



Computer generated image of King's Road Park, indicative only and subject to change.

WELCOME TO KING'S ROAD PARK

Situated just 60 metres from the King's Road and close to the River Thames, King's Road Park is in one of London's most desirable locations. Perfectly located in Zone 2 and only a 10 minute walk from both an Underground and Overground station, this sought-after address is well connected and close to some of the very best amenities that London has to offer.

King's Road Park is a stylish collection of suites, 1, 2, 3 and 4 bedroom apartments and penthouses set within six acres of beautiful landscaping including a public

park, square and residents' garden. Well being and relaxation can be found all year round in 23,000 sq. ft. of residents' facilities designed in the style of a private members club.

King's Road Park, part of the South Fulham Riverside Regeneration Area, will provide over 1,800 homes and will see the restoration of two listed buildings, the worlds oldest standing gasholder set within the park and a new public square. 100,000 sq. ft. of commercial space will provide a choice of restaurants and retail.

St William has worked with a team of renowned architects, landscape architects and interior designers to create our vision for King's Road Park.

King's Road Park will be a fantastic place to live that celebrates everything London has to offer with landscape at its heart - all backed by the Berkeley Group and its commitment to quality, customer service and sustainability.

CREATED BY

St William
Designed for life

PROUD TO BE A MEMBER OF THE

Berkeley
Group

THE DEVELOPMENT

- Masterplan designed by APT with The Wren, The Windsor, The Beaumont, and the world-class residents' facilities designed by EPR architects
- Set within six acres of beautiful landscaping including a public park, square and residents' garden, designed by landscape architects Gillespies
- Distinctive interior design shaped by Johnson Naylor



- The restoration of two listed buildings set within a new public square and of the world's oldest standing gasholder
- 100,000 sq. ft. of commercial space to provide extensive restaurants and retail for the new community
- Prime opportunity to live in one of London's most sought-after neighbourhoods. King's Road Park is part of the South Fulham Riverside Regeneration Area and will provide over 1,800 homes



- Just moments from the King's Road, offering the best of London's culture, entertainment, designer shopping and famous restaurants
- Located in Zone 2 with Fulham Broadway (Underground) and Imperial Wharf (Overground) stations, both less than 10 minutes walk away
- Outstanding schools within walking distance and easy access to world-renowned universities

WELL CONNECTED



FULHAM BROADWAY

8

minutes' walk to the District Line

0.4 miles



IMPERIAL WHARF

9

minutes' walk to the Overground

0.5 miles

mbna
thames clippers

CHELSEA HARBOUR PIER

17

minutes' walk

0.9 miles

Times taken from Google Maps and TFL.gov.uk
Based on travelling at 8am Mid-Week.



LOCATION

- Fulham, SW6 (Zone 2)

LOCAL AUTHORITY

- London Borough of Hammersmith and Fulham

TENURE

- 999 years leasehold

PARKING

- Basement parking will be available to purchase on a right to park basis

THE DEVELOPER

- St William. A proud member of the Berkeley Group, a FTSE 100 company

BUILDING INSURANCE

- 10-year NHBC Building Warranty
- Berkeley Group two-year Customer Warranty (this covers the first two years of the ten-year policy)

FIRST COMPLETIONS

- The Wren Core 1;
Jul 2022 – Dec 2022
- The Wren Core 2;
Aug 2022 – Jan 2023
- The Wren Core 3;
Sept 2022 – Feb 2023
- The Windsor Core 1;
Oct 2022 – Mar 2023
- The Windsor Core 2;
Jan 2023 – June 2023
- The Beaumont Core 1;
April 2023 – Sept 2023
- The Beaumont Core 2;
Oct 2023 – Mar 2024

COUNCIL TAX BANDING*

Council Tax rates for the financial year 2021/22 are currently estimated at:

Band E	£1,461.31 p/a
Band F	£1,727.01 p/a
Band G	£1,992.70 p/a
Band H	£2,391.24 p/a

* For guidance only

GROUND RENT

Studio	£500 p/a
1 Bedroom	£650 p/a
2 Bedroom	£800 p/a
3 Bedroom	£1,000 p/a
Penthouse	£1,250 p/a

SERVICE CHARGE

Estimated at £5 per sq ft per annum

TERMS OF PAYMENT

- Reservation fee of £2,500 for sales up to the value of £1 million and £5,000 over £1 million
- Contracts to exchange within 21 days
- 10% deposit due on exchange less reservation fee already paid
- An advance payment of 10% is due 12 months after exchange of contracts
- 80% balance on completion
- For attended exchanges deposit is to be provided within 14 days of exchange

WORLD-CLASS RESIDENTS' FACILITIES

- 25m swimming pool
- Vitality pool
- Steam room and sauna
- Changing rooms
- Treatment rooms
- Spa reception
- Games room and virtual golf room
- Study room / informal meeting room
- Gymnasium and fitness studios
- Two cinemas
- Residents' lounge with atrium
- Wifi enabled podium gardens
- Private dining room
- 24-hour concierge
- Space provided in each apartment to work from home



Computer generated images at King's Road Park, indicative only and subject to change.



LUXURIOUS, HIGH QUALITY INTERIORS



Computer generated image of Penthouse at King's Road Park, indicative only and subject to change.



Computer generated image of Penthouse at King's Road Park, indicative only and subject to change.

CONTACT DETAILS:

DISCLAIMER

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images of King's Road Park are indicative only. Maps are for illustration purposes only and not to scale. Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk. Prices and details correct at time of going to press. King's Road Park was granted planning permission in February 2019 by the Borough of Hammersmith and Fulham. The planning application number is (HGY/2017/3117). Through the purchase of a property at King's Road Park, the buyer is acquiring an apartment with a 999 year leasehold. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.