

WESTWOOD HOUSE

CHELSEA



A MODERN *RESIDENCE*

Chelsea Creek is the exciting transformation of a 7.8 acre brownfield site into a new development based around waterside living. Over half of Chelsea Creek is dedicated to carefully considered open spaces, such as landscaped gardens, lawns and flowerbeds. Wander down tree-lined avenues, cross footbridges and enjoy the meandering waterways unique to Chelsea Creek.

Westwood House offers a collection of Manhattan, 1, 2 and 3 bedroom apartments in one of the capital's sought-after locations, just moments from the King's Road and River Thames.



THE DEVELOPMENT

- Located in one of London's exclusive locations, close to the shops, bars and restaurants of the popular King's Road
- A collection of 1, 2 and 3-bedroom luxury apartments in a beautiful waterside setting
- Each apartment features a balcony and floor-to-ceiling windows, ensuring impressive vistas and an abundance of natural light
- Set within a landscaped park, featuring waterways and a dockside plaza
- Highly specified interiors, including custom-designed shaker-style kitchens and bespoke bathrooms with porcelain floor and wall tiles
- Situated in Zone 2 with Imperial Wharf station (Overground) only a stone's throw away and Sloane Square just eight minutes by taxi
- Over 16,000 sq ft of commercial space to provide residents with useful amenities
- Conveniently located for shopping in the West End, including Harrods, Selfridges and Harvey Nichols

FACILITIES

- Exclusive access to The Spa with swimming pool, sauna, steam room, treatment room and gym
- Stylishly designed entrance lobby and corridors
- 24-hour concierge
- Access to the residents' lounge, private cinema and roof terrace, located in the King's Tower

EXPLORE THE **CAPITAL**

Whether you travel by foot or by taxi, you needn't go far to find the very best that London has to offer. From world-famous shopping to Michelin-starred dining, coveted art exhibitions to peaceful havens in the neighbourhood's many gardens and parks, the area is yours to explore.

TRANSPORT LINKS

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


WALK
FROM WESTWOOD
HOUSE


Imperial Wharf
04 mins
:

Fulham Broadway
14 mins


TUBE
FROM WESTWOOD
HOUSE OR FULHAM
BROADWAY

West Brompton
03 mins
:
Clapham Junction
05 mins
:
Kensington Olympia
06 mins
:
Shepherd's Bush
08 mins
:

Victoria
21 mins
:
High Street Kensington
23 mins
:
Bond Street
24 mins
:
Oxford Circus
25 mins


DRIVE
FROM WESTWOOD
HOUSE BY ROAD

Sloane Square
10 mins
:
Knightsbridge
12 mins
:
Westfield
14 mins
:
Hyde Park
16 mins
:
Park Lane
16 mins
:
Oxford Street
20 mins
:
King's Cross
30 mins


AIRPORTS
FROM WESTWOOD
HOUSE BY ROAD

London Heathrow
35 mins
:
London Gatwick
45 mins
:
London City Airport
1hr
:
London Luton
1hr 15 mins
:
London Stansted
1hr 30 mins



Journey time are approximate only and measured by fastest route source: tfl.gov.uk fastest route



EDUCATION

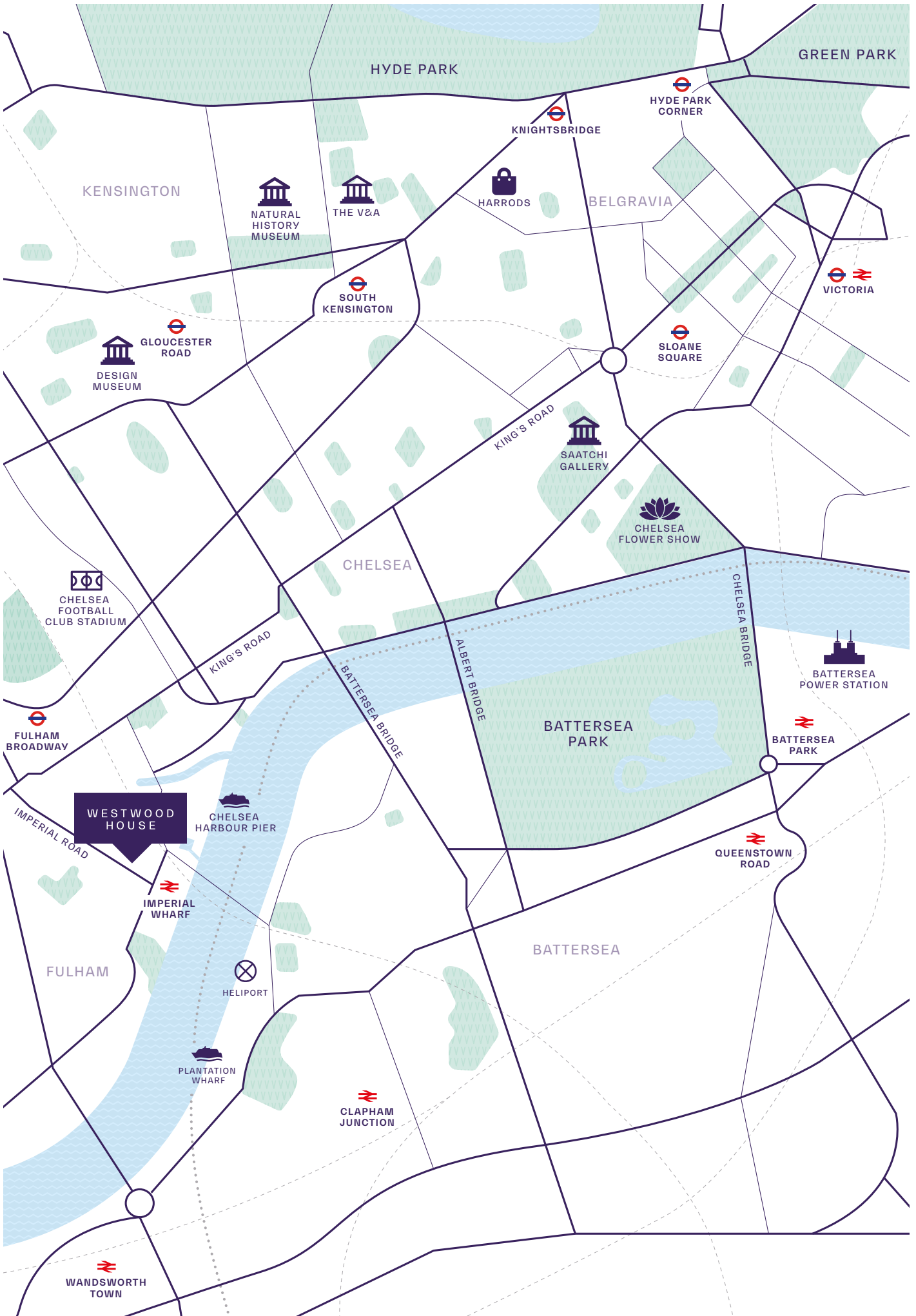
Chelsea Creek is within easy reach of many of the capital's distinguished universities and schools.

SCHOOLS

Thomas's Battersea
Eaton Square School
Godolphin and Latymer School
St Paul's School

UNIVERSITIES

Imperial College London
University College London
King's College London
London School of Economics



Map is not to scale and is indicative only.

APARTMENT MIX

APARTMENTS	QUANTITY	AVERAGE SQ. M.	AVERAGE SQ. FT.
Manhattan	7	44	474
1 bedroom	33	55.7	599
2 bedroom	66	79.8	859
3 bedroom Duplex Penthouse	6	161.2	1,735



RESIDENTS' ENTRANCE FOYER IN THE KING'S TOWER. COMPUTER GENERATED IMAGE INDICATIVE ONLY.



INTERIOR PHOTOGRAPHY IS OF THE KITCHEN AND IS INDICATIVE ONLY



RESIDENTS' CINEMA. COMPUTER GENERATED IMAGE INDICATIVE ONLY



RESIDENTS' GYM

KEY FACTS

THE DEVELOPER

St George City, committed to delivering very high standards of design and quality whilst maintaining low environmental impact and exceptional customer experience

LOCATION

Chelsea Creek, adjacent to Imperial Wharf and Chelsea Harbour, London SW6

LOCAL AUTHORITY

London Borough of Hammersmith & Fulham

TENURE

999 year lease from 2010

ARCHITECTS

Michael Squire & Partners

LANDSCAPE ARCHITECTS

Fabrik

BUILDING INSURANCE

10-year warranty

COMPLETION

From Q2 2023

ESTIMATED SERVICE CHARGE**

G1 - £8.10, G2 - £ 8.17, G3 - £7.68 per sq ft



INTERIOR PHOTOGRAPHY IS OF THE BATHROOM AND IS INDICATIVE ONLY

** Estimated service charge" is an estimate only and subject to change. The estimate is dated 02/24 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change 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 control of St George. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack.



INTERIOR PHOTOGRAPHY IS OF THE LIVING AND DINING AND IS INDICATIVE ONLY

RESERVATION TERMS

1. £5,000 reservation fee is payable on all properties.
2. 20% of purchase price, less reservation fee already paid, payable on exchange of contracts in 21 days.
3. Balance of 80% payable on completion.

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

COUNCIL TAX

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Average (2 occupants) per annum in 2023/24

Band A	£870.66 pa
Band B	£1,015.77 pa
Band C	£1,160.88 pa
Band D	£1,306.00 pa
Band E	£1,596.21 pa
Band F	£1,886.43 pa
Band G	£2,176.66 pa
Band H	£2,612.00 pa

Source: www.lbhf.gov.uk. Prices correct at time of going to press.

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

1. Photo identification – passport/driving licence or official identification card; and;
2. A current utility bill or bank statement showing name and home address, no older than 6 months.

Please be advised that if originals are not certified by the Sales Office, St George Plc must be provided with certified copies of the above documents.

IF THE PURCHASE IS BEING TAKEN IN A COMPANY NAME, THEN THE FOLLOWING MUST BE PROVIDED:

1. A copy of the certificate of incorporation and memorandum of articles & association.
2. Evidence of the company's registered address.
3. A list of Directors.
4. List of Shareholders.
5. Individual photo identification and address identification for Directors and Shareholders.

VENDOR'S SOLICITORS

Gateley Plc
3000 Cathedral Square
Cathedral Hill
Guildford
Surrey
GU2 7YL

CHELSEA CREEK SHOW APARTMENTS & MARKETING SUITE

Ground Floor, King's Tower, 2 Bridgewater Avenue, London SW6 2FZ | +44 (0)20 7610 9693 | www.chelseacreek.co.uk



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. Photography and computer generated images depict Chelsea Creek and are indicative only. Timings are approximate. Source: www.lfl.gov.uk. Map is not to scale and shows 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. Acquiring interest: 999 year leasehold interest from June 2010. Date of Issue: 14/12/23