

FULHAM REACH

LONDON W6

where *life unfolds*

THE MANHATTAN COLLECTION

PALMER HOUSE

Berkeley

Designed for life

riverside *living awaits*

Discover the final collection of beautifully designed Manhattan apartments at Palmer House, where contemporary interiors, exclusive residents' amenities, and a prime riverside setting come together to create an exceptional place to call home.

Computer generated image is for illustrative purposes only













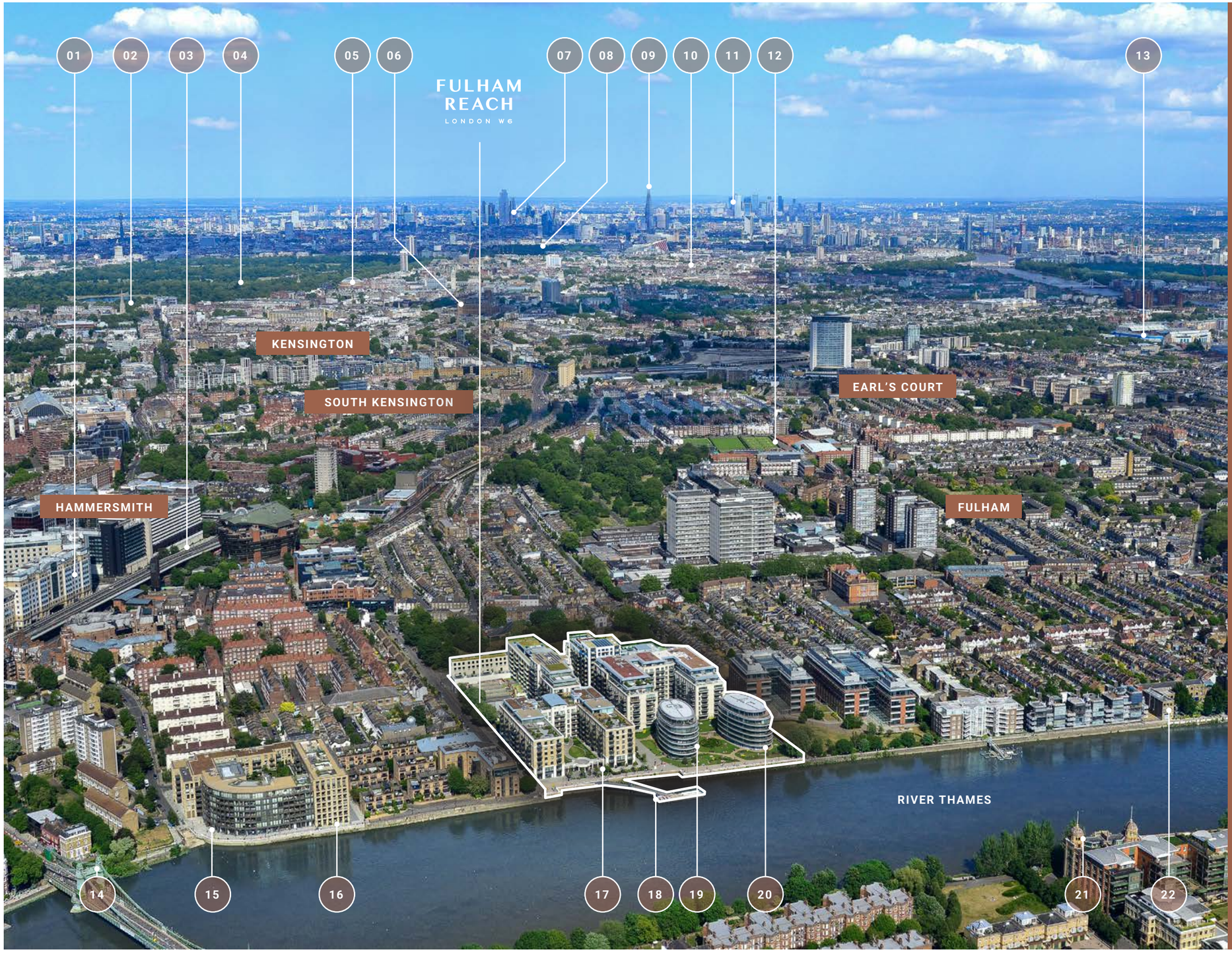






where *everything just flows*

Discover life at Fulham Reach, where the tranquillity of the Thames meets the energy of London. With excellent connections, a vibrant community and an array of amenities close at hand, Fulham Reach offers the perfect balance of city living and a relaxed waterside setting.



connected *London lifestyle*

01 Hammersmith Underground Station
02 Kensington Palace
03 Hammersmith Flyover
04 Hyde Park
05 Royal Albert Hall
06 Harrods
07 The City
08 Buckingham Palace
09 The Shard
10 Sloane Square
11 Canary Wharf
12 Queen's Club
13 Chelsea FC
14 Hammersmith Bridge
15 Riverside Studios
16 Sam's Riverside Restaurant
17 The Blue Boat
18 Fulham Landing
19 The Reach Brasserie
20 Caddi Club
21 Former Harrods Furniture Depository Building
22 The River Café

Computer generated image of Fulham Reach is indicative only

within *easy reach*

YOUR GATEWAY TO LONDON'S ENDLESS POSSIBILITIES

Enjoy the tranquillity of Fulham Reach while remaining effortlessly connected to the vibrant heart of London. Hammersmith Underground Station (Zone 2), located a short stroll from Fulham Reach, provides easy access to four London Underground lines, ensuring you're always within an easy reach of the city's endless possibilities.

Hammersmith Underground Station
is just a 4-minute walk from Fulham Reach

PICCADILLY LINE*

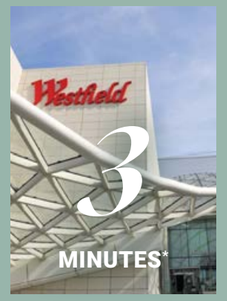
Heathrow Airport	Hammersmith	Knightsbridge	Green Park	Piccadilly Circus	Leicester Square	Covent Garden	King's Cross St. Pancras (Eurostar)	eurostar Paris
32 minutes		10 minutes	15 minutes	16 minutes	17 minutes	18 minutes	24 minutes	2 hours 16 minutes

DISTRICT LINE*

Kew Gardens	Hammersmith	Earl's Court	High Street Kensington	South Kensington	Sloane Square	Notting Hill	Westminster	Embankment
11 minutes		4 minutes	8 minutes	9 minutes	11 minutes	11 minutes	16 minutes	18 minutes

CIRCLE AND HAMMERSMITH & CITY LINE*

Hammersmith	Shepherd's Bush Market	Paddington	Edgware Road	Baker Street	King's Cross St. Pancras (Eurostar)	Farringdon	Barbican	Liverpool Street
	3 minutes	13 minutes	16 minutes	18 minutes	23 minutes	27 minutes	28 minutes	32 minutes



FOR

WESTFIELD SHOPPING CENTRE

USE THE

CIRCLE OR HAMMERSMITH & CITY LINE

TO

Shepherd's Bush Market



FOR

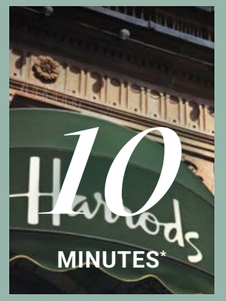
THE LONDON MUSEUMS

USE THE

DISTRICT LINE

TO

South Kensington



FOR

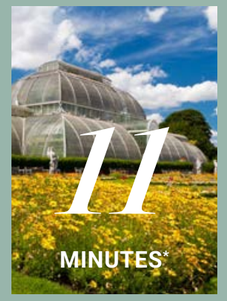
HARRODS

USE THE

PICCADILLY LINE

TO

Knightsbridge



FOR

ROYAL BOTANIC GARDENS, KEW

USE THE

DISTRICT LINE

TO

Kew Gardens



FOR

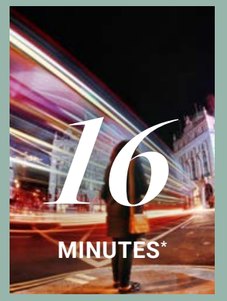
DESIGNER SHOPPING ON BOND STREET

USE THE

LINE

TO

Green Park



FOR

THE WEST END

USE THE

PICCADILLY LINE

TO

Piccadilly Circus



FOR

EUROSTAR

USE THE

PICCADILLY LINE

TO

King's Cross St. Pancras



FOR

CITY OF LONDON

USE THE

CIRCLE OR HAMMERSMITH & CITY LINE

TO

Liverpool Street

*Source: tfl.gov.uk, travel times shown above are from Hammersmith Underground Station and are indicative only

steeped *in academic excellence*

Within a short distance of Fulham Reach, you'll find some of the nation's finest educational institutions, including renowned universities and schools. The local area boasts schools consistently ranked at the top of national league tables, while a variety of world-class universities are easily accessible by car, bike, or public transport. From LSE to King's College, the local universities are renowned globally for their academic excellence.





PREP & PRIMARY SCHOOLS

1. Fulham Prep School
2. Harrodian School
3. Kensington Prep School
4. The London Oratory School
5. Thomas's Fulham
6. Riverside Nursery
7. Thomas's Battersea
8. L'École de Battersea
9. Newton Preparatory School
10. Eaton Square School
11. Westminster Cathedral Choir School

SECONDARY SCHOOLS

1. St Paul's School
2. St Paul's Girls' School
3. Godolphin & Latymer School
4. Harrodian School
5. Lady Margaret School
6. The London Oratory School
7. Emanuel School
8. Harris Westminster

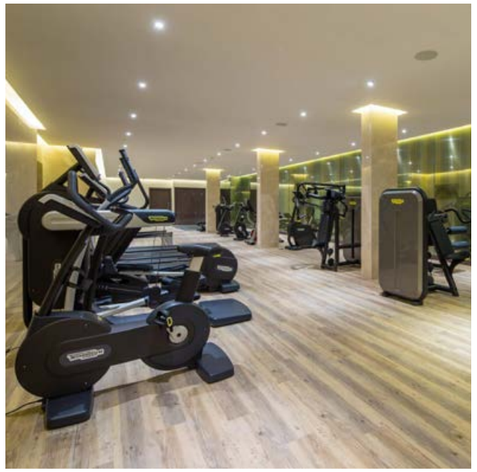
UNIVERSITIES

1. Imperial College London
2. University of West London
3. University College London
4. King's College London
5. London School of Economics and Political Science

Map not to scale and shows approximate locations only



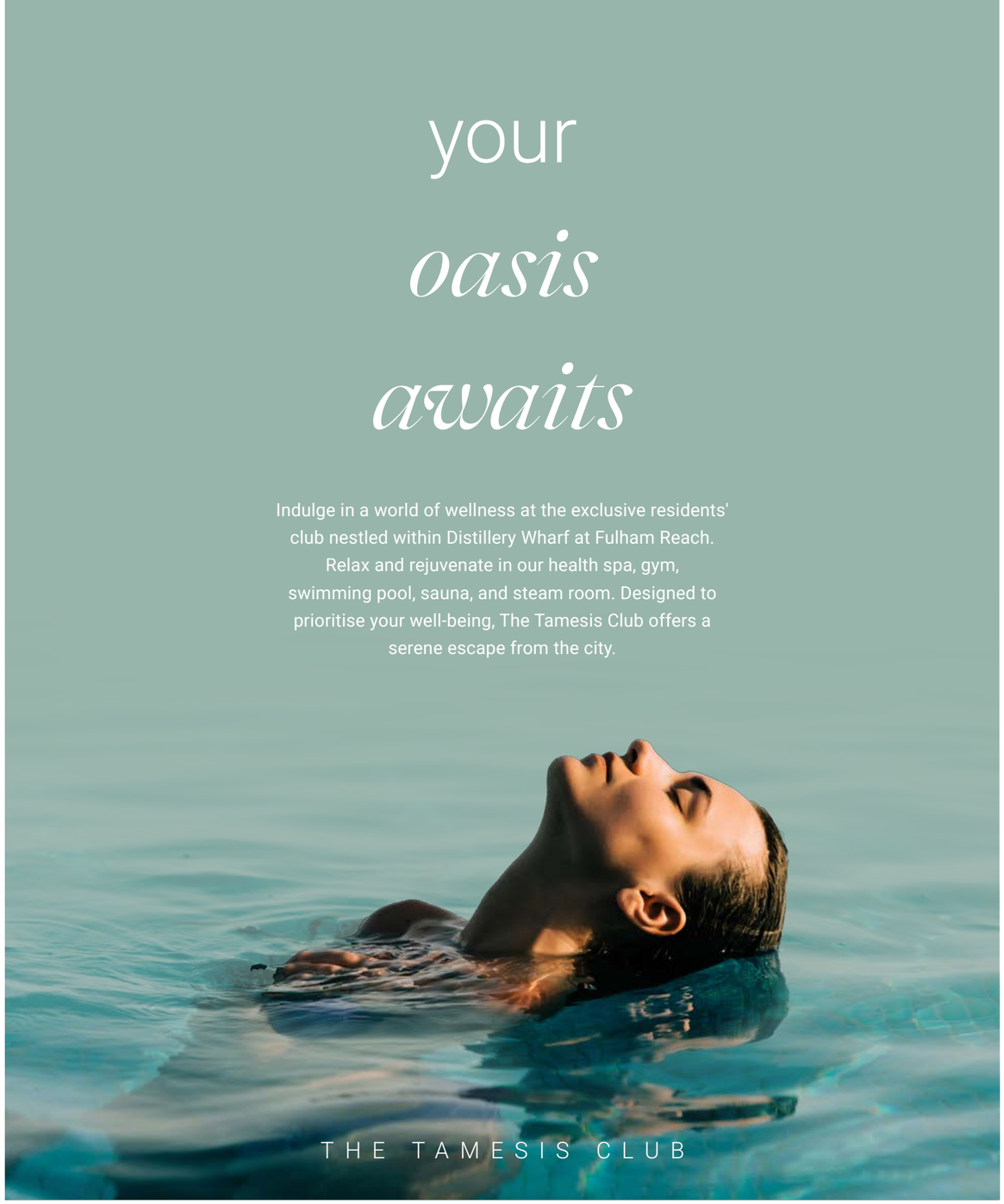


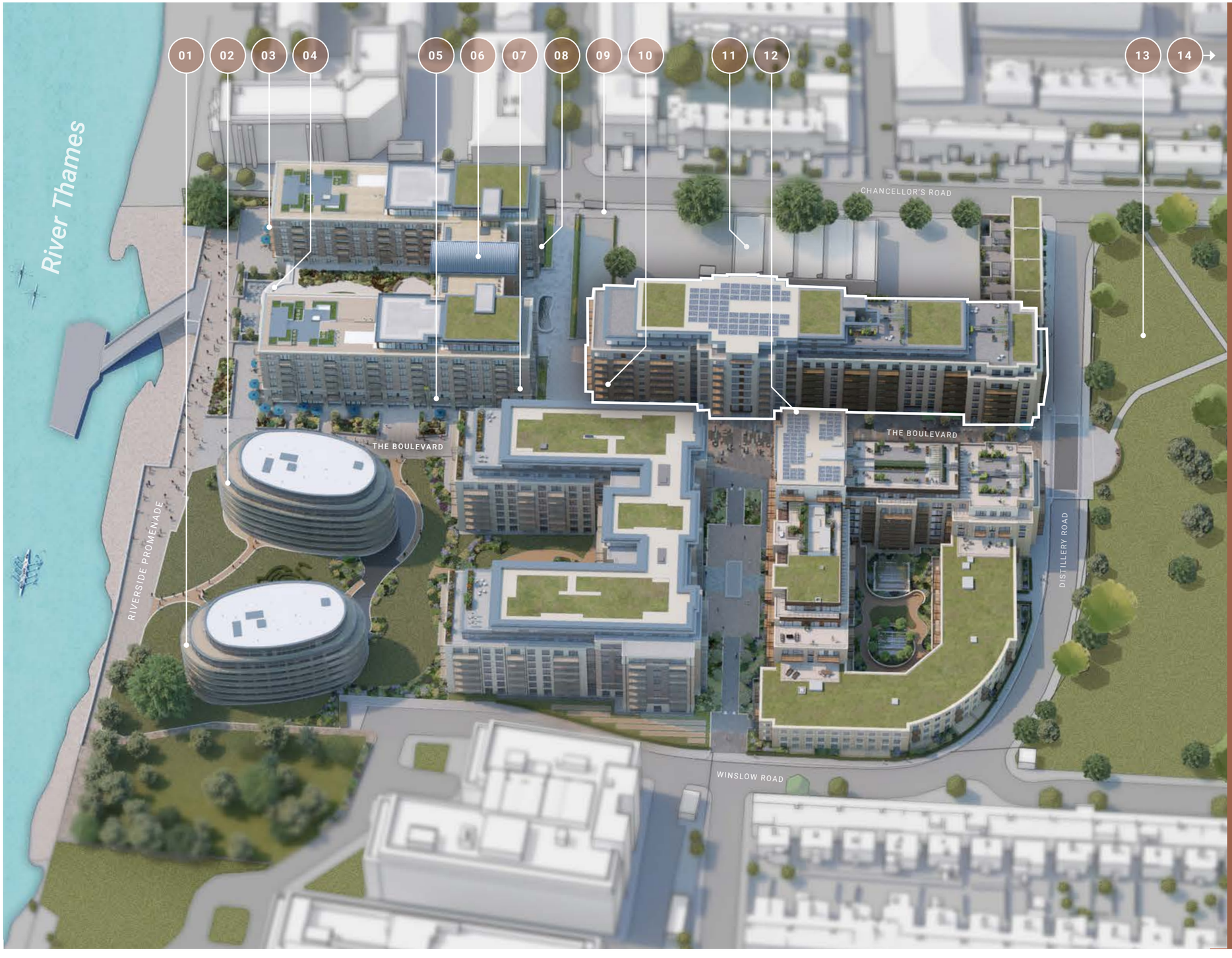




your *oasis awaits*

Indulge in a world of wellness at the exclusive residents' club nestled within Distillery Wharf at Fulham Reach. Relax and rejuvenate in our health spa, gym, swimming pool, sauna, and steam room. Designed to prioritise your well-being, The Tamesis Club offers a serene escape from the city.





exclusive *riverside living*

01 Caddi Club
02 The Reach Brasserie
03 Fulham Reach Boat Club
04 The Blue Boat Riverside Bar and Restaurant
05 Bread Lab Artisan Bakery
06 The Tamesis Club
07 Charlotte's Cloud
08 Concierge
09 Car Park Entrance
10 Tesco Express
11 Thames Tideway
12 State of Mind Fitness
13 Frank Banfield Park
14 Hammersmith Underground Station

The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



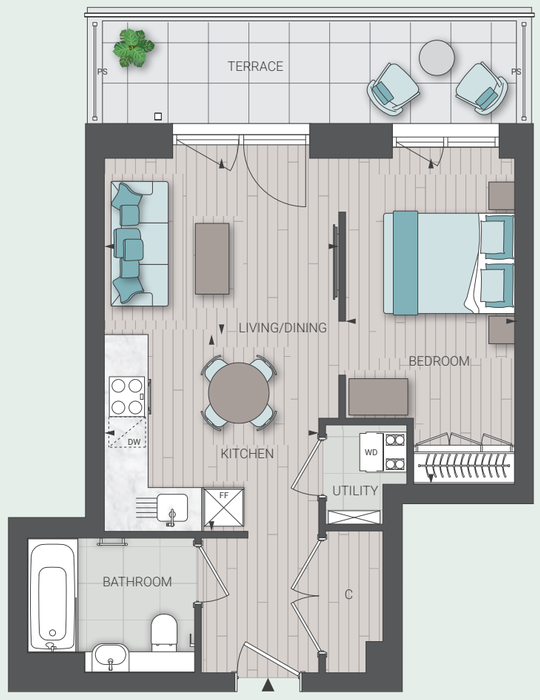

CHANEL
LifeStyled

Manhattan

TOTAL INTERNAL AREA	44 SQM	473 SQFT
Terrace Area	9 sqm	101 sqft
Bedroom	4.84m x 2.54m	15' 11" x 8' 4"
Kitchen	2.92m x 3.19m	9' 7" x 10' 6"
Living/Dining	2.62m x 3.48m	8' 7" x 11' 5"

APARTMENT: 656

FLOOR: GROUND



Views towards Chancellor's Road



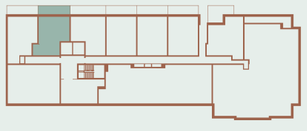
KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving
PS Privacy Screen

NORTH-WEST ELEVATION



GROUND FLOOR

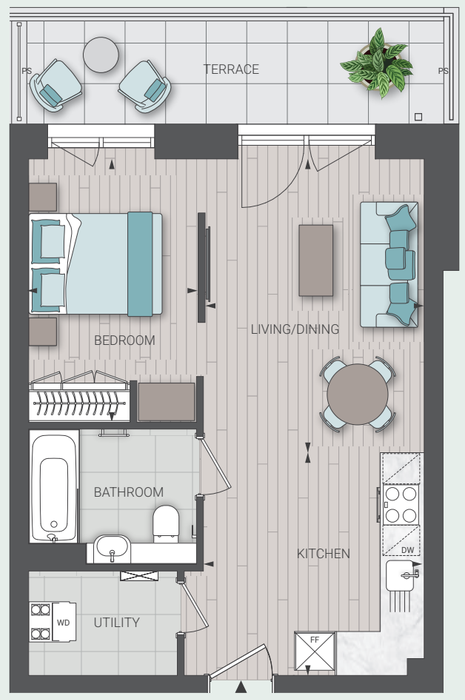


Manhattan

TOTAL INTERNAL AREA	45 SQM	488 SQFT
Terrace Area	9 sqm	101 sqft
Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.27m	10' 10" x 10' 9"
Living/Dining	4.34m x 3.24m	14' 3" x 10' 8"

APARTMENT: 660

FLOOR: GROUND



Views towards Chancellor's Road



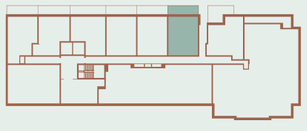
KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving
PS Privacy Screen

NORTH-WEST ELEVATION



GROUND FLOOR



Manhattan

TOTAL INTERNAL AREA	44 SQM	478 SQFT
Balcony	5 sqm	56 sqft
Bedroom	3.86m x 2.51m	12' 8" x 8' 3"
Kitchen	2.34m x 4.20m	7' 9" x 13' 10"
Living/Dining	2.50m x 4.20m	8' 3" x 13' 10"

APARTMENT: 662

FLOOR: FIRST

Views towards Chancellor's Road



SUNSET / SUNRISE

KEY

- ◂▸ Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- DW Slimline Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- S Shelving

NORTH-WEST ELEVATION



FIRST FLOOR



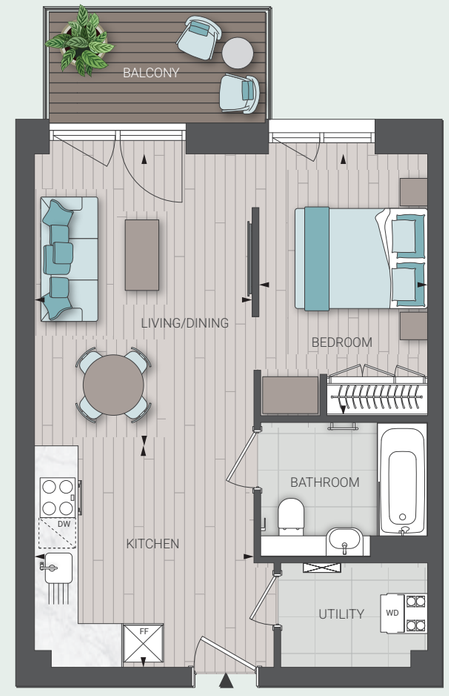
Manhattan

TOTAL INTERNAL AREA	45 SQM	488 SQFT
Balcony	5 sqm	56 sqft
Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.24m	10' 10" x 10' 8"
Living/Dining	4.35m x 3.27m	14' 3" x 10' 9"

APARTMENT: 664

FLOOR: FIRST

Views towards Chancellor's Road



SUNSET / SUNRISE

KEY

- ◂▸ Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- DW Slimline Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- S Shelving

NORTH-WEST ELEVATION



FIRST FLOOR



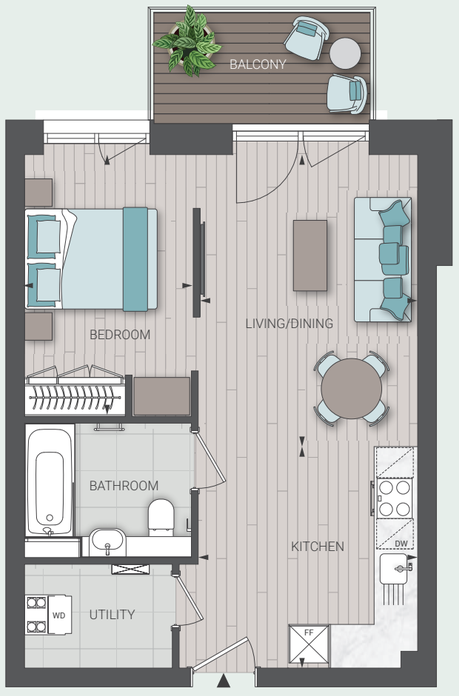
Manhattan

TOTAL INTERNAL AREA	45 SQM	488 SQFT
Balcony	5 sqm	56 sqft
Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.27m	10' 10" x 10' 9"
Living/Dining	4.34m x 3.24m	14' 3" x 10' 8"

APARTMENT: 665

FLOOR: FIRST

Views towards Chancellor's Road



SUNSET SUNRISE MIDDAY

KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



FIRST FLOOR



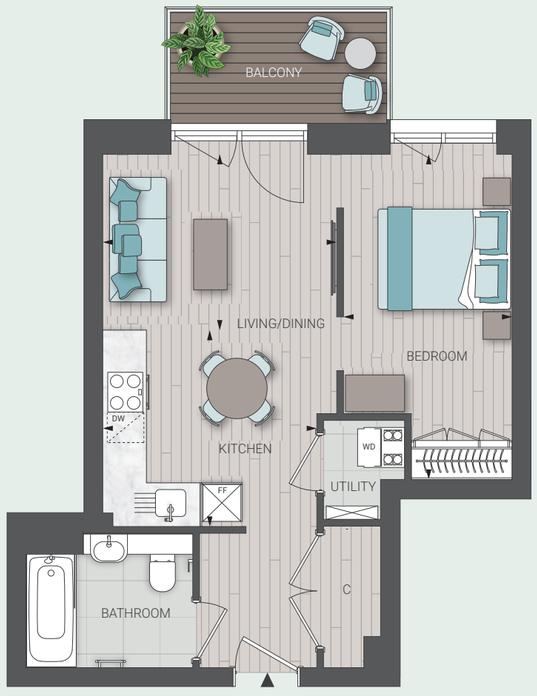
Manhattan

TOTAL INTERNAL AREA	44 SQM	473 SQFT
Balcony	5 sqm	56 sqft
Bedroom	4.84m x 2.54m	15' 11" x 8' 4"
Kitchen	2.92m x 3.19m	9' 7" x 10' 6"
Living/Dining	2.62m x 3.48m	8' 7" x 11' 5"

APARTMENT: 674

FLOOR: FIRST

Views towards Chancellor's Road



SUNSET SUNRISE MIDDAY

KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



FIRST FLOOR



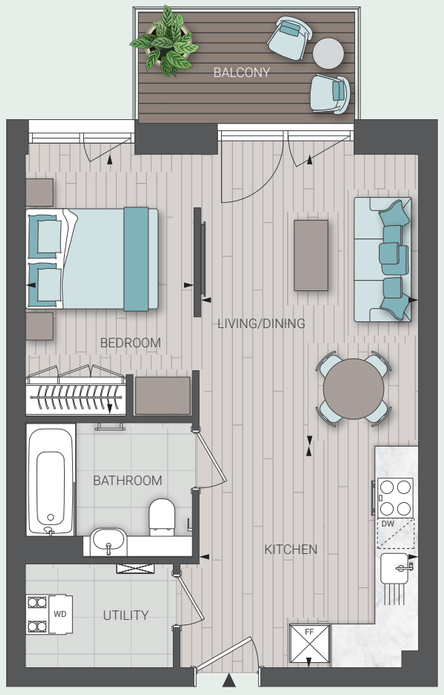
Manhattan

TOTAL INTERNAL AREA	45 SQM	488 SQFT
Balcony	5 sqm	56 sqft
Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.27m	10' 10" x 10' 9"
Living/Dining	4.34m x 3.24m	14' 3" x 10' 8"

APARTMENT: 676

FLOOR: SECOND

Views towards Chancellor's Road





KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



SECOND FLOOR



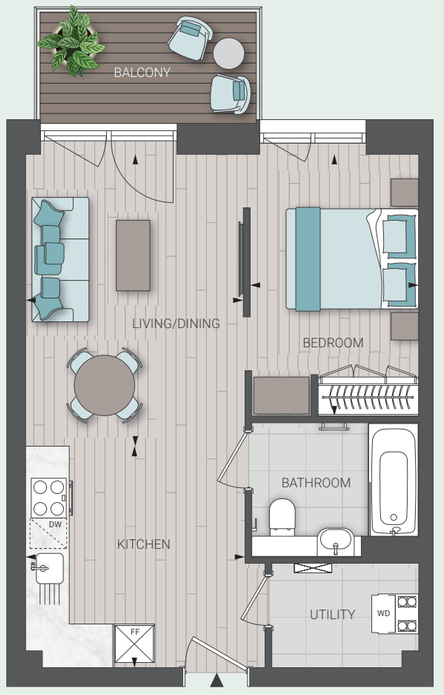
Manhattan

TOTAL INTERNAL AREA	45 SQM	488 SQFT
Balcony	5 sqm	56 sqft
Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.24m	10' 10" x 10' 8"
Living/Dining	4.35m x 3.27m	14' 3" x 10' 9"

APARTMENT: 677

FLOOR: SECOND

Views towards Chancellor's Road





KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



SECOND FLOOR



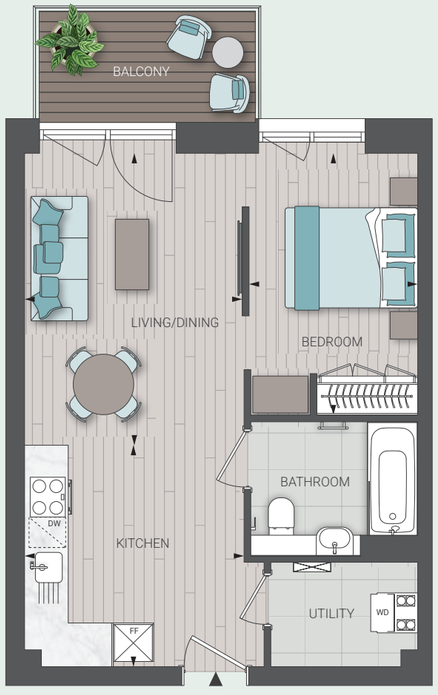
Manhattan

TOTAL INTERNAL AREA	45 SQM	488 SQFT
Balcony	5 sqm	56 sqft
Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.24m	10' 10" x 10' 8"
Living/Dining	4.35m x 3.27m	14' 3" x 10' 9"

APARTMENT: 691

FLOOR: THIRD

Views towards Chancellor's Road



SUNSET MIDDAY SUNRISE

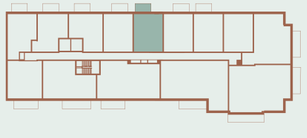
KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



THIRD FLOOR



Manhattan

TOTAL INTERNAL AREA	44 SQM	478 SQFT
Balcony	5 sqm	56 sqft
Bedroom	3.86m x 2.51m	12' 8" x 8' 3"
Kitchen	2.34m x 4.20m	7' 9" x 13' 10"
Living/Dining	2.50m x 4.20m	8' 3" x 13' 10"

APARTMENT: 703

FLOOR: FOURTH

Views towards Chancellor's Road



SUNSET MIDDAY SUNRISE

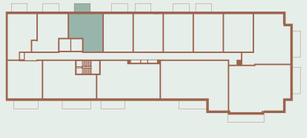
KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



FOURTH FLOOR



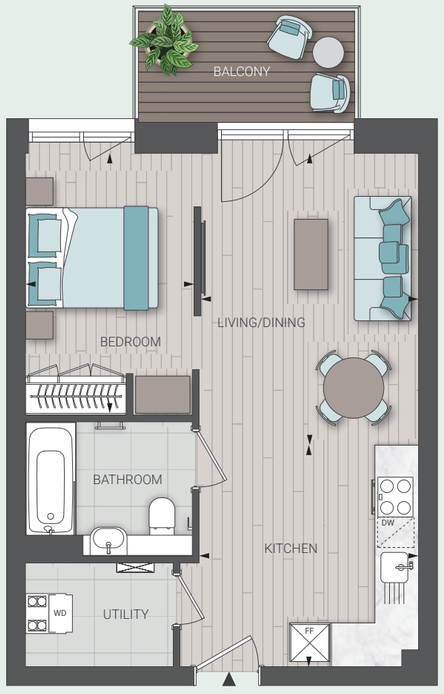
Manhattan

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Balcony	5 sqm	56 sqft
Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.27m	10' 10" x 10' 9"
Living/Dining	4.34m x 3.24m	14' 3" x 10' 8"

APARTMENT: 704

FLOOR: FOURTH

Views towards Chancellor's Road



SUNSET SUNRISE

KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



FOURTH FLOOR



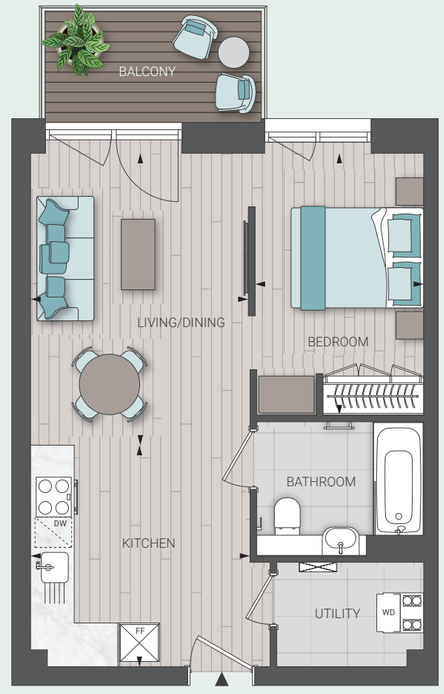
Manhattan

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Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.24m	10' 10" x 10' 8"
Living/Dining	4.35m x 3.27m	14' 3" x 10' 9"

APARTMENT: 705

FLOOR: FOURTH

Views towards Chancellor's Road



SUNSET SUNRISE

KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



FOURTH FLOOR



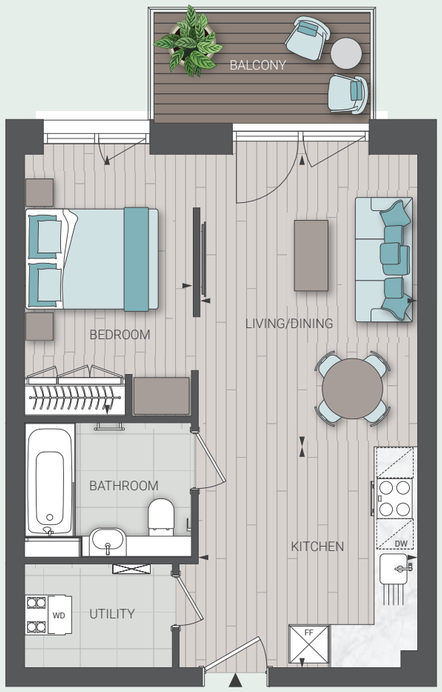
Manhattan

TOTAL INTERNAL AREA	45 SQM	488 SQFT
Balcony	5 sqm	56 sqft
Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.27m	10' 10" x 10' 9"
Living/Dining	4.34m x 3.24m	14' 3" x 10' 8"

APARTMENT: 706

FLOOR: FOURTH

Views towards Chancellor's Road





KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



FOURTH FLOOR



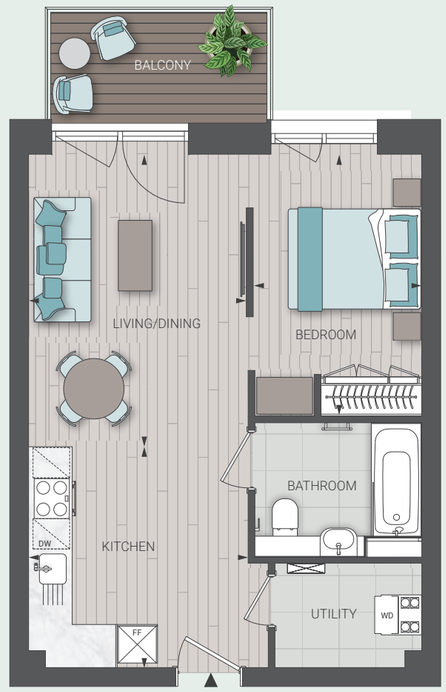
Manhattan

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Balcony	5 sqm	56 sqft
Bedroom	3.90m x 2.51m	12' 10" x 8' 3"
Kitchen	3.30m x 3.24m	10' 10" x 10' 8"
Living/Dining	4.34m x 3.27m	14' 3" x 10' 9"

APARTMENT: 707

FLOOR: FOURTH

Views towards Chancellor's Road





KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



FOURTH FLOOR



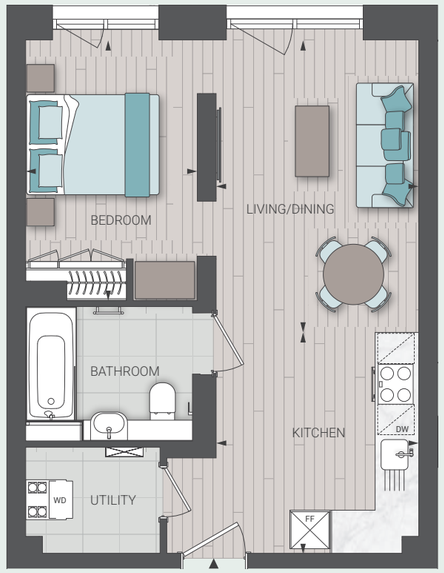
Manhattan

TOTAL INTERNAL AREA	45 SQM	488 SQFT
Bedroom	3.88m x 2.55m	12' 9" x 8' 5"
Kitchen	3.30m x 3.02m	10' 10" x 9' 11"
Living/Dining	4.34m x 3.02m	14' 3" x 9' 11"

APARTMENT: 708

FLOOR: FOURTH

Views towards
Chancellor's Road





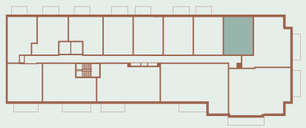
KEY

◂▸ Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
DW Slimline Dishwasher
OV Oven
WD MVHR with Washer/Dryer below
S Shelving

NORTH-WEST ELEVATION



FOURTH FLOOR



thoughtfully *crafted detail*

GENERAL

- Balcony or terrace to all apartments (apart from apartment 708)
- Oak effect apartment front doors
- White finish internal doors and architraves
- Double glazed balcony doors and windows
- Oak effect laminate flooring
- Ceramic floor tiles to Utility Cupboard floor
- Painted skirtings to Hallway, Living, Kitchen and Bedroom
- Wall hung radiators
- Bedroom wardrobes with hanging rail
- Utility Cupboard with Beko washer / dryer

KITCHEN

- Custom designed kitchens
  - Base unit: Midnight blue base units, handleless doors and drawers
  - Wall unit: White wall units, handleless doors
  - Fridge unit: Oak effect fridge / freezer unit
- White single bowl sink
- Laminate worktop and upstand
- Integrated Beko oven and induction hob
- Integrated Beko extractor fan
- Integrated Beko fridge freezer
- Integrated Beko slimline dishwasher
- LED strip light to wall units

BATHROOM

- Roca Debba semi-recessed basin
- Roca rimless toilet with soft close seat
- Vado bath and shower mixer with shower column and bath filler
- Roca bath tub and Merlyn shower screen
- Chrome electric heated towel rail
- Oak effect laminate vanity top
- Ceramic floor and wall tiles (two and a half walls)
- Ceramic tiled bath panel (with access panel)
- Oak effect shelves, mirror, and shaver socket

FACILITIES

- 24-hour Concierge
- Exclusive access to the Tamesis Club; the spa with swimming pool, sauna, steam room, treatment room, gym, cinema room, snooker room and virtual golf facilities
- Landscaped park, riverside promenade, water features and courtyard
- Interior designed entrance lobbies and corridors

SECURITY

- Video entry phone system with link to Concierge
- Smoke detectors to hallway and common areas
- Sprinklers fitted in all apartments and communal corridors
- Multi-point high security door locking system to entrance door with door view
- CCTV security system to car park, entrance lobby and development

LIGHTS AND ELECTRICALS

- White plastic sockets
- LED downlighters to kitchen, bathroom and utility cupboard
- Pendant light to bedroom and living room

SUSTAINABILITY

- Energy efficient LED lighting throughout
- Sustainably sourced timber
- Mechanical ventilation system
- High-performance double glazing to all doors and windows


Computer generated image is for illustrative purposes only

DEVELOPMENT INFORMATION

LOCAL AUTHORITY
London Borough of Hammersmith and Fulham

TENURE*
999 years lease from 2011

WARRANTY
10 years from date of legal completion

SERVICE CHARGE**
Estimated to be £6.37 per sq. ft per annum

PARKING
Available on request

COMPLETION
Ready to move into

TERMS OF PAYMENT
- £5,000 reservation fee
- 10% deposit due upon exchange within 28 days (minus reservation fee)
- 90% upon completion

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*For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments. **"Anticipated service charge" is an estimate only and subject to change. The estimate is dated 2023 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 Berkeley. 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. Service charge does not include comfort cooling costs. Comfort Cooling electricity costs are apportioned to each leaseholder based on their apartment's own consumption, rather than on the apartment's square foot size.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's 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. Palmer House is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. R337/56CA/10/26.

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.

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