

# 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



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## Palmer House Apartment Mix

TYPE	NUMBER	AVERAGE SQ FT
Manhattan	3	464
1 bedroom	12	568
2 bedroom	19	786
3 bedroom	21	1,178



Computer generated images are indicative only

### THE DEVELOPER

St George PLC

### 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 St George warranty

### COMPLETION

Palmer House estimated completion from Q1 – Q2 2026

### SERVICE CHARGE\*

Estimated to be £7.72 psf per annum

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

## 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 all apartments
- 24 hour concierge monitored by CCTV
- Car parking\*\*
- Onsite shops, bars and restaurants include Tesco Express, The Blue Boat Bar and Restaurant, Caddi Club, Bread Lab and Charlotte's Cloud Cafe

\*\*Available for 3 bedroom homes at an additional cost through separate negotiation





## 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 <sup>+</sup> )	8 mins drive
St Paul's Girls School (London Top 10 <sup>+</sup> )	10 mins drive
St Paul's School (London Top 10 <sup>+</sup> )	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

<sup>\*</sup>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](http://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

**11**  
MINUTES  
by tube

to Knightsbridge  
for Harrods

**5**  
MINUTES  
by foot

to Hammersmith  
Underground Station

**30**  
MINUTES  
by tube

to Heathrow  
Airport



#### TUBE

By London  
underground,  
national rail or car

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



#### AIR

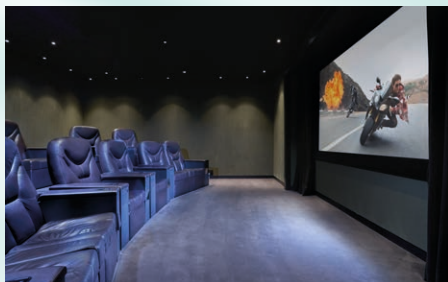
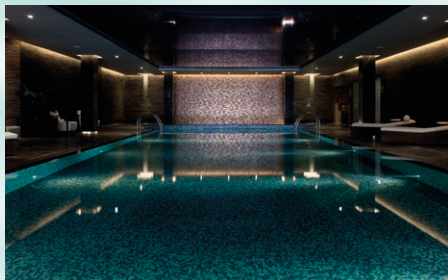
By London  
underground,  
national rail or car

LONDON  
HEATHROW  
30 mins

LONDON  
GATWICK  
45 mins

LONDON CITY  
AIRPORT  
50 mins





## Reservation Terms

- £10,000 reservation fee
- 10% upon exchange within 21 days (minus Reservation fee)
- Further 10% at 12 months after exchange
- Further 5% at 18 months after exchange
- 75% 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 2023/2024
A	£870.66
B	£1015.77
C	£1160.88
D	£1306.00
E	£1,596.21
F	£1,886.43
G	£2,176.66
H	£2,612.00

## FULHAM REACH RIVERSIDE MARKETING SUITE

Distillery Wharf, Parr's Way, W6 9GD | T: 020 7870 9500 | E: sales@fulhamreach.co.uk | W: www.fulhamreach.co.uk

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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.