

London's most fashionable neighbourhood

Welcome to Chelsea Creek, one of London's most exclusive neighbourhoods, just moments from the famous King's Road and River Thames.



Education

Chelsea Creek is within easy reach of many of the capital's best-ranked universities and schools.

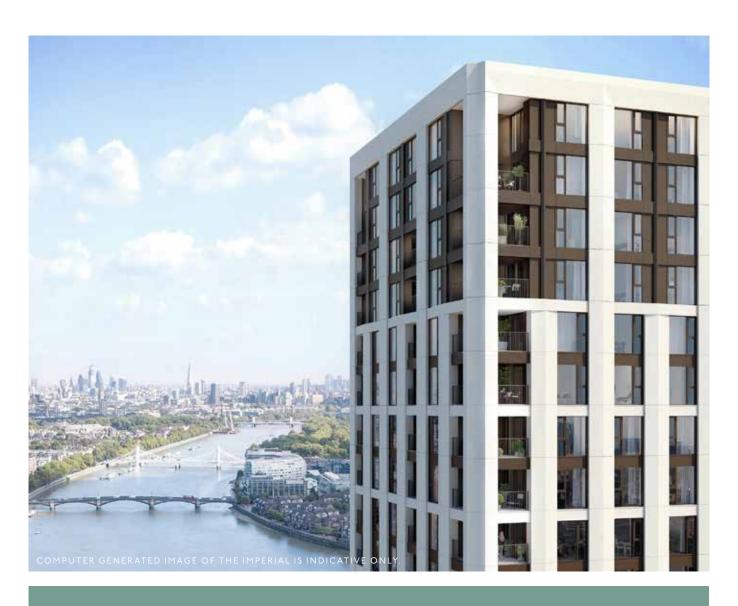
Driving times are approximate, and measured by fastest route source: google.co.uk

SCHOOLS

Thomas's Fulham 6 mins Riverside Nursery 8 mins Kensington Prep School 9 mins Thomas's Battersea 12 mins St Paul's School 20 mins Godolphin & Latymer School 22 mins Eaton Square School 24 mins Westminster Cathedral Choir School 27 mins

UNIVERSITIES

Imperial College London28 minsKing's College London33 minsLondon School of Economics33 minsUniversity College London38 mins



Transportlinks

Two train stations are a short walk away offering direct links to central London.





→ **⇒**Imperial Wharf
04 mins
...



Fulham Broadway
14 mins



TUBE FROM IMPERIAL WHARF OR FULHAM BROADWAY



E Clapham Junction
05 mins

E Kensington Olympia
06 mins

E Shepherds bush
08 mins

E Shepherds bush











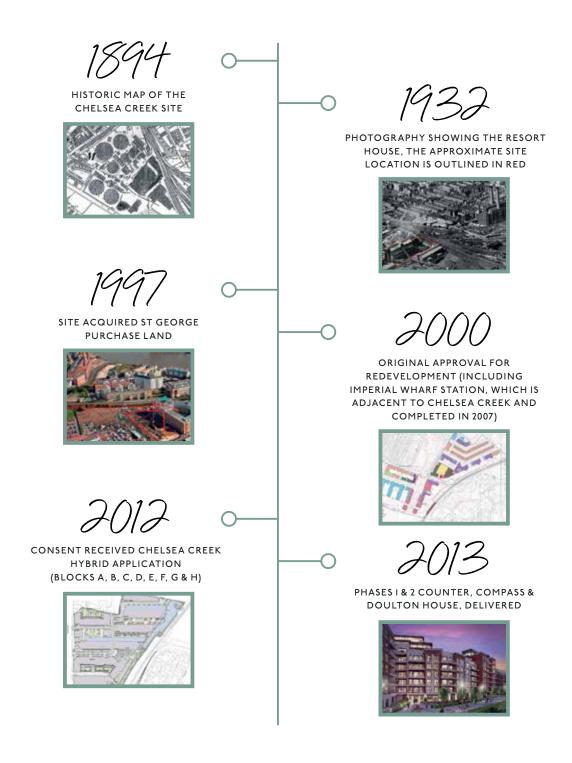






The 7.8-acre brownfield site, which is now Chelsea Creek, was previously occupied by an office building, which has since been demolished. The "lost" tributary of the River Thames, which flowed under the site, has been celebrated by creating a network of canals and waterways within the new scheme.

When the development is complete, the long-term vision is to connect it with a public thoroughfare that will link Chelsea Creek with neighbouring schemes, such as King's Road Park by St William, and provide direct access to the King's Road, which is just minutes away.



2015

PHASES I & 2 COUNTER, COMPASS & DOULTON HOUSE, DELIVERED



2016

PHASE 4 CHELSEA CREEK TOWER & COUNTESS HOUSE, DELIVERED



2017

PHASE 5 LOCKSIDE HOUSE, DELIVERED



2019

BUILDING G & H REVISED PLANNING CONSENT RECEIVED AND CONSTRUCTION ENABLING WORKS TO COMMENCE



2020

PHASE 6 FAIRWATER HOUSE, COMPLETE (Q2)



2020

PHASE 7
SUBSTRUCTURE AND
SUPERSTRUCTURE COMMENCE



2022

PHASE 7 LANDSCAPING COMMENCES
QI AND FIRST COMPLETIONS OF
WESTWOOD HOUSE FROM Q4



2023

CONTINUED COMPLETIONS AT WESTWOOD HOUSE AND FIRST COMPLETIONS IN THE IMPERIAL FROM Q3 2023







EXERCISE ALONG THE RIVER



HARRODS DEPARTMENT STORE



HURLINGHAM CLUB

CHELSEA CREEK IS THE EXCITING
TRANSFORMATION OF A 7.8 ACRE SITE
INTO A DEVELOPMENT COMPRISED OF
1,239 HOMES, BASED AROUND WATERSIDE
LIVING AND SITUATED IN ONE OF LONDON'S
TRENDIEST NEIGHBOURHOODS.

OVER HALF OF CHELSEA CREEK IS DEDICATED
TO CAREFULLY CONSIDERED OPEN GREEN SPACES,
SUCH AS LANDSCAPED GARDENS, LAWNS AND
FLOWERBEDS. WANDER DOWN TREE-LINED
AVENUES, CROSS FOOTBRIDGES AND ENJOY
THE MEANDERING WATERWAYS, UNIQUE TO
CHELSEA CREEK AND FIRST MAN-MADE CANALS IN
LONDON IN OVER 100 YEARS.



OUTDOOR DINING AT POLPO



HIGH END FASHION

Why Chelsea

From world-famous shopping to Michelin-starred dining, to must-see art exhibitions and peaceful havens in the neighbourhood's many gardens and parks, Chelsea is one of London's most fashionable and desired neighbourhoods.



OF HOUSEHOLDS EARN ABOVE £60K 76° %

OF THE LOCAL POPULATION ARE YOUNG PROFESSIONAL

7%

INCREASE IN POPULATION FORECAST BY 2028



I3 WORLD CLASS GREEN SPACES
AND 600+ HECTARES OF OPEN
SPACE ACROSS NEIGHBOURING
BOROUGHS



5-7% POPULATION GROWTH OVER THE NEXT 10 YEARS



2.6 MILES FROM HARRODS



RESTAURANTS & CAFÉS



3,391 RETAIL SHOPS



WESTFIELD LONDON
2.9 MILES AWAY



OUTSTANDING PRIMARY SCHOOLS



OF THE THAMES RIVERSIDE FRONTAGE



CHELSEA FLOWER SHOW
THE MOST FAMOUS FLOWER
& LANDSCAPE GARDENS
SHOW IN THE WORLD



IS GENERATED EACH YEAR
BY VISITORS TO THE RBKC
MUSEUM QUARTER



MINUTES BY CAR TO HEATHROW



2M PASSENGERS USE IMPERIAL WHARF STATION EACH YEAR

2

PROFESSIONAL FOOTBALL CLUBS - CHELSEA AND FULHAM



AVERAGE PROPERTY PRICE GROWTH OVER PAST 5 YEARS



24% EXPECTED AVERAGE PROPERTY PRICE GROWTH OVER THE **NEXT** 5 YEARS















Reasons to buyat Chelsea Creek

"Tenants are increasingly searching for properties with larger indoor and outdoor living and dining spaces. This is not only in response to the renewed love people have for at-home entertaining following Covid-19, but also because of the increase in working from home – a trend that is likely to continue post-pandemic. Chelsea Creek – with its generously-proportioned living spaces, terraces and waterside location – will be appealing from tenants looking for more space. In addition to larger living spaces tenants are also on the lookout for onsite facilities, so with its private gym, spa, private cinema (and much more) Chelsea Creek really is a tenants dream."

Jack Alisiroglu, Partner at Knight Frank - Riverside Lettings



CONTINUED CAPITAL
GROWTH FROM
NEIGHBOURING
DEVELOPMENTS

SW6

CENTRAL LONDON
POSTCODE ATTRACTIVE
TO HIGH
EARNING TENANTS



HIGH RENTAL DEMAND, AND WILLINGNESS TO PAY, FOR WATERSIDE HOMES IN URBAN LOCATIONS



RIVERSIDE LOCATION
OFFERS IMPROVED
AIR QUALITY AND
UNOBSTRUCTED VIEWS

location

Located in one of the world's most exclusive neighbourhoods, close to the shops, bars, restaurants and cultural institutions famous to the King's Road.

- Neighbouring Imperial Wharf, which is known for its I0-acre park, riverside walk and selection of shops, stylish bars and restaurants
- Close to many Royal London parks, sports grounds and leisure facilities including Hyde Park, St James's Park, Chelsea Football Club, Fulham Football Club and The Hurlingham Club
- Walking distance from King's Road and Sloane Square
- Perfectly located for high end shopping in the West End, including Harrods, Selfridges, Liberty's and Harvey Nichols
- Next door to Chelsea Harbour and Chelsea Design Centre
- On-site retail facilities currently include Harris & Hoole coffee shop, weekly food market and multiple interior design showrooms

Connection

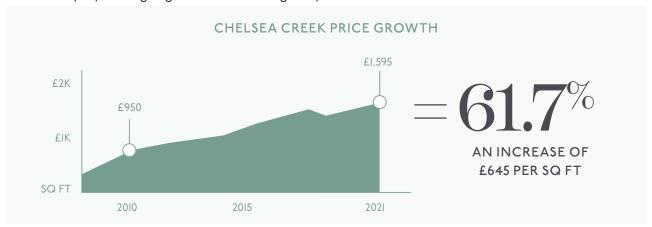
- Three-minute walk to Imperial Wharf station (Zone 2), which provides direct trains to West Brompton for the underground, to Clapham Junction and to Shepherd's Bush for Westfield White City
- I5-minute walk to Fulham Broadway underground station (District Line)
- River taxi from nearby Chelsea Harbour that runs from Putney to Blackfriars, giving access to the City
- Taxi rank outside Imperial Wharf Station

Development

- Manhattan, I, 2, 3 & 4 bedroom homes and penthouses
- Over 50% of new homes will have water views
- Balcony or terrace to all homes
- Technogym fitness centre
- Swimming pool and spa, including sauna, steam room, rain shower and treatment rooms
- 24-hour concierge and security
- Private cinema
- Residents' only business lounge and meeting room
- · Secure underground parking
- Residents' only rooftop lounge
- Residents' only rooftop terrace on Level 3I

Investment Potential

The London Borough of Hammersmith & Fulham has seen a II6% increase in properties going under offer over the past year. Out of all 32 London boroughs, Hammersmith & Fulham saw the second highest increase in properties going under offer during this period.*



The latest Land Registry data shows that average house prices in The London Borough of Hammersmith & Fulham have grown I% between April 2020 - April 2021 to £703,385

5 YEAR UK HOUSE PRICE GROWTH**

CAPITAL GROWTH %	2021	2022	2023	2024	2025	TOTAL
Knight Frank	5%	4%	4%	4%	5%	24%

5 YEAR PRIME CENTRAL LONDON RENTAL GROWTH***

RENTAL YIELD %	2020	2021	2022	2023	2024	5-YEAR
Knight Frank	2%	2%	2%	2%	2%	10%

AVERAGE GROSS RENTAL YIELDS FOR WESTWOOD HOUSE AND THE IMPERIAL***

APARTMENTS	YIELD
Manhattan	4%
l bedroom	4%
2 bedroom	3%
3 bedroom duplex penthouses	4%

ESTIMATED WEEKLY RENTAL VALUES FOR WESTWOOD HOUSE AND THE IMPERIAL***

APARTMENTS	WEEKLY RENTAL
Manhattan	£550 – £575
l bedroom	£600 – £750
2 bedroom	£750 - £975
3 bedroom	£1900 – £ 2,600
Penthouses	£3,500

Cash Flow Forcast ****

I BEDROOM (TYPICAL PRICE £889,000)	2021	2022	2023	2024	TOTAL
Deposit	£88,900	£88,900	£44,450	-	£222,250
75% Completion	-	-	-	£666,750	£666,750
Purchase Price					£889,000
Growth Forecast	3%	6%	5%	4%	-
Capital Appreciation	£26,670	£54,940	£48,531	£40,766	£170,906
Equity	£115,570	£143,840	£92,981	£707,516	-

A modern residence

With high quality designed homes and hotel-style wellness amenities and concierge services onsite, every detail at Chelsea Creek has been carefully considered to cater to your every lifestyle need.

















Ley Information

GROUND RENTS

Manhattan	£350.00 pa
l bedroom	£450.00 pa
2 bedroom	£600.00 pa
3 bedroom	£750.00 pa
Duplex Penthouse	£750.00 pa

SERVICE CHARGE (PER SQ FT)

THE IMPERIAL	£5.80
WESTWOOD HOUSE GI	£5.91
WESTWOOD HOUSE G2 + G3	£6.29

PARKING

Parking available on selected homes at the point of reservation for $\pounds60,000$

COMPLETION

Westwood House: Q4 2022 The Imperial: Q3 2023

TENURE

999 year lease from 2010

BUILDING INSURANCE

10-year warranty

COUNCIL TAX

Average (2 occupants) pe 2020/21:	er annum in
Band A	£749.66 pa
Band B	£874.61 pa
Band C	£999.54 pa
Band D	£1,124.49 pa
Band E	£1,374.37 pa
Band F	£1,624.27 pa
Band G	£1,874.15 pa
Band H	£2,165.06 pa



The qualities that make St George different mean that you can choose a new home from us with complete confidence. When you buy a home from St George you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that 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. Your designated customer care manager 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 ten year warranty, the first two years of which are covered by St George.

GREEN LIVING AND SUSTAINABILITY IS AT THE TOP OF OUR AGENDA

As a company, we 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 George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the IO year warranty all new homes receive, St George operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN ENVIABLE 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 in the locations you want to live.

A COMMITTMENT TO CREATING SUSTAINABLE COMMUNITIES

St George 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 our commitment to excellence in design, sensitive sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but 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.







chelseacreek.co.uk

FREDDIE HILLS PARTNER, DEPARTMENT HEAD

Freddie currently heads up the Customer Care team, delivering bespoke post-investment advice to investors of London new build property. In addition to this, Freddie works closely with Knight Frank's developer clients to ensure buyers are looked after throughout the buying process.

LUCIE SANTANDER ASSOCIATE, ACCOUNT MANAGER

Lucie specialises in assisting investors from exchange to completion and beyond. Lucie strives to grow long-term relationships with clients, tailoring her support to their specific needs and offering the highest standard of support throughout her client's investment purchases.



Please call one of the Knight Frank team for rental estimates, market updates and any further assistance:

customer.care@knightfrank.com

020 3869 4774

Disclaimer: ***Anticipated service charge" is an estimate only and subject to charge. The estimate is dated July 2020 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of charge that can affect the service charge, include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack. 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 after 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 after these details are intended to give a general indication 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. Photography and computer generated images depict Chelsea Creek and are indicative only. Timings are approximate. Source: www.tfl.gov.uk. Map is not to scale and showled approximate locations only. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 2018/02929/FUL. Borough/council issuing permission: London Borough of Hammersmith and Fulham. Accouring interest: 999 year leasehold interest from June 2010.