

# PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11



*Computer generated image of Upper Park Residences, Prince of Wales Drive, indicative only and subject to change.*

## OVERVIEW

Upper Park Residences is a collection of 233 new homes, comprising of 1, 2, 3 and 4 bedroom apartments.

The buildings range in height from 19 to 27 storeys and are inspired by the original Victorian industrial heritage. Located moments from Battersea Park, within 1 mile of fashionable Chelsea, boasting the delights of Sloane Square

and the famous King's Road, Prince of Wales Drive, is truly perfectly placed, minutes from the new Zone 1 tube station\*, with iconic views of prime central London.

With residential pavilions located around 2.5 acres of central landscaped gardens, Upper Park Residences will offer tranquil living in Zone 1. The exclusive offering of

world-class residents' facilities provides an extravagant lifestyle with the introduction of The 1882 Club. Residents can indulge in the 24th floor residents' bar and lounge whilst enjoying a sweeping panoramic view across the Capital. The facilities extend into the ground floor where flexible working spaces, cinema, karaoke room, screening room, music and library can also be enjoyed.

PROUD TO BE A MEMBER OF THE



**St William**  
Designed for life










*\*Due Autumn 2021. Source: TfL. Date correct at time of print.*

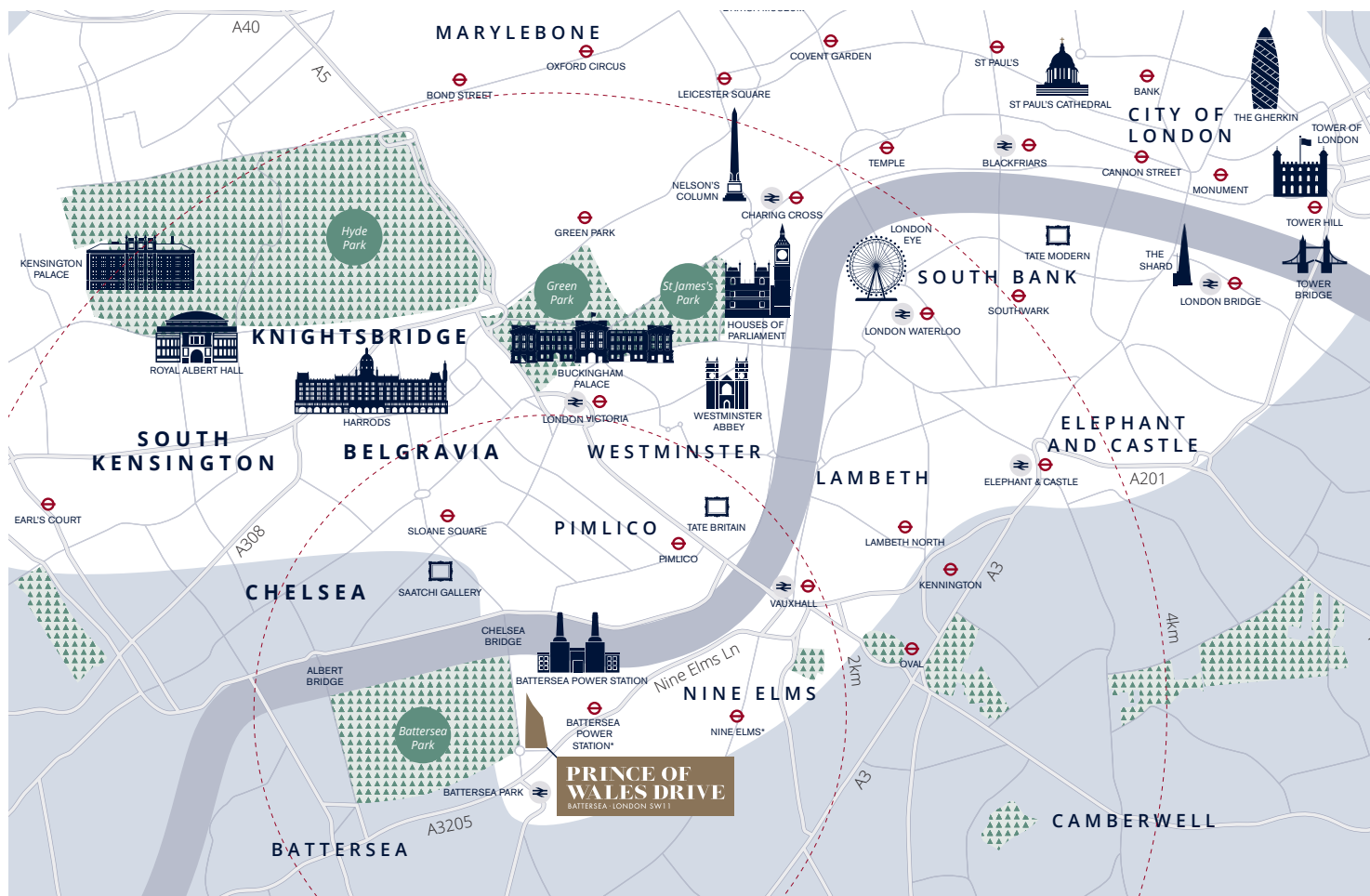


## IN PRIME POSITION

- / Key location: Prince of Wales Drive is perfectly positioned to benefit from the new Zone 1 – Northern Line tube extension\*
- / Within 1 mile of Chelsea, within walking distance over the River Thames. Benefitting from Sloane Square, King's Road and all the delights of the Royal Borough
- / With access through a new pedestrian railway arch, the beauty of Battersea Park will be just moments away
- / Perfectly placed to benefit from all the new facilities within Battersea Power Station development including cafés, restaurants, shops, a cinema, a theatre and the new River Bus service with links into central London
- / Superbly located for education: Newton Prep Primary School is only a 2 minute walk away and with easy access to a number of other outstanding primary, secondary and London's top Universities
- / 2.5 acres of landscaped gardens, 50% of site area
- / Distinctive specification and interior design by Muza Lab
- / Secure underground parking
- / World-class residents' facilities including a cinema, karaoke room, flexible working spaces, 24th floor bar and lounge, swimming pool and spa and 24-hour concierge
- / St William is part of the Berkeley Group, known for its attention to detail and quality

## TRAVEL

<b>3</b>  <b>BATTERSEA PARK</b> <small>MINUTE WALK / 0.2 mile</small>	<b>11</b>  <b>Uber Boat</b> <small>by Thames Clippers</small> <b>BATTERSEA POWER STATION PIER</b> <small>MINUTE WALK / 0.6 mile</small>	<b>25</b>  <b>SLOANE SQUARE CIRCLE AND DISTRICT LINE</b> <small>MINUTE WALK / 1.3 miles</small>
<b>5</b>  <b>BATTERSEA POWER STATION</b> <small>MINUTE WALK TO NEW NORTHERN LINE EXTENSION*</small>	<b>17</b>  <b>KING'S CROSS ST PANCRAS INTERNATIONAL</b> <small>MINUTES BY TRAIN<sup>†</sup> / 5.1 miles</small>	<b>36</b>  <b>GATWICK EXPRESS</b> <small>MINUTES BY TRAIN FROM CLAPHAM JUNCTION</small>
<b>7</b>  <b>QUEENSTOWN ROAD</b> <small>MINUTE WALK / 0.3 mile</small>	<b>20</b>  <b>Uber Boat</b> <small>by Thames Clippers</small> <b>CENTRAL LONDON</b> <small>MINUTES BY BOAT FROM BATTERSEA POWER STATION PIER</small>	<b>50</b>  <b>HEATHROW AIRPORT</b> <small>MINUTES BY CAR / 16.1 miles</small>



\*Due Autumn 2021. Source: TfL. Date correct at time of print. †Northern Line extension travel times are estimated and subject to change post completion. Sources: tf.gov.uk and Google maps, May 2021. All travel times are approximate only.

## LOCATION

Battersea, London SW11

## LOCAL AUTHORITY

London Borough of Wandsworth

## FACILITIES

- / 24-hour Concierge
- / Swimming Pool with Vitality Pool, Sauna and Steam Room
- / 8th Floor Roof Terrace
- / The 1882 Club
  - 24th Floor Bar / Lounge
  - Ground Floor Lounge
  - Boardroom / Work pods
  - Kitchen
  - Cinema
  - Screening Room
  - Games Area
  - Music Room and Library
  - Karaoke Room

## TENURE

- / 999 years leasehold, starting from 2019

## PARKING

- / A non-allocated right to park is available at £50,000 \*\*

## THE DEVELOPER

- / St William is a proud member of the Berkeley Group and is a FTSE 100 company

## ARCHITECTS

- / Squire & Partners & EPR Architects

## INTERIOR DESIGNERS

- / Muza Lab

## LANDSCAPE DESIGNERS

- / Gillespies & Charnwood

## RESIDENT FACILITY DESIGNERS

- / Arney Fender Katsalidis and Muza Labb

## WARRANTY

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

## COMPLETION

- / Park East  
Floors 1-10 : June 2023 to November 2023  
Floors 11-21 : August 2023 to January 2024
- / Park Central  
Floors 1-13 : November 2023 to April 2024  
Floors 14-26 : December 2023 to May 2024

\*\*For further information please ask a member of the sales team.

## COUNCIL TAX BANDING \*

Guide from Wandsworth 2021/2022

E	£1,026 p/a
F	£1,213 p/a
G	£1,399 p/a
H	£1,679 p/a

\*Source: [www.wandsworth.gov.uk](http://www.wandsworth.gov.uk)

## GROUND RENT

1 bedroom	£500 p/a
2 bedroom	£750 p/a
3 bedroom	£1,000 p/a
4 bedroom	£1,150 p/a

## SERVICE CHARGES

- / Estimated £4.95 per square foot per annum

## APARTMENT MIX PARK EAST

APARTMENT TYPE	NO.
1 Bed 1 Bath	17
2 Bed 2 Bath	53
3 Bed 3 Bath 1 WC Premium	21
4 Bed 4 Bath 1 WC Premium	4
<b>TOTAL</b>	<b>95</b>

## APARTMENT MIX PARK CENTRAL

APARTMENT TYPE	NO.
2 Bed 2 Bath	42
3 Bed 3 Bath 1 WC Premium	4
<b>TOTAL</b>	<b>46</b>

## TERMS OF PAYMENT

- / Reservation fee is £5,000 under the sales value of £1.5 million and £10,000 above £1.5 million
- / Exchange deposit is 10% of purchase price less reservation fee payable via your solicitor within 21 days of reservation, from receipt of draft contracts
- / A further 10% advance payment payable within 12 months of exchange of contracts
- / 80% balance on completion

## DOCUMENTATION

### DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS

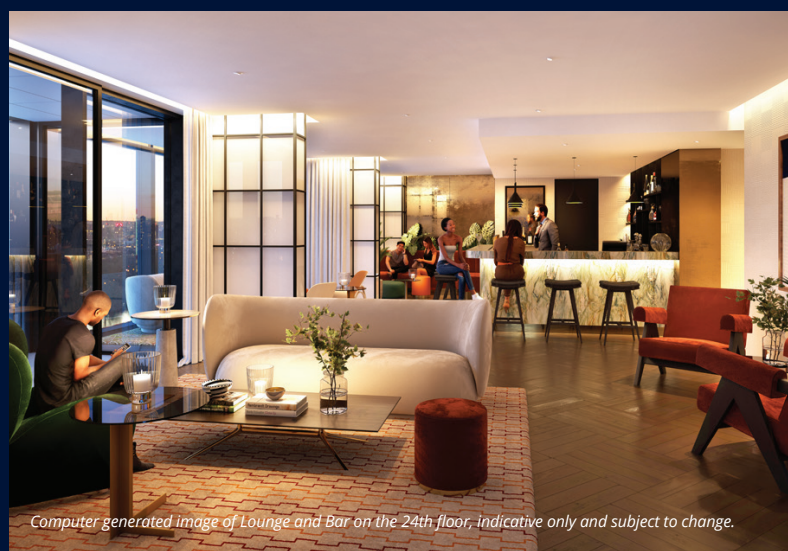
*Please be advised that the solicitors must have signed and certified the original copies of all documentation required.*

- / One form of photo identification - Passport, Driving Licence or ID Card
- / One form of proof of address - a current utility bill or bank statement showing name and home address no older than 3 months
- / Confirmation of source of funds
- / Confirmation of occupation



*Computer generated image of Games Area, indicative only and subject to change.*





## ST WILLIAM SALES & MARKETING SUITE

Kensington House  
Prince of Wales Drive  
London  
SW11 4FA

Telephone: 020 3053 6901  
sales@princeofwalesdrive.co.uk  
www.princeofwalesdrive.co.uk

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TRANSFORMING TOMORROW

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Proud to be a member of the  
Berkeley Group of companies