

FULHAM REACH

LONDON W6



Welcome to waterside living

Welcome to Fulham Reach, a thriving riverside community on the banks of the River Thames. This award-winning development features elegant architecture, accentuating the rich heritage of the site alongside beautiful modern homes designed for the future.

With riverside walks, wide open spaces and high-quality homes, Fulham Reach is an exciting riverside destination.

Holland Court and Holland House are the latest stage of this successful development, offering an exciting opportunity to live in a brand new home within Fulham Reach. In each apartment you will find every detail has been meticulously designed with high specifications, quality craftsmanship and thoughtful touches throughout.



Computer generated image depicts Fulham Reach and is indicative only.

The development

- Located on the fashionable North bank of the River Thames, providing views towards Harrods Furniture Depository and Hammersmith Bridge
- High specification interiors, including custom designed fitted kitchens, opulent bathrooms and enviable living spaces, offering stunning views over landscaped gardens and towards the River Thames
- The Tamesis Club is the private residents' club featuring swimming pool, sauna, steam room, treatment room, wine cellar, snooker room, screening room, virtual golf and Wi-Fi enabled residents' lounge
- Landscaped parkland, river promenade and private courtyards
- Balconies or terraces to all apartments
- 24 hour concierge monitored by CCTV
- Car parking*
- Shops, bars and restaurants including Tesco Express, The Blue Boat Bar and Restaurant and Brasserie Blanc
- Car club

APARTMENTS

TYPE	NUMBER	AVERAGE SQ FT
1 bedroom apartment	25	569
2 bedroom apartment/3 pers	6	690
2 bedroom apartment/4 pers	73	886
3 bedroom apartment	13	1032

*Available at additional cost through separate negotiation

THE DEVELOPER

St George PLC

LOCATION

Fulham Reach, Distillery Wharf,
Parr's Way, Fulham, London, W6 9GD

LOCAL AUTHORITY

London Borough of Hammersmith and Fulham

TENURE

999 year lease from 2011

ARCHITECTS

John Thompson and Partners
Landscape architects
Broadway Malyan
Building insurance
10-year warranty
2-year St George warranty

COMPLETION

Holland House: from January 2023
Holland Court: from April 2023

SERVICE CHARGE**

Holland House - £5.55 psf per annum
Holland Court - £6.65 psf per annum



Composition of materials and finishes is indicative and not to scale. Colour and finishes will vary.



Central London in minutes

Located in the London Borough of Hammersmith and Fulham, Fulham Reach is just 3 miles west of Central London. Many of London's exciting destinations are just moments away giving residents easy access to all that London has to offer as well as a serene waterside home to come back to.

Education

The schools and universities in London are world-renowned, consistently ranking in global achievement charts. Fulham Reach benefits from being less than 20 minutes away from many of these institutions and is only 8 minutes from the current top ranked independent school in the UK, 'St Paul's Girls School'.

SCHOOLS

St Pauls School	14 mins drive
Thomas's Battersea	20 mins drive
St Pauls Girls School	10 mins drive
Godolphin & Latymer	8 mins drive

UNIVERSITIES

Imperial College London	3.1 miles
University of Westminster	5.6 miles
King's College London	5.9 miles
London School of Economics and Political Science	6.3 miles

Timings are approximate, correct at time of print and do not include walking/transfer times. Source: www.googlemaps.co.uk

Transport links

Hammersmith Underground Station is conveniently located just five minutes' walk from Fulham Reach, offering four London underground lines to connect you to every corner of the city.

4

UNDERGROUND LINES connecting to Hammersmith Station

5

MINUTES by foot to Hammersmith underground station

11

MINUTES by tube to Knightsbridge for Harrods

30

MINUTES by tube to Heathrow Airport



TUBE
By London underground, national rail or car



AIR
By London underground, national rail or car

EARLS COURT
5 mins

SOUTH KENSINGTON
8 mins

KNIGHTSBRIDGE
11 mins

PADDINGTON ≈
13 mins

VICTORIA + GREEN PARK ≈
14 mins

COVENT GARDEN
19 mins

KINGS CROSS INTERNATIONAL ≈
21 mins

LONDON BRIDGE
29 mins

LONDON HEATHROW
30 mins

LONDON GATWICK
45 mins

LONDON CITY AIRPORT
50 mins



RESERVATION TERMS

- £5,000 reservation fee for properties under £1,000,000
- £10,000 reservation fee for properties over £1,000,000
- Exchange on 10% in 21 days - minus reservation fee
- A further 10% 6 months after exchange
- 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

COUNCIL TAX BAND	COUNCIL TAX CHARGE FOR 2022/2023
A	£818.37
B	£954.76
C	£1,091.16
D	£1,227.55
E	£1,500.34
F	£1,773.13
G	£2,045.92
H	£2,455.10

Source: <https://www.lbhf.gov.uk>



Computer generated image, indicative only



Photograph of Fulham Reach overlooking the River Thames

FULHAM REACH RIVERSIDE MARKETING SUITE

DISTILLERY WHARF, PARR'S WAY, W6 9GD
+44 (0)20 7870 9500 | www.fulhamreach.co.uk

OUR VISION
2030
TRANSFORMING TOMORROW

B Berkeley
Group
Proud to be a member of the
Berkeley Group of companies



CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

 **St George**
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Holland House and Holland Court are marketing names and will not necessarily form part of the approved postal addresses. Applicants are advised to contact St George to ascertain the availability of any particular property. R313/05CA/02/22.

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: 2011/00407/COMB. Borough/council issuing permission: London Borough of Hammersmith and Fulham. Acquiring interest: 999 year leasehold interest from January 2011. * The ground rent premium is as per the ground rent schedule in the legal pack and will increase in accordance with RPI every 21 years. ** "Anticipated service charge" is an estimate only and subject to change. 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 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.