

PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11



Computer generated image of Prince of Wales Drive, indicative only and subject to change.

OVERVIEW

Prince of Wales Drive will feature 926 new homes, comprising 1, 2, 3 and 4 bedroom apartments.

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* and with the iconic Battersea Power Station as a well known neighbour, offering an exciting range of new restaurants, bars and local shops to enjoy.

With eleven residential pavilions located around landscaped public realm and a new public square, Prince of Wales Drive will offer tranquil living in Central London, Zone 1. The buildings will range in height from 8 to 27 storeys and are inspired by the original Victorian industrial heritage.

PROUD TO BE A MEMBER OF THE



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Designed for life

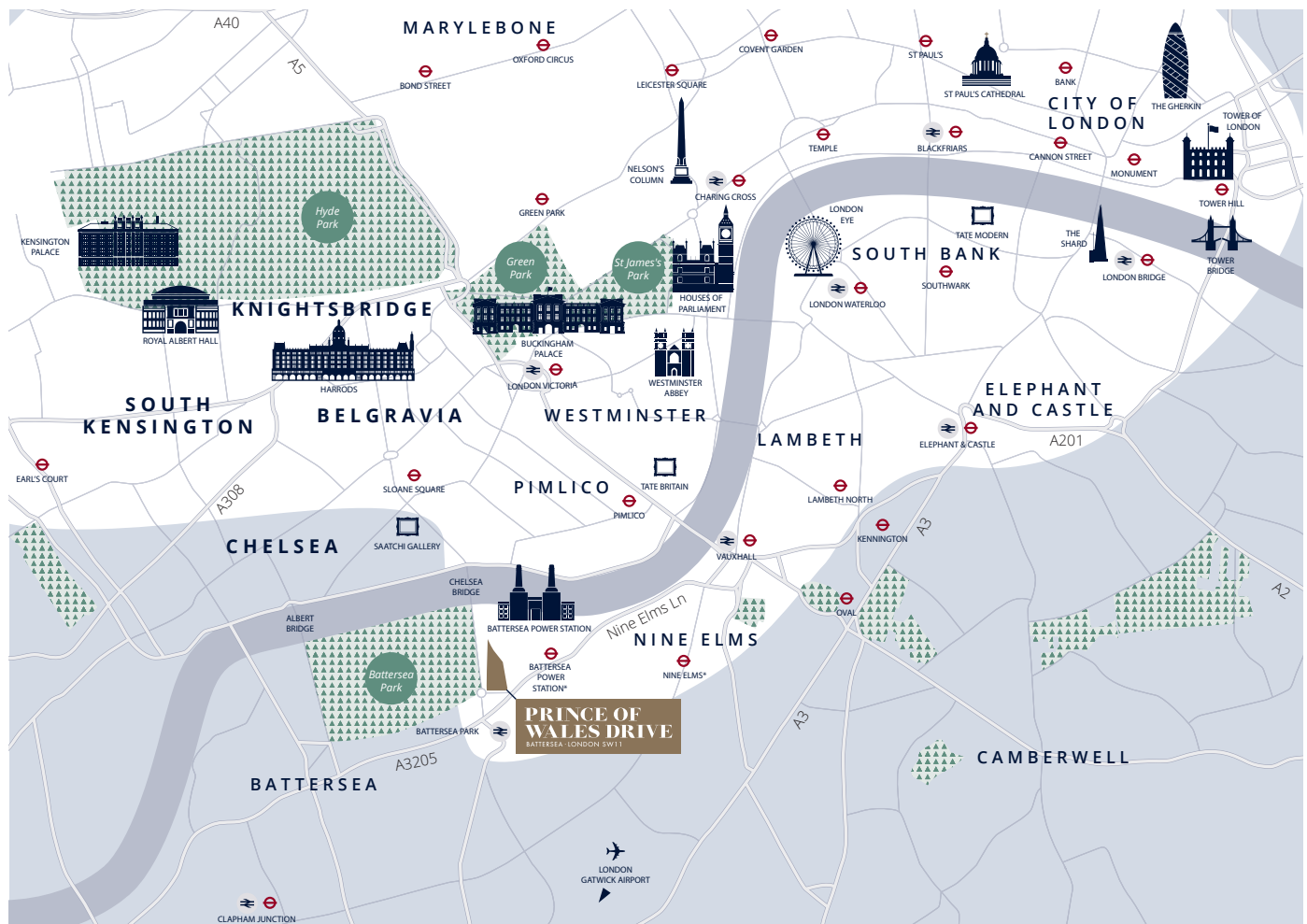
**Due autumn 2021. Source: TfL. Date correct at time of print.*

BEAUTIFUL BY DAY, STUNNING BY NIGHT

- 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
- Developed by St William, part of the Berkeley Group, known for its attention to detail and quality

TRAVEL

3	 BATTERSEA PARK MINUTE WALK 0.2 MILES	11	 BATTERSEA POWER STATION PIER MINUTE WALK 0.6 MILES	25	 SLOANE SQUARE CIRCLE AND DISTRICT LINE MINUTE WALK 1.3 MILES
5	 BATTERSEA POWER STATION MINUTE WALK TO NEW NORTHERN LINE EXTENSION*	17	 ST PANCRAS INTERNATIONAL MINUTES BY TRAIN 5.1 MILES	36	 GATWICK AIRPORT MINUTES BY TRAIN FROM CLAPHAM JUNCTION
7	 QUEENSTOWN ROAD MINUTE WALK 0.3 MILES	20	 CENTRAL LONDON MINUTES BY BOAT FROM BATTERSEA POWER STATION PIER	50	 HEATHROW AIRPORT MINUTES BY CAR 16.1 MILES



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

Available to purchase on a 'right to park' basis (3 bedroom premium apartments only)

THE DEVELOPER

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

ARCHITECTS

Squire & Partners

INTERIOR DESIGNERS

Muza Lab

LANDSCAPE DESIGNERS

Gillespies

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

Bowden House
November 2021 - January 2022

Premium Apartments
December 2021 - February 2022

Salisbury House
June 2022 - August 2022

Premium Apartments
July 2022 - September 2022

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

GROUND RENT

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

SERVICE CHARGES

- Estimated £4.95 per square foot per annum

TERMS OF PAYMENT

- Reservation fee is £5,000 per unit 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 6 months (Salisbury House) of exchange of contracts
- 80% balance on completion (Salisbury House)
90% balance on completion (Bowden House)

INTERMEDIATE HOUSING

There are intermediate homes in past and future phases at Prince of Wales Drive.

APARTMENT MIX SALISBURY HOUSE

APARTMENT TYPE	NO.
1 Bed	36
2 Bed 1 Bath	21
2 Bed 2 Bath	43
2 Bed Duplex	2
3 Bed 2 Bath	2
3 Bed 3 Bath Premium	8
TOTAL	112

APARTMENT MIX BOWDEN HOUSE

APARTMENT TYPE	NO.
1 Bed	32
2 Bed 2 Bath	32
3 Bed 2 Bath	20
3 Bed Premium	6
TOTAL	90

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





CONTACT DETAILS:

ST WILLIAM SALES & MARKETING SUITE

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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 6th edition recommendation. Computer generated images of Prince of Wales Drive are indicative only.

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2030
TRANSFORMING TOMORROW



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Group

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