

THE RESIDENCES

at the CHARLTON

KING'S ROAD PARK

L O N D O N S W 6

CREATED BY

St William

Designed for life

WELCOME TO KING'S ROAD PARK LONDON SW6

Situated just 60 metres from the King's Road and close to the River Thames, The Charlton in King's Road Park is in one of London's most desirable locations. Perfectly located in Zone 2 and only a 0.8km walk from both an Underground and Overground station, this sought-after address is well connected and close to some of the very best amenities and attractions found in London.

King's Road Park is set within six acres of landscaped public and private gardens. The Residences are a collection of premium 4 bedroom apartments, many offering dual aspect views over the central park and London skyline.

Spread across 25,000 sq ft, the residents' facilities provides health, wellbeing, recreational and work spaces. Included are a 25m swimming pool, vitality pool, sauna and steam room, golf simulator and arcade game room, gym, fitness studios, treatment rooms, 24-hour concierge, workspace, private dining room, residents' lounge with atrium, two cinema rooms and private meeting rooms.

The Charlton celebrates everything London has to offer, while keeping the outdoors at its heart – all backed by the Berkeley Group and its commitment to quality, customer service and sustainability.

St William has worked with a team of renowned architects, landscape architects and interior designers to create our vision for King's Road Park.

"King's Road Park will transform a hidden part of London's heritage, to create a new sustainable neighbourhood set within a beautiful park, truly designed for life".

Introducing THE RESIDENCES

These premium apartments have interiors designed to create a sense of wellbeing and a connection with nature from the moment you open the door.

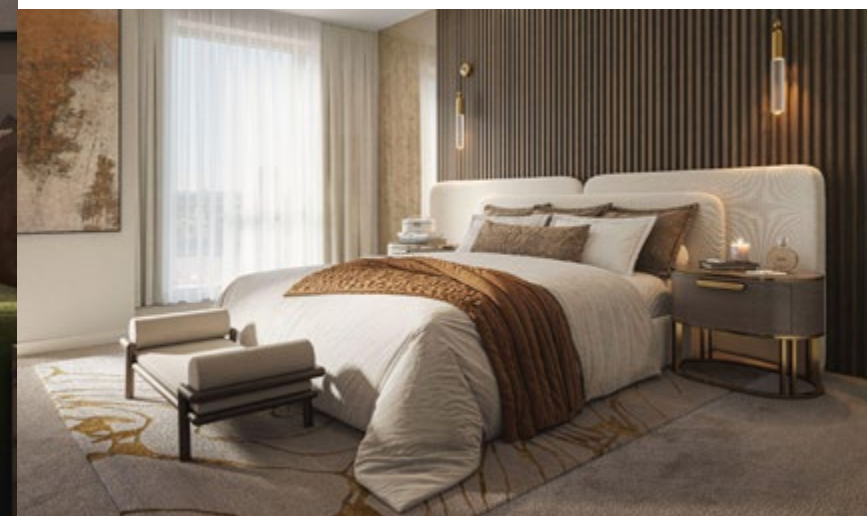


LIVING AREAS

With full-height windows that offer panoramic views, the premium living areas are truly the heart and soul of the home. Natural herringbone flooring adds sophistication to this most elegant of rooms.

KITCHENS

Sleek and stylish kitchens are finished in natural materials such as wood and stone that are visually exciting, yet wholly practical.



BEDROOM

Bedrooms are an oasis of tranquillity and serenity, a haven of peace away from the hustle and bustle of city life.

BATHROOMS

Opulent, porcelain, fluted glass and vertically ribbed cabinetry combine to create lavish and tranquil bathrooms and ensuites. Subtle lighting enhances the sense of calm.

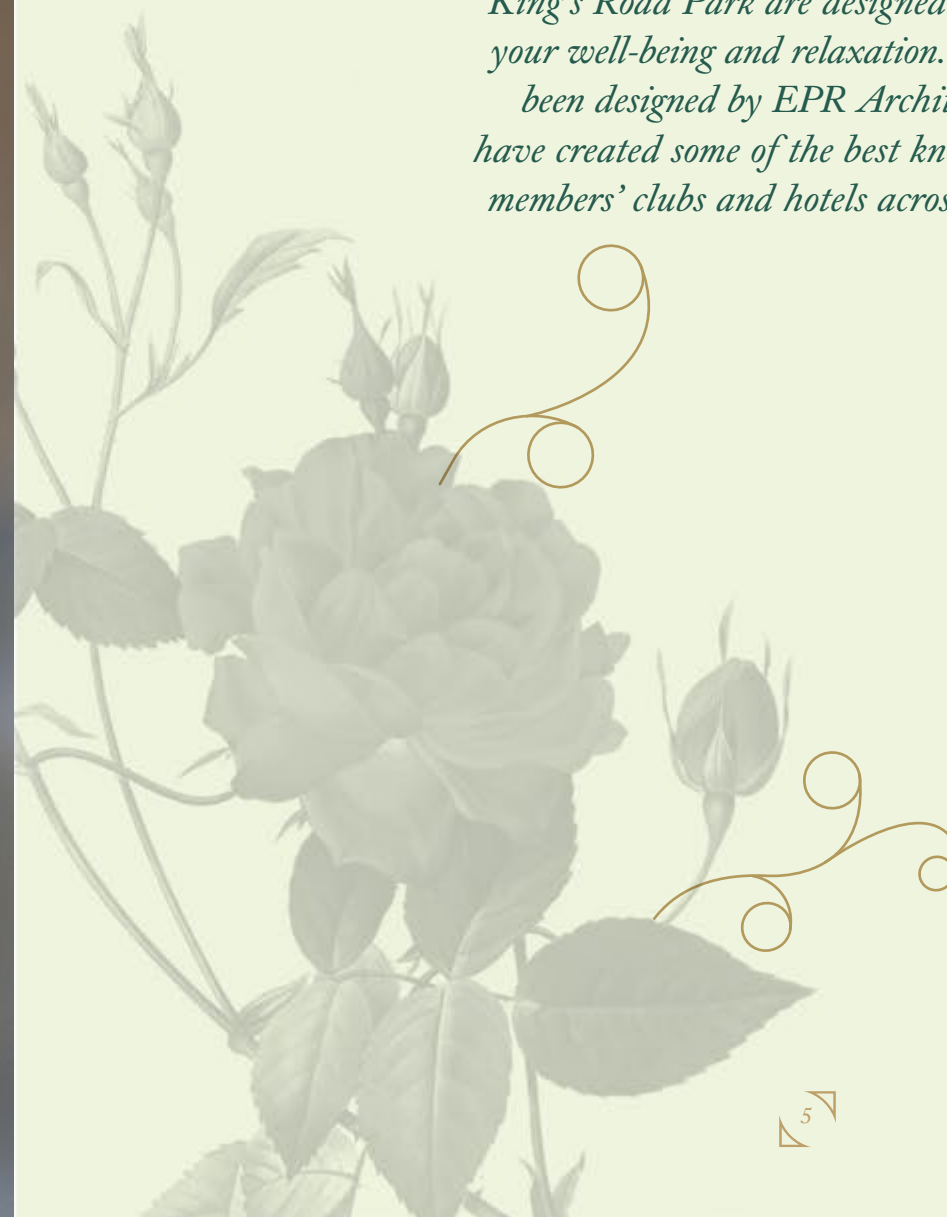




Residents' **CLUB**

DESIGNED BY EPR ARCHITECTS

The range of residents' facilities at King's Road Park are designed to promote your well-being and relaxation. They have been designed by EPR Architects who have created some of the best known private members' clubs and hotels across the globe.





KING'S ROAD PARK

Photography of King's Road Park.



RESIDENTS' LOUNGE

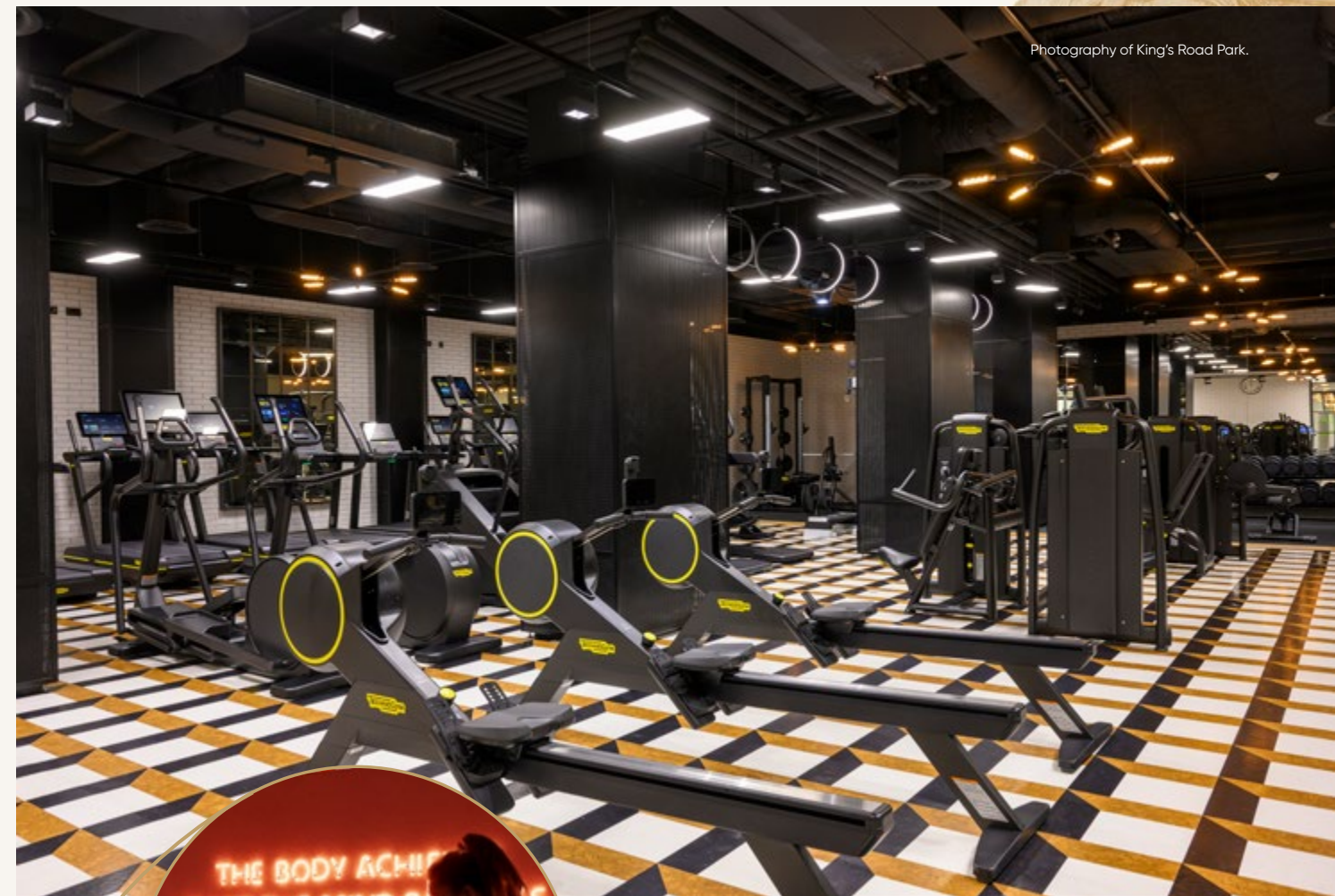
Exclusively for residents' use, this spacious lounge is the perfect environment for entertaining friends, meeting with business colleagues, or just enjoying a few moments of relaxing time.

THE SWIMMING POOL

The 25m swimming pool features a unique skylight that enables natural daylight to flood into the pool area.



Photography of King's Road Park.



Photography of King's Road Park.



GYM

Your daily workout has never been easier or more convenient with a gym and fitness studios. Our well-appointed gym is spacious, air-conditioned and equipped with state-of-the-art exercise machines.



Scan to read more about the facilities at The Atrium





KING'S ROAD PARK

Transport LINKS

King's Road Park is close to three major transport hubs which afford residents easy access to London and the rest of the UK. With easy access to the river, residents can also enjoy the River Bus service along the beautiful Thames.



DRIVING FROM KING'S ROAD PARK

VICTORIA	4.0KM
PADDINGTON	5.3KM
WATERLOO	6.8KM
CANARY WHARF	14.0KM
HEATHROW AIRPORT	20.2KM



1.1 km

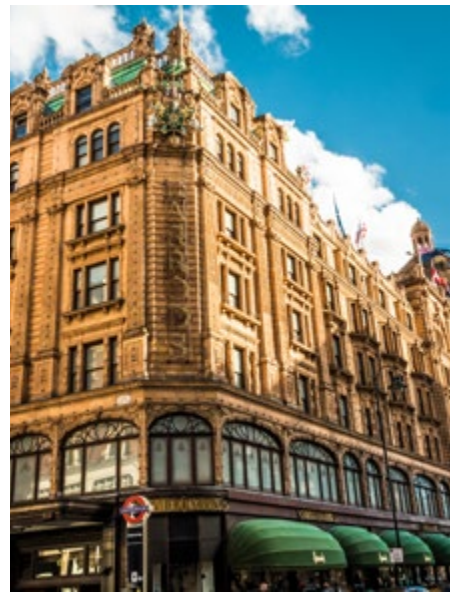
RIVER BUS FROM CHELSEA HARBOUR

BATTERSEA	2 STOPS
EMBANKMENT	4 STOPS
BLACKFRIARS	5 STOPS
LONDON BRIDGE	6 STOPS
CANARY WHARF	7 STOPS



ROYAL COURT THEATRE

50-51 Sloane Square, London



HARRODS, KNIGHTSBRIDGE

87-135 Brompton Road, Knightsbridge



0.65 km

UNDERGROUND FROM FULHAM BROADWAY

EARL'S COURT	2 STOPS
VICTORIA	6 STOPS
PADDINGTON	6 STOPS
WATERLOO	9 STOPS
KING'S CROSS	12 STOPS



0.8 km

RAIL LINKS FROM IMPERIAL WHARF

CLAPHAM JUNCTION	1 STOP
SHEPHERD'S BUSH	3 STOPS
WILLESDEN JUNCTION	4 STOPS
WATFORD JUNCTION	6 STOPS
EUSTON	9 STOPS



THE IVY, CHELSEA GARDEN

195 -197 King's Road



WALKING FROM KING'S ROAD PARK

KING'S ROAD	0.1 KM
FULHAM BROADWAY	0.65 KM
IMPERIAL WHARF STATION	0.8 KM
PARSONS GREEN	1.0 KM
CHELSEA HARBOUR PIER	1.1 KM

The Residences

A first-class EDUCATION

London has a global reputation for educational excellence. Many of its top performing schools and distinguished universities are within 11.2km of King's Road Park.



UNIVERSITIES

IMPERIAL COLLEGE LONDON	3.0KM
KING'S COLLEGE LONDON	7.9KM
LONDON SCHOOL OF ECONOMICS	8.5KM
UNIVERSITY COLLEGE LONDON	9.7KM
UNIVERSITY OF WEST LONDON	11.2KM



SECONDARY SCHOOLS

LADY MARGARET SCHOOL	1.0KM
FULHAM PREP SCHOOL	1.9KM
EMANUEL SCHOOL	3.5KM
ST PAUL'S GIRLS' SCHOOL	3.5KM
THE GODOLPHIN & LATYMER SCHOOL	4.5KM
HARRIS WESTMINSTER	5.8KM
ST PAUL'S SCHOOL	6.8KM



UNIVERSITY COLLEGE LONDON (UCL)

University College London, Gower Street



PRIMARY SCHOOLS

THOMAS'S FULHAM	1.4KM
KENSINGTON PREP SCHOOL	1.2KM
FULHAM PRE-PREP SCHOOL	1.9KM
THE LONDON ORATORY SCHOOL	2.1KM
RIVERSIDE NURSERY	2.2KM
THOMAS'S BATTERSEA	2.9KM
L'ECOLE DE BATTERSEA	3.1KM
NEWTON PREP SCHOOL	4.3KM
WESTMINSTER CATHEDRAL CHOIR SCHOOL	5.0KM
EATON SQUARE SCHOOL	5.6KM

Distances taken from Google maps – travelling from King's Road Park at 8:00am midweek and indicative only.



KING'S ROAD PARK

The Residences

The Residences
FLOORPLANS

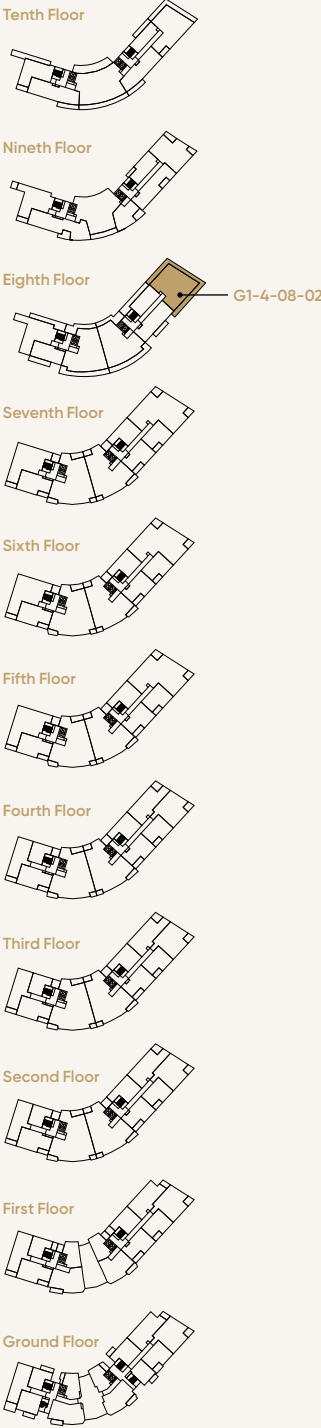
DESIGNED BY REDDY A+U

*The contemporary apartments offer
luxury high-specification interiors.*

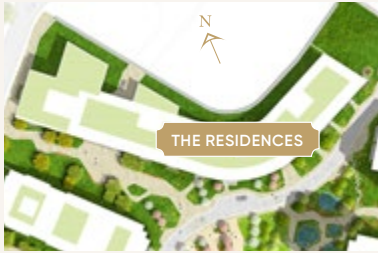
The Residences
4 bedroom apartment

APARTMENTS G1-4-08-02
LEVEL 08

TOTAL AREA	172.5 SQ M	1,856 SQ FT
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SITE PLAN



ROOM DIMENSIONS

Kitchen / Living / Dining	5.24m x 14.29m	17' 3" x 46' 11"
Bedroom 1	3.27m x 5.79m	10' 9" x 19' 0"
Bedroom 2	4.57m x 3.80m	15' 0" x 12' 6"
Bedroom 3	4.57m x 2.65m	15' 0" x 8' 9"
Bedroom 4	4.62m x 3.17m	15' 2" x 10' 5"
Terrace area	72.9 sq m	784.7 sq ft

KEY

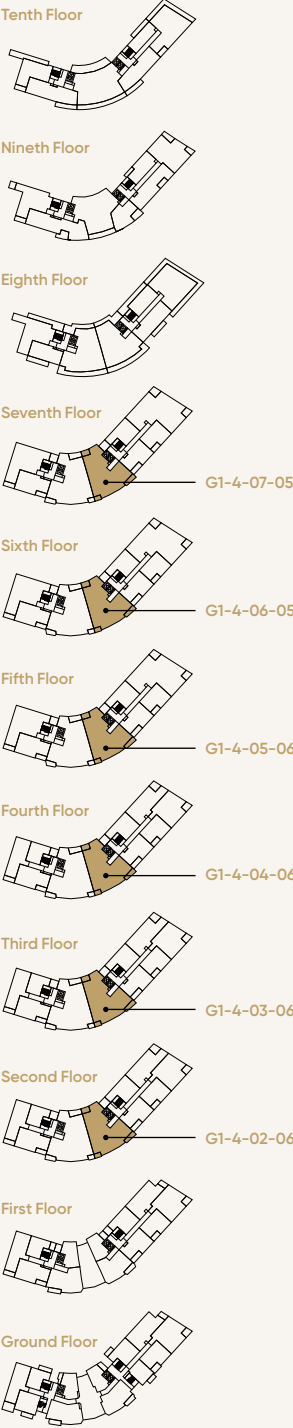
◄ ►	Measurement Points	W	Wardrobe	C	Cupboard
U	Utility Cupboard	OW	Optional Wardrobe		

Floorplans shown for King's Road Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. Apartment styles may vary within a set colour palette, please ask the sales representative for more detail. To discuss the location of the boiler please speak to your Customer Relations Manager. King's Road Park is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St William to ascertain the availability of any particular property. Computer generated image of King's Road is indicative only. Issue Date: July 2024.

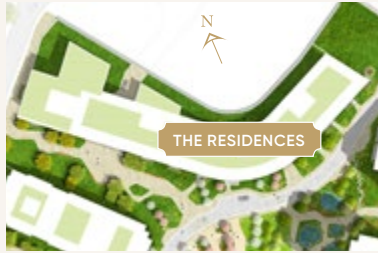
The Residences
4 bedroom apartment

APARTMENTS G1-4-02-06, G1-4-03-06, G1-4-04-06,
G1-4-05-06, G1-4-06-05 & G1-4-07-05
LEVELS 02, 03, 04, 05, 06 & 07

TOTAL AREA	201.2 SQ M	2,165 SQ FT
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SITE PLAN



ROOM DIMENSIONS

Kitchen	2.98m x 4.90m	9' 9" x 16' 1"
Living / Dining	3.44m x 11.07m	11' 4" x 36' 4"
Bedroom 1	3.66m x 3.61m	12' 0" x 11' 10"
Bedroom 2	4.37m x 3.78m	14' 4" x 12' 5"
Bedroom 3	3.80m x 2.73m	12' 6" x 8' 12"
Bedroom 4	7.05m x 2.65m	23' 2" x 8' 8"
Balcony 1 area	7.1 sq m	76.4 sq ft
Balcony 2 area	4.2 sq m	45.2 sq ft
Balcony 3 area	5.9 sq m	63.5 sq ft

KEY

◄ ►	Measurement Points	W	Wardrobe	C	Cupboard
U	Utility Cupboard	OW	Optional Wardrobe		

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The Residences
4 bedroom apartment

APARTMENTS G1-3-02-01, G1-3-03-01, G1-3-04-01,
G1-3-05-01, G1-3-06-01 & G1-3-07-01
LEVELS 02, 03, 04, 05, 06 & 07

TOTAL AREA 214.9 SQ M 2,313 SQ FT

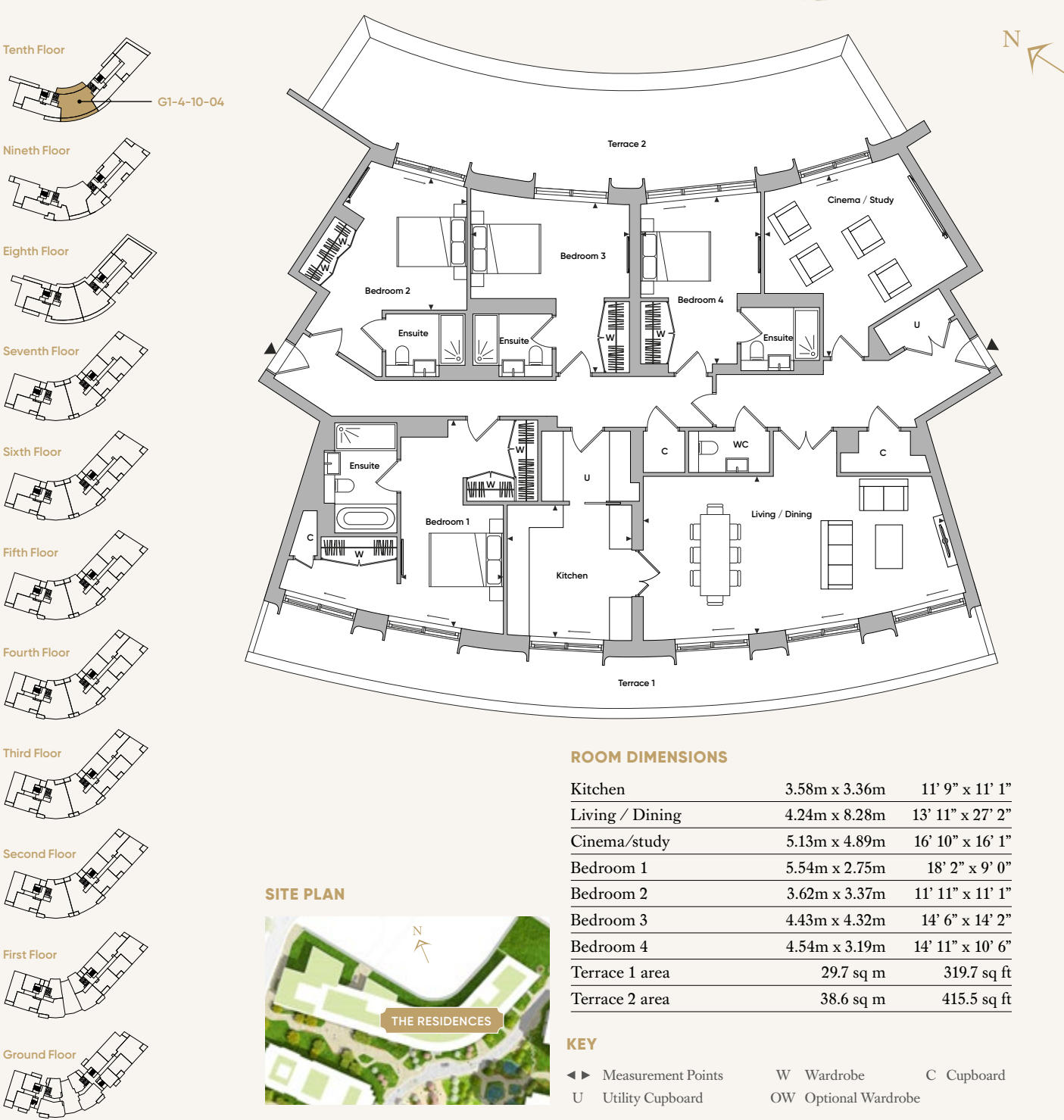


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The Residences
4 bedroom apartment

APARTMENTS G1-4-10-04
LEVELS 10

TOTAL AREA 210.5 SQ M 2,265 SQ FT



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The Residences
4 bedroom apartment

APARTMENTS G1-3-09-01
LEVELS 09

KING'S ROAD PARK



TOTAL AREA 210.3 SQ M 2,166 SQ FT



SITE PLAN



ROOM DIMENSIONS

Kitchen / Dining	6.08m x 4.56m	19' 12" x 14' 12"
Living	6.00m x 5.17m	19' 8" x 16' 12"
Bedroom 1	3.46m x 3.49m	11' 4" x 11' 6"
Bedroom 2	4.65m x 5.20m	15' 3" x 17' 1"
Bedroom 3	3.07m x 3.09m	10' 1" x 10' 2"
Bedroom 4	3.06m x 3.11m	10' 1" x 10' 3"
Terrace area	18.6 sq m	200.2 sq ft

KEY

- ◄ ► Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- OW Optional Wardrobe

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The Residences

Premium SPECIFICATION

KITCHENS

- Contemporary fitted kitchen with bespoke feature cupboards
- Composite stone worktops
- Integrated sink with contemporary mixer tap
- Full height stone splashback
- Under and above cabinet lighting
- Integrated Miele branded appliances including: steam combi oven*, microwave, warming drawer, induction hob, dishwasher, fridge/freezer.
- Compartmentalised waste storage under sink

BATHROOMS & ENSUITES

- Fully tiled walls including a feature stone wall
- Porcelain tile floor finish
- Bespoke Corian wall mounted cabinet with integrated lighting, feature shelving and internal shaver socket
- Contemporary towel rails with heated wall area
- Bespoke white Corian vanity
- Marble stone top to bath
- Contemporary white wall mounted WC with soft-close seat and push button flush
- Rainfall showerhead and handheld shower with thermostatic controls
- Fluted glazed shower/bath screen

WALL & FLOOR FINISHES

- Herringbone timber floor finish to living space and hallway
- Luxury carpet to bedrooms
- Painted internal walls, ceilings, skirting and door frames

DOORS

- Panel/veneered entrance door
- White internal doors with high-quality door furniture throughout

WARDROBES

- Bespoke fluted glass wardrobes with internal fittings to include high level shelf, hanging rail and lighting to all bedrooms

HEATING, COOLING & HOT WATER

- The building is served by the development's central energy centre providing metered hot water, heating and cooling to all apartments
- Underfloor heating throughout
- Mechanical ventilation and heat recovery system to the full apartment
- Comfort cooling provided to living rooms and all bedrooms
- Washer dryer in separate utility cupboard

OUTDOOR PROVISIONS

- Balustraded balconies and terraces to apartments where applicable

LIGHTING

- LED downlights throughout
- Dimmable lights to living and master bedrooms
- 5-amp lighting in living room

AV, DATA & TELEPHONE SYSTEMS

- High speed internet with BT Openreach and alternative fibre provider connection available
- Television point to living room and all bedrooms (Sky Q enabled)
- Data points in living room and bedrooms

LIFTS

- Passenger lifts to all floors and basement car park

SECURITY

- Access control to all building entrances
- Video entry to all apartments with direct link to concierge
- Mains supply smoke and heat detectors with sprinkler fire protection system
- Multi-point high security door locking system to entrance door with spy hole

RESIDENTS' FACILITIES**

Residents will have access to the Residents' club. The amenities will include but are not limited to:

- 25m swimming pool
- Vitality pool
- Steam room & sauna
- Changing rooms
- Treatment room
- Spa reception
- Games room
- Informal meeting room
- Virtual games room
- Gym and fitness studios
- Two cinemas
- Residents' lounge with atrium courtyard garden
- Dining room
- Private meeting rooms
- 24-hour concierge in Valentine House
- Working from home lounge†

CAR PARKING

- Car parking spaces are available to purchase by separate negotiation
- Cycle storage
- Charging points for electric cars

GENERAL

- All apartments will be sold with an NHBC warranty

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St William reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. St William reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

† Subject to planning permission

* Select suites and one bedroom apartments have combination microwave oven

** The services listed are indicative of those services which will initially be provided at the development, but St William Homes LLP reserves the right to remove or amend these services in the future in accordance with the terms of the lease

The Residences

Marketing CONTACT

KING'S ROAD PARK MARKETING SUITE

1 Sands End Lane
London
SW6 2FP

Call +44 (0)20 3004 4112
Email sales@kingsroadpark.co.uk
Web kingsroadpark.co.uk



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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 William's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. St William reserves the right to make these changes as required. 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. King's Road Park is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St William to ascertain the availability of any particular property. All computer generated images and lifestyle photography are indicative only. WS04/05CA/0724



A detailed botanical illustration in a muted, earthy color palette. It features several large, five-petaled flowers with prominent stamens, clusters of green leaves, and two bees. One bee is positioned in the upper left, and another is in the lower right. A butterfly with patterned wings is also visible near the bottom left. The overall style is reminiscent of traditional botanical prints.

KINGSROADPARK.CO.UK

Proud to be a member of the



Berkeley
Group

CREATED BY

St William
Designed for life