



# 9 MILLBANK

WESTMINSTER SW1

MILLBANK  
RESIDENCES



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# MILLBANK RESIDENCES

Gracing the banks of the River Thames in the heart of historic Westminster, 9 Millbank is a landmark residential address that captures the essence of British luxury and style.

ELEGANT LIVING AT A  
PRESTIGIOUS ADDRESS

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PREMIER LIVING AT A  
PRESTIGIOUS ADDRESS



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## The benchmark for waterside living

*Just a short stroll from Westminster Palace, Millbank Residences occupies a coveted riverside location with views over the Thames.*

Millbank Residences is a magnificent collection of Mannhattans, one, two, three and four-bedroom apartments and penthouses in a beautifully restored 1920s building that retains many of its original details.

Featuring classical interiors designed by Goddard Littlefair along with world-class leisure facilities, these elegant homes provide the ultimate in sophisticated London living.





Photograph of apartment balcony at Millbank Residences is indicative only



The impressive granite-and-stone façade of Millbank Residences is set back from the river behind Victoria Tower Gardens, a park that forms part of the Thames Embankment.

Computer-generated image is indicative only





Chapter 1

# LONDON LIVING, BEYOND COMPARE

To live in London is to live in one of the finest cities in the world. Chic shopping streets, internationally renowned arts and culture, award-winning restaurants and prestigious schools and universities all add up to create an enviable lifestyle that's unique to this incredible city.



# MILLBANK RESIDENCES



Computer-generated image is indicative only



### A cultural and culinary capital

Over the years, London has built up a reputation as one of the world's favourite destinations for food and culture. You are spoilt for choice with a diverse array of restaurants and cuisine to choose from. The Capital's outstanding museums, galleries and theatres rival those of any other capital city.



## Distinctive drinking and dining

*From Michelin-starred restaurants to elegant hotel bars, when it comes to food and drink, London is the envy of the world.*

For pre-dinner drinks try the Library Bar at The Ned, an intimate Champagne and martini bar mixing vintage-inspired signature cocktails. Head to The Cinnamon Club to sample London's most innovative Indian cooking, or for classic British cuisine visit The Dining Room at The Goring Hotel, a firm favourite with members of the Royal Family.



1 Library Bar at The Ned, London 2 The Cinnamon Club, Westminster 3 The Goring, Belgravia





## World-class culture on your doorstep

*London's galleries, museums and concert halls host ground-breaking exhibitions, stunning permanent collections and virtuoso performances from international stars.*

The Wallace Collection in Marylebone houses one of the nation's most impressive fine art collections from the 18th and 19th centuries, while fans of contemporary art will find exciting up-and-coming talent at the Saatchi Gallery in Chelsea.

Artists from all over the world take to the stage at Covent Garden's Royal Opera House in sell-out performances of opera and ballet.

1 'Champagne Life' ©Steve White, 2016 Image courtesy of Saatchi Gallery, London 2 Royal Opera House, Covent Garden 3 The Wallace Collection, Marylebone



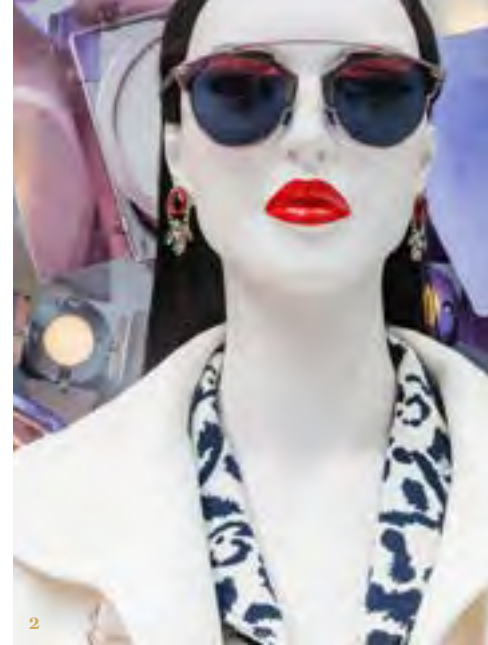


Photograph of Piccadilly Arcade in Central London

### **A history of unbeatable education and unrivalled shopping**

London's oldest and best universities were established in the 1820s and their students have been responsible for pioneering research and ground-breaking discoveries ever since. Many of the city's luxury stores go back even further – British favourite Fortnum & Mason opened on Piccadilly in 1707, while Lock & Co., the world's oldest hat store, dates all the way back to 1676.





1 Hilditch & Key, St James's 2 Dior, Bond Street 3 The Royal Arcade, Bond Street

## London's most select shopping destinations

*From the designer stores on New Bond Street to the bespoke shirt-makers of Jermyn Street, London leads the way when it comes to exclusive shopping.*

Head to the famous Harrods department store in Knightsbridge for seven floors of luxury goods, or to the shoe galleries at Selfridges for the most sought-after styles.

Iconic brands like Vivienne Westwood, Burberry and Stella McCartney, with their beautiful flagship stores, have created a uniquely British sense of style that's emulated around the world.





## Centuries old first-class education

*London provides students from around the globe with unmatched educational opportunities.*

University College London, Imperial College London and London School of Economics are consistently ranked among the world's leading universities, while the prestigious Westminster School has been turning out the nation's most acclaimed poets, performers, philosophers, and even several prime ministers, for more than 500 years.



1 Royal College of Music, Kensington 2 King's College London 3 Imperial College of Science, Technology and Medicine, London

### Distance

|  |           |
|--|-----------|
| Chelsea College of Arts                          | 0.4 miles |
| London South Bank University                     | 1.1 miles |
| King's College London                            | 1.4 miles |
| Royal Academy of Arts                            | 1.5 miles |
| London School of Economics and Political Science | 1.6 miles |
| Birkbeck, University of London                   | 2.1 miles |
| University of London                             | 2.2 miles |
| University College London (UCL)                  | 2.3 miles |
| Royal College of Music                           | 2.7 miles |
| Imperial College London                          | 2.9 miles |
| Regent's University London                       | 2.9 miles |



## Global passage close at hand

*Millbank Residences is within easy reach of several tube stations, with fast connections to the rest of central London and beyond.*

Westminster Underground station is a 10-minute walk away and connects you to Bond Street in 4 minutes, South Kensington in 9 minutes and Heathrow Airport in 56 minutes.

St James's Park and Pimlico stations are less than 15 minutes' walk away, both of them one stop from Victoria Overground and Underground stations.

Covent Garden and Soho are within easy reach, just a 10 and 12 minute taxi ride away, respectively.



### Walk

|   |   |
|---|---|
| — | <i>Tate Britain</i><br>8 minutes                |
| — | <i>Chelsea College of Arts</i><br>8 minutes     |
| — | <i>Houses of Parliament</i><br>9 minutes        |
| — | <i>Westminster Station</i><br>10 minutes        |
| — | <i>St James's Park Station</i><br>13 minutes    |
| — | <i>London Eye</i><br>16 minutes                 |
| — | <i>Victoria Station</i><br>20 minutes           |
| — | <i>Sloane Square</i><br>32 minutes              |
| — | <i>London School of Economics</i><br>34 minutes |



### Tube\*

|   |  |
|---|--|
| — | <i>Green Park</i><br>1 minute            |
| — | <i>Waterloo</i><br>1 minute              |
| — | <i>Sloane Square</i><br>6 minutes        |
| — | <i>Piccadilly Circus</i><br>7 minutes    |
| — | <i>Oxford Circus</i><br>8 minutes        |
| — | <i>King's Cross</i><br>12 minutes        |
| — | <i>Liverpool Street</i><br>17 minutes    |
| — | <i>London City Airport</i><br>30 minutes |
| — | <i>Gatwick Airport</i><br>53 minutes     |
| — | <i>Heathrow Airport</i><br>56 minutes    |



### Drive

|   |  |
|---|--|
| — | <i>Victoria Station</i><br>6 minutes         |
| — | <i>Battersea Park</i><br>10 minutes          |
| — | <i>King's Road</i><br>11 minutes             |
| — | <i>Harrods</i><br>14 minutes                 |
| — | <i>Hyde Park</i><br>17 minutes               |
| — | <i>Imperial College London</i><br>21 minutes |
| — | <i>Selfridges</i><br>23 minutes              |
| — | <i>Mayfair</i><br>21 minutes                 |
| — | <i>London City Airport</i><br>40 minutes     |
| — | <i>Heathrow Airport</i><br>50 minutes        |
| — | <i>Gatwick Airport</i><br>1 hours 20 minutes |

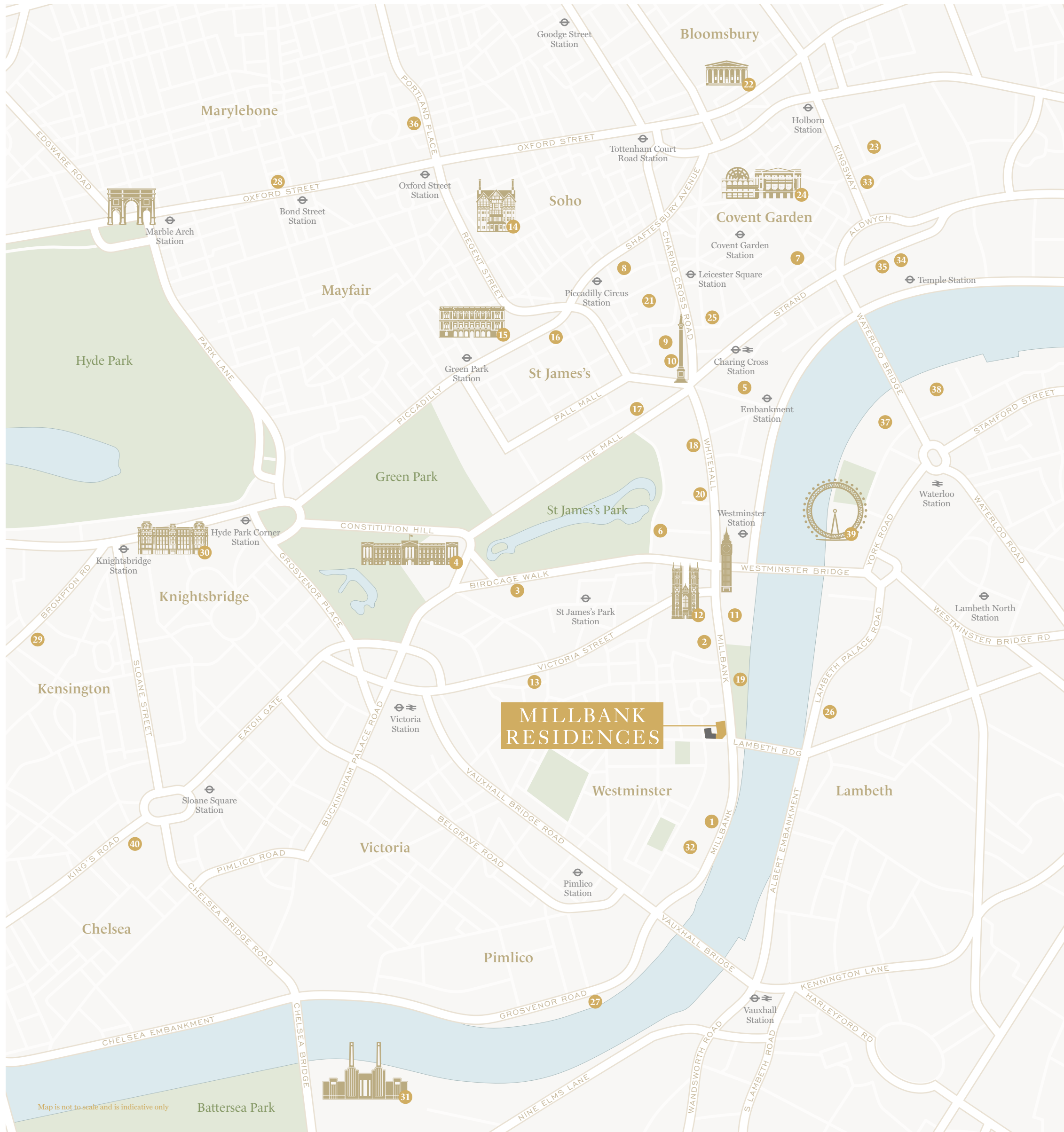


Westminster Underground Station



\*Tube times are from Westminster underground station and sourced from tfl.gov.uk. All times are approximate only.





## Live in the heart of London

Millbank Residences is located in prime central London, placing you right at the centre of the best that the city has to offer.

- |  |   |
|--|---|
| 1 Tate Britain                           | 21 Leicester Square                                 |
| 2 Jewel Tower                            | 22 British Museum                                   |
| 3 The Guards Museum                      | 23 Lincoln's Inn Fields                             |
| 4 Buckingham Palace                      | 24 Royal Opera House                                |
| 5 Benjamin Franklin House                | 25 London Coliseum                                  |
| 6 Churchill Museum and Cabinet War Rooms | 26 Lambeth Palace                                   |
| 7 London Transport Museum                | 27 Pimlico Garden and Shrubbery                     |
| 8 Chinatown                              | 28 Selfridges                                       |
| 9 National Gallery                       | 29 Harrods  |
| 10 Trafalgar Square                      | 30 Harvey Nichols                                   |
| 11 Houses of Parliament                  | 31 Battersea Power Station                          |
| 12 Westminster Abbey                     | 32 Chelsea College of Arts                          |
| 13 House of Fraser                       | 33 London School of Economics and Political Science |
| 14 Liberty                               | 34 King's College London                            |
| 15 Royal Academy of Arts                 | 35 The Courtauld Institute of Art                   |
| 16 Fortnum & Mason                       | 36 University of Westminster                        |
| 17 Mall Galleries                        | 37 Hayward Gallery                                  |
| 18 Household Cavalry Museum              | 38 National Theatre                                 |
| 19 Victoria Tower Gardens                | 39 London Eye                                       |
| 20 Downing Street                        | 40 Duke of York Square                              |





# WESTMINSTER, A RICH MIX OF THE OLD AND THE NEW

London's most historic borough is famous for its soaring neo-Gothic architecture, spacious green parks and the splendour and ceremony of countless royal weddings and coronations. A seat of political power since the Middle Ages, Westminster is still the dynamic centre of British government today.



Photograph of Westminster Bridge in London

## An area steeped in history

- 960 AD — A community of monks is established on the original Westminster site.
- 1065 — Westminster Abbey, the first Norman Romanesque church in England, is built under the rule of Edward the Confessor and consecrated on 28th December.
- 1097 — Westminster Hall is built under William II (Rufus). The oldest building in Parliament, it is one of the few parts of the ancient Palace of Westminster that survives in almost its original form today.
- 1100 — Westminster Abbey's long tradition of royal weddings begins with Henry I's marriage to Matilda of Scotland.
- 1245 — Henry III pulls down Edward's church (except for the nave) and replaces it with the present abbey church in the pointed Gothic style of the period.
- 1548 — The House of Commons begins to use St. Stephen's Chapel in the former palace precincts for meetings.
- 1834 — Fire destroys almost the entire palace and leads to the building of the present Houses of Parliament.
- 1838 — Queen Victoria's coronation takes place on 28th June, just over a year after she succeeds to the throne at the age of 18.
- 1902 — Edward VII and Alexandra of Denmark are crowned King and Queen of the United Kingdom at Westminster Abbey on 9th August.
- 1937 — The coronation of King George VI at Westminster Abbey on 12th May is the first coronation to be broadcast on television and radio.
- 1943 — Prime Minister Winston Churchill makes his famous victory gesture outside No. 10 Downing Street on 5th June.
- 1947 — Princess Elizabeth marries Philip, Duke of Edinburgh at Westminster Abbey on 20th November.
- 1953 — The coronation of Queen Elizabeth II takes place at Westminster Abbey on 2nd June, with around 8,000 guests in attendance from across the Commonwealth of Nations.
- 1965 — The City of Westminster is established as a borough by the amalgamation of the boroughs of Westminster, Paddington and St. Marylebone.
- 1987 — Westminster Abbey, St. Margaret's Church, and the Houses of Parliament are collectively designated a UNESCO World Heritage site.
- 1997 — The formal, though not 'state' funeral of Diana, Princess of Wales, is held in Westminster Abbey.
- 2011 — Prince William and Kate Middleton are married in Westminster Abbey on 29th April.



1 One of the first autotypes of Westminster Abbey, 1884  
 2 Prime Minister William Pitt addressing the House of Commons, 1793  
 3 Queen Victoria receiving the sacrament during her Coronation  
 4 Invitation to the Coronation of King Edward VII and Queen Alexandra at Westminster Abbey  
 5 Coronation of King George VI in Westminster Abbey  
 6 Prince William & Kate Middleton, Duke and Duchess of Cambridge, Royal Wedding Westminster Abbey, London



## Defined by the country's greatest leaders



### King Henry VIII of England

28 June 1491 – 28 January 1547

Henry VIII presided over the beginnings of the English Renaissance and the English Reformation. One of England's best-known monarchs, he was a keen hunter and sportsman and his many portraits attest to his statuesque physical appearance. Crowned King at Westminster Abbey in 1509, his subsequent reign was characterised by wars with France and Scotland, his persecution of both Roman Catholics and Protestants, and of course by his six wives.

*“Of all losses, time is the most irrecuperable for it can never be redeemed.”*



### Archbishop Nicholas Wiseman

2 August 1802 – 15 February 1865

Widely respected for his intellect, humanitarianism and constructive achievements, Nicholas Wiseman was one of the chief architects of the 19th-century revival of Roman Catholicism in England. After receiving his doctorate of theology in 1825 he was ordained to the priesthood the following year, and then as a Bishop in 1840. In 1850 he was summoned to Rome by Pope Pius IX who made him Cardinal and first Archbishop of Westminster.

*“Thoughts against faith must be treated at times like temptations against any other virtue put away; though in cooler moments they may be safely analysed and unravelled.”*



### King George V of the United Kingdom

3 June 1865 – 20 January 1936

Created Duke of York in 1892, Prince George was crowned King at Westminster in 1911. He faced formidable difficulties early in his reign from the constitutional struggle to curb the power of the House of Lords, but went on to garner much respect during the First World War, visiting the front in France several times. The public expressed its great affection and admiration for King George at celebrations for his Silver Jubilee in 1935.

*“The Old Country must wake up if she intends to maintain her old position of pre-eminence in her colonial trade against foreign competitors.”*



### Prime Minister Winston Churchill

30 November 1874 – 24 January 1965

Sir Winston Churchill was Home Secretary in 1910, First Lord of the Admiralty in 1911 and oversaw the country's naval effort in the First World War. He went on to become Prime Minister from 1940 to 1945 and again from 1951 to 1955. One of the 20th-century's most significant figures, he was widely praised for his wartime leadership and for his work as a social reformer and writer. Among his many awards was the Nobel Prize in Literature.

*“It is not in our power to anticipate our destiny.”*



### Queen Elizabeth II of the United Kingdom

21 April 1926

Elizabeth was born in London as the first child of the Duke and Duchess of York, later King George VI and Queen Elizabeth The Queen Mother. She married Philip, Duke of Edinburgh in 1947, acceded to the throne in 1952 and was crowned Queen Elizabeth II in 1953. She is the longest-living and longest-reigning British monarch; in 2017 she became the first British monarch to reach a Sapphire Jubilee, marking 65 years of reign.

*“The upward course of a nation's history is due in the long run to the soundness of heart of its average men and women.”*



## Awe-inspiring architecture

*Westminster Abbey and the Palace of Westminster are two of the world's most well-known landmarks, drawing millions to the Capital every year.*

Instantly recognisable for its Big Ben clock tower, the Palace of Westminster is a neo-Gothic revival designed by Charles Barry to replace the medieval Palace that burned down in 1834.

Opposite the Palace, Westminster Abbey is a Gothic masterpiece constructed in the 13th century.

Its many ornate features include flying buttresses, intricate carvings and a breath-taking vaulted ceiling.



1 Big Ben Clock Tower, Westminster 2 Houses of Parliament, Westminster, view from Lambeth Palace 3 The ceiling in Westminster Abbey, Westminster





Photograph of St James's Park in Westminster



1 View of Buckingham Palace from St James's Park, Westminster 2 Queen Victoria Statue, Buckingham Palace 3 St James's Park and Horse Guards Parade, Westminster

## Royal relaxation in London's green parks

*Three of London's Royal Parks are in Westminster, including St James's Park, just a 15-minute walk away.*

Originally designed as recreation and hunting grounds for the monarchy, St James's Park covers 57 acres.

A delightful mix of formal flower gardens and green lawns, it's the perfect place to wile away a Sunday afternoon. You might even spot the pelicans that have lived in the park for nearly 350 years, presented as a gift from the Russian Ambassador to King Charles II.







## RESTORING THE GRANDEUR OF A GLORIOUS PAST

Millbank Residences was originally constructed between 1927 and 1929 in the neoclassical style of the interwar years. Designed by Sir Frank Baines, the building, previously known as the Imperial Chemical House, originally housed the headquarters of the Imperial Chemical Industries (ICI). Once the largest manufacturer in Britain, the ICI was also an early constituent of the FT 30 and later the FTSE 100. Now a Grade II listed building, Millbank Residences' grandeur still stands tall in Westminster's iconic skyline.

### A grand entrance

The dramatic doorway to Millbank Residences is one of the building's most important architectural features. Immense in scale, the entrance is befitting of the history and stature of the building. Creating an impressive sense of arrival, it hints at the splendour to be found inside.



## A fascinating work of master craftsmanship

*The imposing 20ft (6m) high main entrance doors located on Millbank were modelled specially for Imperial Chemical Industries.*

The main entrance doors to Millbank Residences, sculpted by William Bateman Fagan in 1927, were undoubtedly his greatest work. Each of the cast bronze doors is divided into six panels illustrating the progress of industry by the application of science. The left-hand panels show man engaged with Stone-Age technologies, while the panels on the right show how these activities have evolved under the stimulus of scientific research.

The carvings of Neptune and seahorses on the granite surround suggest Imperial Chemical House's overseas interests.



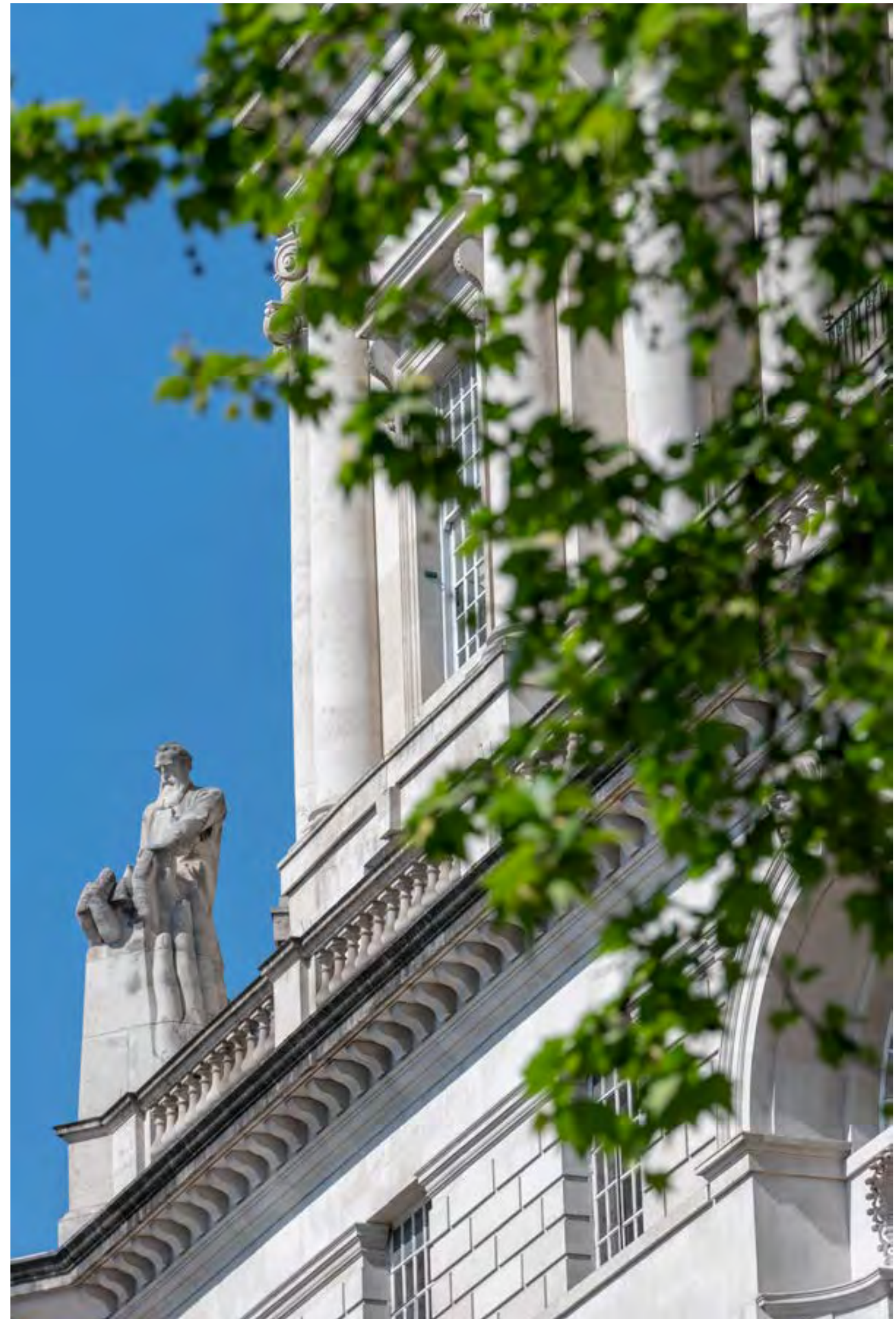


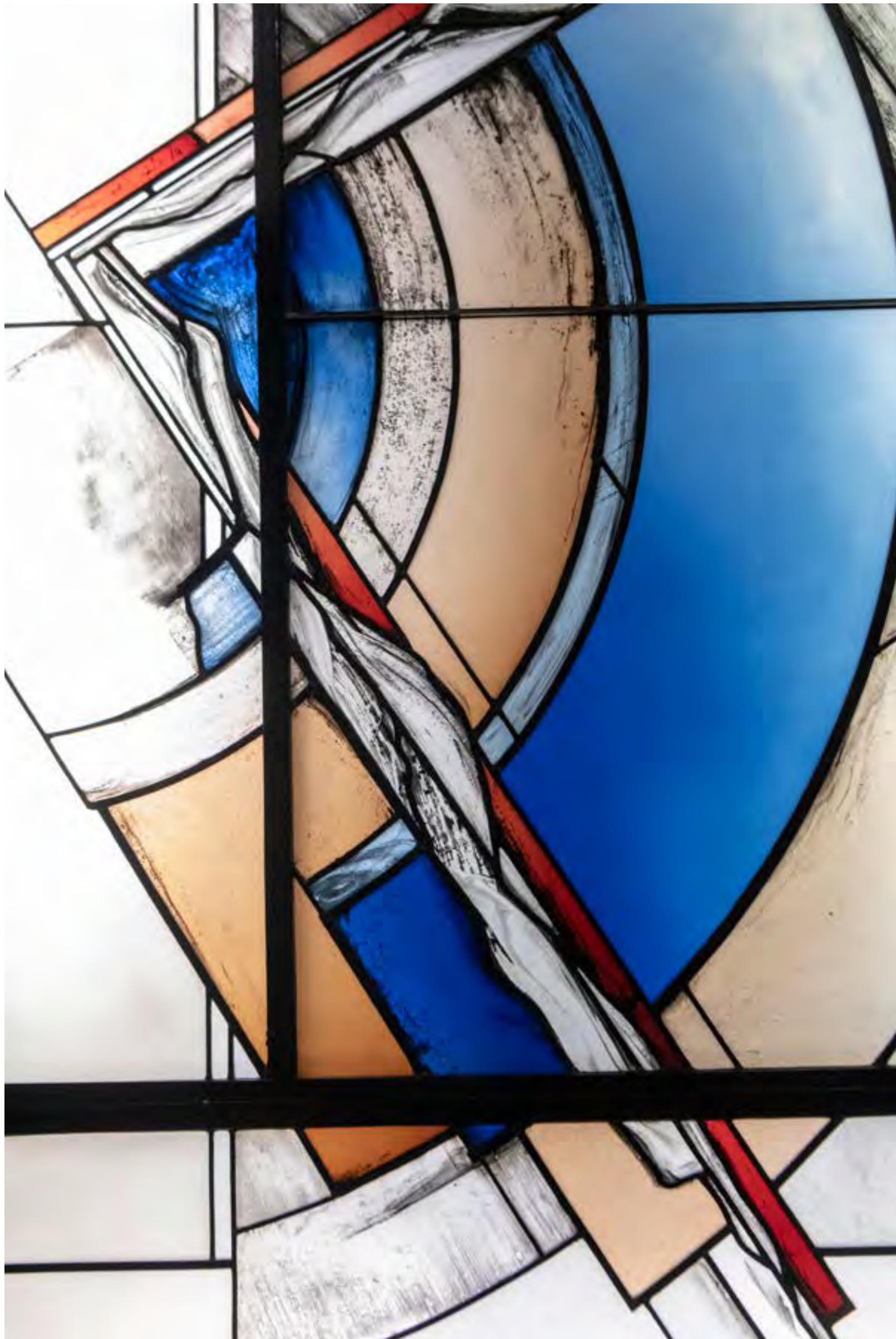
## Preserving an important piece of history

*The building's many original details to the exterior include a stunning stone balcony, Doric columns, and sculptures by Charles Sargeant Jagger.*

Jagger's unusual statues are allegorical figures. Carved in Portland stone at the base of the Doric columns, they represent the industries of construction, marine transport, agriculture and chemistry.

Also carved into the façades are a series of stone portrait heads by William Bateman Fagan. The heads are all of chemists and include four who were directly associated with ICI: Ludwig Mond, Alfred Mond, Harry McGowan and Alfred Nobel.





### Restoring the glamour of a bygone era

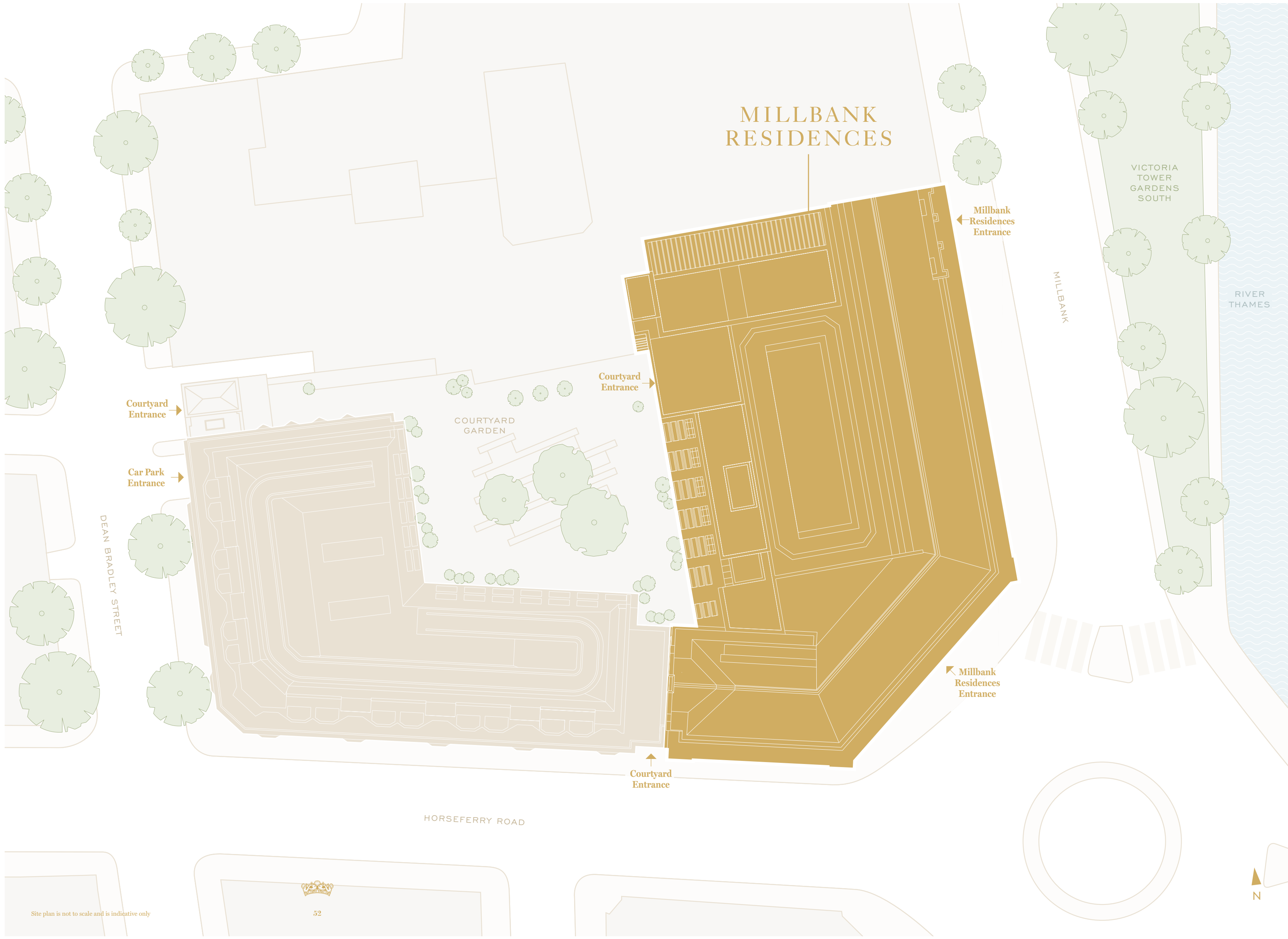
*Many of the interior details that have been preserved reflect the grand decadence of the 1920s.*

ICI was a world-leading company and Imperial Chemical House. 9 Millbank was originally designed as a headquarters building, to reflect the hopes and strength of Britain's newest and largest industrial enterprise.

Many of the original materials used have been retained at Millbank Residences, including ornate plasterwork and listed staircases.



# MILLBANK RESIDENCES



Courtyard Entrance

Car Park Entrance

DEAN BRADLEY STREET

COURTYARD GARDEN

Courtyard Entrance

Millbank Residences Entrance

MILLBANK

VICTORIA TOWER GARDENS SOUTH

RIVER THAMES

Millbank Residences Entrance

Courtyard Entrance

HORSEFERRY ROAD





The design of the spectacular main entrance hall is influenced by the building's heritage and features a beautiful floor with geometric patterns of black and white.







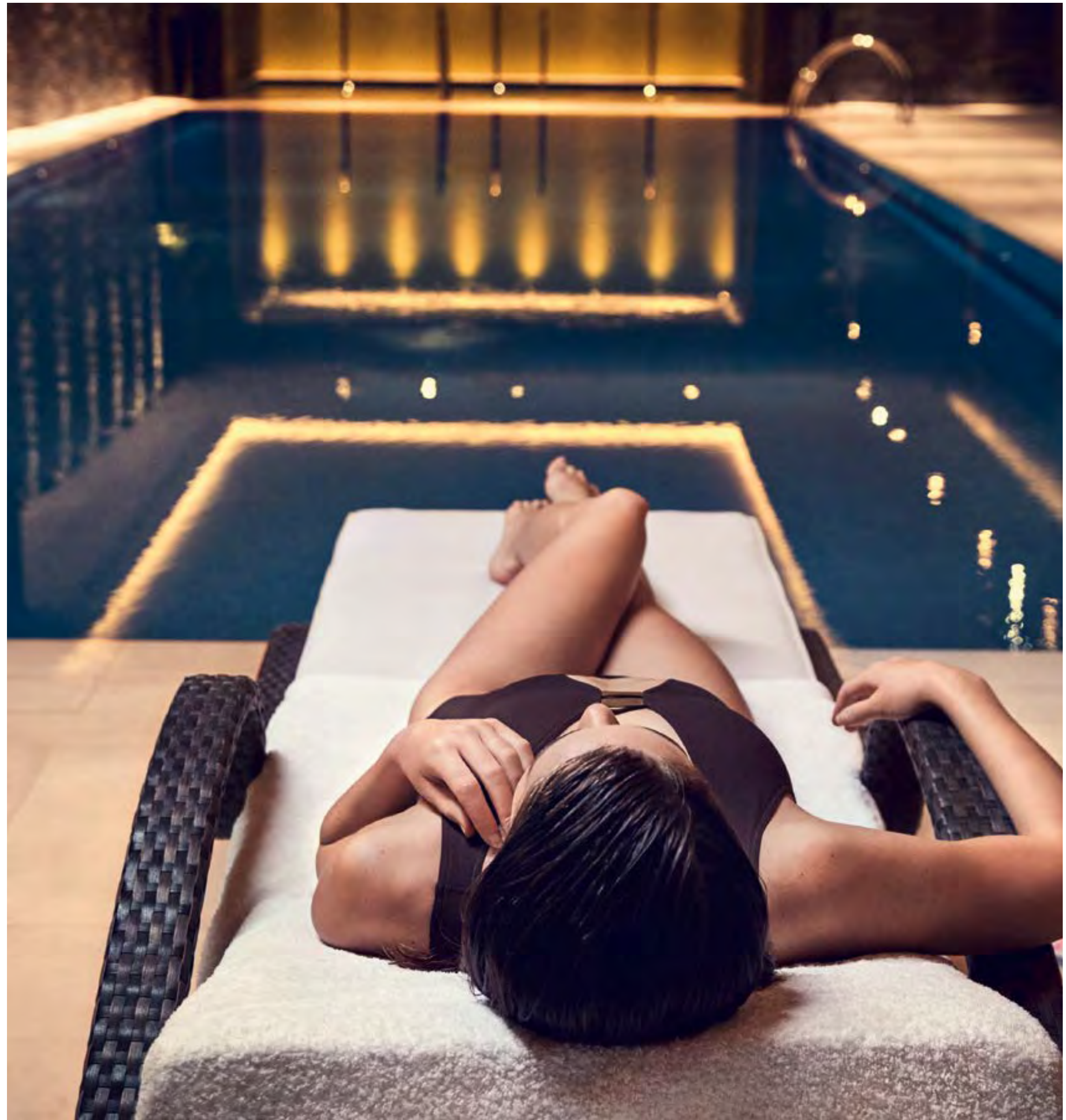


Millbank Residences is set around a delightfully landscaped inner courtyard, a tranquil outdoor space where you can relax and escape from the hustle and bustle of city life.



### At your service

Leisure facilities exclusive to the residents at 9 Millbank include a 24-hour concierge\*, a state-of-the-art gym, luxurious swimming pool with spa and treatment room, private cinema screening room, meeting rooms and underground parking.





Take a swim or simply relax in the tranquil and stylish setting of the swimming pool and spa.



Enjoy a workout on the latest equipment whenever you like, in the luxury surroundings of the private gym.





## FINELY CRAFTED LUXURY

From the moment you step through your front door you can expect high levels of luxury, set off by sumptuous materials, and exquisitely crafted finishes.





Embracing the classical proportions of the building's original 1920's architecture, each apartment at Millbank Residences is a gracious and stylish home.





Computer-generated image is indicative only

Kitchens are equipped with high-end appliances and crafted to a perfect finish, making entertaining at home a pure pleasure.





Enjoy a life of supreme comfort and ease in luxurious, light-filled spaces that have been meticulously designed to meet your every need.







Bedrooms are finished in a warm neutral palette to create a calm retreat where you can relax and rejuvenate.



No detail has been overlooked, from the quality of the fixtures and fittings to the beautifully crafted finishes to the walls and floors.



## Specification

### Kitchens

- Individually designed layouts
- Composite stone work surfaces and splashbacks (options available - subject to cut-off dates)
- Stainless steel 1½ bowl undermount sink and polished chrome mixer tap
- Matt lacquer shaker door with handles (options available - subject to cut-off dates)
- Bespoke shelving units to selected apartments where appropriate
- Pull-out pan units where appropriate
- Recessed LED ceiling downlighters and concealed lighting to wall cabinets
- Concealed multi-gang appliance panel and pop-up sockets to island / peninsula units where appropriate
- Küppersbusch touch control induction hob
- Re-circulating integrated extractor or island extractor to suit situation
- Küppersbusch stainless steel multi-function oven
- Küppersbusch stainless steel combination microwave oven
- Küppersbusch integrated fridge / freezer
- Integrated multi-function dishwasher
- Free-standing washer / dryer within vented utility cupboard / room
- Space-saving recycling bins

### Bathrooms

- White bath with bath filler and accessible matt lacquer painted timber bath panel
- Polished chrome concealed thermostatic mixer / diverter with handshower to selected baths
- Polished chrome concealed thermostatic mixer/ diverter with handshower, showerhead and glass bath screen to selected baths
- Polished chrome concealed thermostatic mixer / diverter, showerhead and complete handshower set to shower areas of bathrooms / shower rooms
- Walk-in shower area to selected bathrooms / shower rooms with glass shower panels or doors to suit situation
- Composite stone and matt lacquer painted vanity unit with under mounted basin and polished chrome deck mixer taps
- Mirrored cabinet with matt lacquer vanity unit, shelving and shaver socket
- White WC pan with soft close seat / cover, concealed cistern and dual flush button

- Niche to shower areas with concealed lighting where appropriate
- Polished chrome ladder style, thermostatically controlled heated towel rail to bathrooms / shower rooms
- Porcelain tile wall finishes to selected walls (options available – subject to cut-off dates)
- Porcelain tile floor finishes with floor border detail (options available – subject to cut-off dates)
- Extract ventilation
- Recessed LED downlights to bathrooms / shower rooms / cloakrooms
- Accessories include toilet roll holder and robe hook

### Electrical Fittings

- Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to reception room and master bedroom
- Recessed LED downlighters throughout
- Automatic lighting to utility / services / coat cupboards
- 5 amp lighting circuit to reception room and bedrooms
- Television (terrestrial and Sky Q) points to principal rooms and master bedroom
- Telephone and data points to principal reception room and master bedroom
- Pre-wired for future automated curtains / blinds
- White power sockets and light switches
- Dimmer light controls where applicable

### Heating/Cooling

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

### Interior Finishes

- Feature engineered painted entrance and internal doors
- Feature cornice to selected hallway, principal reception rooms and master bedroom
- Painted architraves and skirtings, porcelain tile skirtings to wet areas where applicable

- Interior fittings to utility / services / coat cupboards to suit situation
- Polished chrome door handles throughout
- Bespoke fitted or walk-in wardrobes to master bedroom, internal fittings include rails, shelf, drawers and integrated lighting
- Engineered timber floor finishes or large format porcelain floor finishes to kitchens to suit situation (options available – subject to cut-off dates)
- Engineered timber floor finishes to hallways, reception rooms and master bedroom lobby areas where applicable (options available – subject to cut-off dates)
- Carpet floor finishes to bedrooms (options available – subject to cut-off dates)
- Blind boxes to selected reception rooms and bedrooms

### Terraces

- Well-proportioned terraces to selected apartments where indicated
- Paving to terraces with external lighting where indicated

### 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 (Subject to relevant consent in communal areas)
- All apartments provided with mains supply smoke detectors and fitted with domestic sprinkler systems
- Multi-point locking, door restrictor and spy hole to apartment entrance doors
- Doorbell to all apartments
- 24-hour concierge service\* and monitored CCTV

### Peace of Mind

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

### Car Parking

- A general right to park within the managed CCTV-monitored parking area is available by separate negotiation

### Lifts

- All residential floors serviced by passenger lifts

### Interior Designed Entrance Lobby

- Feature heritage lobbies to ground floor street entrances with listed existing staircases
- Spacious reception lobby with bespoke feature floor and listed architectural features
- Comfortable waiting area for guests
- Bespoke concierge desk
- Feature lighting
- Glass doors to main entrance

### Lift Lobbies/Communal Hallways

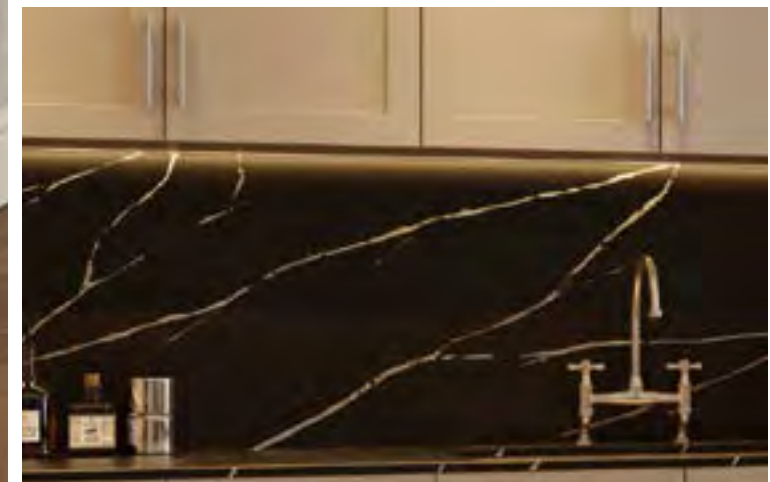
- Bespoke carpet floor finishes and painted walls to upper levels
- Tiled floors and painted walls to ground floor and car park levels

### Residents' Leisure Suite

- Bespoke swimming pool and vitality pool
- Fitness studio with facilities for personal training
- Luxury private gym with the latest equipment
- Treatment room, sauna and steam room facilities
- Changing rooms with shower facilities
- Cinema room
- Meeting rooms and private dining facilities

### Management Agent

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





## Martin Goddard and Jo Littlefair

Co-Founders, Goddard  
Littlefair

Martin Goddard and Jo Littlefair established their London-based luxury interior design studio in 2012. The company's talented, international team works on multi-award-winning hotel, hospitality and spa projects around the world, as well as high-end residential schemes. Combining aesthetic perfectionism with a boundless sense of curiosity, they create truly enchanting living spaces.

For the interiors at Millbank Residences, the team placed great importance on the building's sense of place. The designs bring aspects of the iconic architecture and English heritage inside to create an 'instant history' where walking into one

of the residences feels as though it has always been there. To achieve this, the team created a hierarchy of spaces where entrance halls perfectly complement living spaces, details like cornices and architraves provide freshness and intrigue, and original staircases restore a sense of scale and grandeur.

The carefully chosen materials and colours have a seamless feel, in keeping with Millbank Residences' iconic architecture. Traditional parquet flooring, along with tones of black and white, conjure the classical English heritage of Westminster, offset by rich leathers, beautiful silks, and aged oaks that provide a more contemporary finish.

“Our ethos is about combining aesthetic perfectionism and boundless curiosity with a service-driven attitude.”





## ELEGANCE AND SOPHISTICATED REDEFINED

Ranging from Manhattan to four bedrooms, the apartments at Millbank Residences are the watchword in classic British craftsmanship. Benefitting from the generous proportions, high ceilings and large windows of the original building, each home has been carefully designed for an optimum layout that maximises space and light.

## Designed for Life

### *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 you will enjoy an exceptional customer experience.

### *Award-winning and royally recognised*

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

### *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 teams 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 10-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 practise, 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.

St Edward also operates a 200-point pre-move in checklist that is carried out on every new home before you move. It is in place to ensure your complete satisfaction and the best quality is always delivered for your new home.

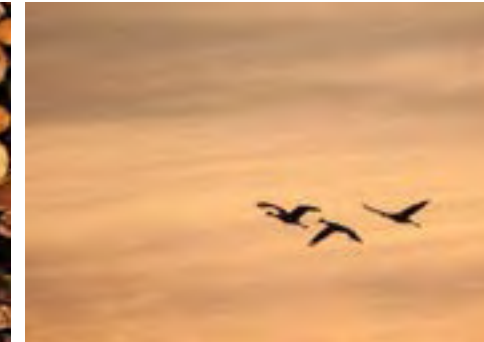
### *Unparalleled choice of homes in the most sought-after locations*

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 where 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 not only aim to address the needs of our customers, but also 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.

## Sustainability at 9 Millbank



“Nothing is lost, nothing is created, everything is transformed.”

Antoine Lavoisier, a French chemist, is one of the individuals whose name graces 9 Millbank.

### *1. More Nature*

St Edward has a commitment to delivering a net biodiversity gain on every site. At 9 Millbank, we will be planting three types of unique trees as well as different species of plants and flowers. The development will also have a green roof, which will help clear the air of toxins and provide a habitat for butterflies and other wildlife.

### *2. Saving Water*

We will install a specially designed rainwater harvesting system to capture rainfall on 9 Millbank so we can re-use it to water our landscaped areas. In addition, apartments are fitted with dual flush toilets, flow-controlled taps and efficient washing machines and dishwashers, where supplied.

### *3. Low Carbon*

We will install a communal combined heat & power (CHP) system which will help reduce carbon emissions. Apartments are also designed to be highly energy efficient, with LED lighting, automatic sensors where appropriate, energy efficient, insulation and thermostatically-controlled heating.

### *4. Retaining and Reusing Historic Stone*

We have retained elements of 9 Millbank which have been untouched since the 1920s. This not only preserves a part of London's heritage, it also minimises the amount of materials needed, and waste produced during its construction.

### *5. Certified Timber*

All solid timber used to build 9 Millbank will be responsibly sourced from certified forests where trees are replanted at a renewable rate. These timber certification schemes work to the benefit of local communities and also ensure the wellbeing of workers.

### *6. Helping You Get Around*

You can travel green wherever you go, with charging points provided for electric cars and a large, secure cycle store. 9 Millbank is also just a short walk from Westminster and Victoria tube stations, and Westminster Pier for the Thames Clipper.

### *7. A Strong Community*

A community plan will be in place to help create a sense of community, with regular events including social clubs and health and wellbeing initiatives.





375 Kensington High Street by St Edward



190 Strand by St Edward

## The Team

**St Edward**  
Designed for life

A joint venture company owned by  



### 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 delivering fantastic communities where people enjoy a great quality of life.

[www.stedward.co.uk](http://www.stedward.co.uk)



### Goddard Littlefair

Goddard Littlefair is a London-based luxury interior design studio, established in 2012 by Martin Goddard and Jo Littlefair. The company's talented, international team works on multi-award-winning hotel, hospitality and spa projects across the globe, as well as high-end residential schemes.

Their ethos is about combining aesthetic perfectionism and boundless curiosity with a team-playing, service-driven attitude. As The Irish Times said, 'The firm's unique selling point is the ability to knit smart, sensual design with a healthy dose of pragmatism.'

[www.goddardlittlefair.com](http://www.goddardlittlefair.com)



### JLL

JLL are a professional services firm whose common passions are real estate services and investment management. JLL UK's knowledge runs deep, with specialists in every property type and every facet of transaction, management and advisory services.

JLL aim to attract, develop and reward the best and most diverse talent and challenge them to develop enduring client relationships built on trust, collaboration and quality service.

[www.jll.co.uk](http://www.jll.co.uk)



### Savills

Savills plc is a global real estate services provider listed on the London Stock Exchange. Savills has an international network of more than 700 offices and associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world.

[www.savills.co.uk](http://www.savills.co.uk)



## 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 St Edward 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 that 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 in 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 the maximum benefit is achieved.



[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



Proud to be a member  
of the Berkeley Group  
of Companies

Berkeley  
Designed for life

St Edward  
Designed for life

St George  
Designed for life

St James  
Designed for life

St Joseph  
Designed for life

St William  
Designed for life

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







# 9 MILLBANK

WESTMINSTER SW1

+44 (0)20 7118 7799

[WWW.9MILLBANK.CO.UK](http://WWW.9MILLBANK.CO.UK)

[9Millbank@stedward.co.uk](mailto:9Millbank@stedward.co.uk)

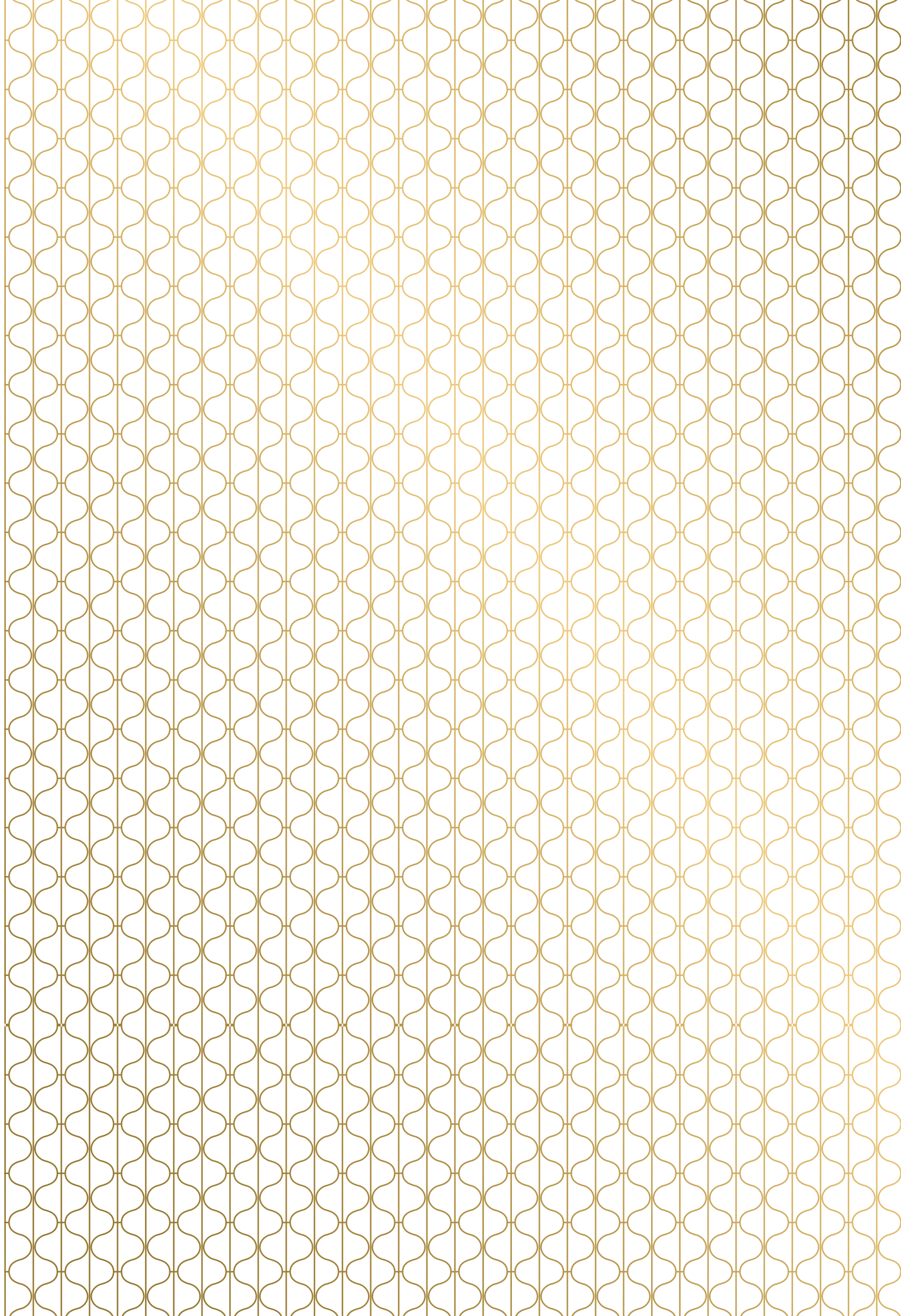
The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of 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. Millbank Residence 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. 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. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ 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. [M135/22CA/0818](#)



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A joint venture company owned by  
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