light.

At Abell & Cleland we have included a variety of features to reduce environmental impact and make it easier for you to live a healthy, sustainable lifestyle. These are described overleaf.



## Designed to high sustainability standards

The homes at Abell & Cleland are designed to achieve Level 4 of the Code for Sustainable Homes. The Code for Sustainable Homes is the Government's national standard for the sustainable design and construction of new homes. The overall sustainability performance of the home is rated using a one to six star system where one star is the lowest level of performance and six stars is the highest. To achieve a Level 4 rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

## Energy efficiency

The homes at Abell & Cleland are designed to be very efficient in their use of energy, with features including:

- High levels of thermal insulation and airtightness
- Low energy lighting, using LED light sources throughout the development
- A and A+ white goods throughout
- A whole-house ventilation system with heat recovery to minimise energy consumption
- All apartments are fitted with energy display monitors to help residents monitor their energy use

## Low carbon and renewable energy

A central energy centre incorporating combined heat and power (CHP) provides low carbon energy to the development.

## Reducing water use

Water consuming fixtures and fittings include water efficient taps, showers and dual flush toilets along with water efficient white goods. Rainwater harvesting facilities will be used for irrigation of external landscaping.

## Enhancing ecology

The landscape proposals for Abell & Cleland will introduce a new lawn, with a wide variety of trees and plant species across the two garden areas, offering habitats for invertebrates and birds. Sedum and brown roof treatments add further ecological value, benefitting insect and bird life.

## Sustainable travel

- Nearby Westminster Underground station provides access to Circle, District and Jubilee lines
- The river bus service is accessible at Westminster, Embankment and Millbank piers
- Enough secure and convenient cycle storage will be provided, in order to accommodate for every dwelling

- To reduce commuting, each apartment has been designed to facilitate a home office
- 20% of the car parking spaces have an electric car charging point
- Zipcar car share club is available on the development

## Reducing waste

Homes are equipped with integrated recycling bins. A refuse chute makes disposing of general waste and recycling quick and convenient.

## Community facilities

Residents can enjoy the use of the on site dedicated business suite, gymnasium, pool and sauna, reducing the need to travel. Whilst a 24-hour concierge service will manage security and attend to residents' needs.



Our vision  
for your future

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