

FULHAM REACH

LONDON W6



A beautiful setting, where everything just flows

PALMER HOUSE

Welcome to Fulham Reach, a thriving riverside neighbourhood 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.

Palmer House is the latest stage of this successful development. In each apartment you will find every detail has been meticulously designed with high specifications, quality craftsmanship and thoughtful touches throughout.



Computer generated image is indicative only





THE DEVELOPER

Berkeley

LOCATION

Fulham, London W6

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 Berkeley warranty

COMPLETION

Palmer House estimated completion from Q2 2026

SERVICE CHARGE*

Estimated to be £6.37 psf per annum

* "Anticipated service charge" is an estimate only and subject to change. The estimate is dated November 2025 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.

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 the boulevard, park and towards the River Thames
- The Tamesis Club is the private residents' club featuring a swimming pool, sauna, steam room, treatment room, snooker room, screening room, virtual golf and Wi-Fi enabled residents' lounge
- Landscaped courtyards and river promenade
- Balconies or terraces to most apartments
- 24 hour concierge monitored by CCTV
- Onsite shops, bars and restaurants include Tesco Express, The Blue Boat Bar and Restaurant, Caddi Club, Bread Lab and Charlotte's Cloud Cafe



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, with three of the UK's top 10 universities less than seven miles away and easily accessible via Hammersmith Underground station.

Also, three of the London's top ranked schools, St Paul's Girls School, Godolphin & Latymer, and St Paul's School, are within 1 mile of Fulham Reach.

SCHOOLS

Godolphin & Latymer School (London Top 10 ⁺)	8 mins drive
St Paul's Girls School (London Top 10 ⁺)	10 mins drive
St Paul's School (London Top 10 ⁺)	14 mins drive
Thomas's Battersea	20 mins drive

UNIVERSITIES

Imperial College London	3.1 miles
King's College London	5.9 miles
London School of Economics and Political Science	6.3 miles
University College London	6.5 miles

*The Times Best Independent Secondary Schools in London 2023

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

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.

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

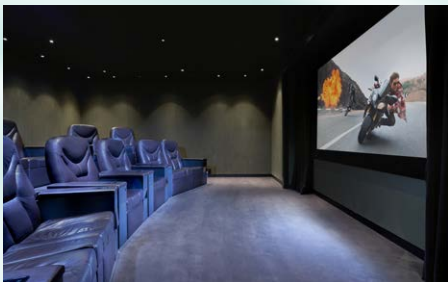
by tube

to Heathrow Airport

<p>TUBE By London underground, national rail or car</p> <ul style="list-style-type: none"> EARL'S COURT 5 mins SOUTH KENSINGTON 8 mins KNIGHTSBRIDGE 11 mins PADDINGTON 13 mins VICTORIA + GREEN PARK 14 mins COVENT GARDEN 19 mins KING'S CROSS INTERNATIONAL 24 mins LONDON BRIDGE 29 mins 	<p>AIR By London underground, national rail or car</p> <ul style="list-style-type: none"> LONDON HEATHROW 30 mins LONDON GATWICK 45 mins LONDON CITY AIRPORT 50 mins
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Reservation Terms

- £5,000 reservation fee
- 10% upon exchange within 28 days (minus Reservation fee)
- 90% upon 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 2026/2027
A	£1,013.01
B	£1,181.84
C	£1,350.68
D	£1,519.51
E	£1,857.13
F	£2,194.84
G	£2,532.52
H	£3,039.02

FULHAM REACH RIVERSIDE

Distillery Wharf, Regatta Lane, W6 9BF | T: 020 7870 9500 | E: sales@fulhamreach.co.uk | W: www.fulhamreach.co.uk

OUR VISION
2030
TRANSFORMING TOMORROW

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 50
YEARS

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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 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 addresses. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Computer generated imagery is indicative only. *Source: lbhf.gov.uk. R337/38CA/04/26.

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. **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.