

# ONE KING'S ROAD PARK

LONDON  
SW6

## THIS IS THE ONE

Rising within a beautifully landscaped six acre setting, this landmark development introduces two distinctive buildings that redefine elevated living in one of London's most sought-after residential addresses. Designed by Foster + Partners, with interior specification design by MAWD, One King's Road Park seamlessly combines striking architecture, generous apartment layouts, and an exceptional lifestyle offering.

Comprising a collection of suites, one, two, three and four-bedroom apartments arranged across two sculpted towers of 28 and 38 storeys, King's Road Park introduces No. 1 and No. 2 – a striking new residential offering. Launching first, No. 1 marks the next chapter in the development, presenting an exceptional selection of homes alongside an enhanced range of world-class amenities.

Residents will enjoy access to the Level 32 sky lounge residents' club, featuring elegant social and dining spaces, a bar, and expansive terraces that showcase panoramic views across the River Thames and the London skyline.



**KING'S  
ROAD  
PARK**

No.1 AT ONE KING'S ROAD PARK

Computer generated image is indicative only.


## THE DEVELOPMENT

- Established development in a sought-after residential location
- Set within six acres of beautiful landscaping, including a public park, square and residents' garden, designed by landscape architects Gillespies
- Extensive resident amenities spanning over 25,000 sq ft
- Just 60 metres from the iconic King's Road, offering the best of London's culture, entertainment, designer shopping and famous restaurants
- 70,000 sq ft of commercial space to provide extensive restaurants and retail for the new community
- Located in Zone 2. Fulham Broadway and Imperial Wharf are easily reached, with Imperial Wharf station just 300 metres away via the new walkway adjacent to One King's Road Park
- Competitive service charge estimated at £5.97 per sq ft per annum
- Outstanding schools within walking distance and easy access to world-renowned universities

## WELL CONNECTED

  
FULHAM BROADWAY  
**0.65km**  
to the District Line

  
IMPERIAL WHARF  
**0.3km**  
to the Overground

  
CHELSEA HARBOUR PIER  
**0.8km**  
to the Harbour

## ONE KING'S ROAD PARK

- Two landmark towers designed by the award-winning Foster + Partners. No.1 - 28 Floors, No.2 - 38 Floors, alongside No.3 Podium
- Enhanced resident amenities, including an expansive sky lounge with bar, and a 9,000 sq ft terrace on the roof of the seven-storey podium
- Generously sized apartments, many dual aspect with views across to the City, River Thames and beyond
- High specification apartments with interior design specification by MAWD
- Positioned adjacent to the park with beautiful landscaping and The Mirror Garden, the restored Listed gasholder

## RESIDENTS' FACILITIES

### The Atrium

- 25m swimming pool
- Vitality pool
- Steam room
- Sauna
- Changing rooms
- Treatment room
- Virtual golf simulator and arcade games room
- Spa reception
- Study room
- Gymnasium and fitness studios
- Two cinemas
- Residents' lounge with atrium
- Private dining room
- 24-hour concierge
- Co-working spaces
- Working from home spaces
- Central park with six acres of landscaped gardens

### The Charlton

- Residents' lounge
- Co-working spaces

### One King's Road Park No.1

- Double height entrance lobby
- Co-working/lounge
- Music room
- Meeting room
- Terrace

### No.2

- Entrance lobby
- Co-working/lounge
- Music room
- Meeting room

### Level 32 including:

- Bar
- Terrace
- Karaoke room
- Multipurpose room
- Lounge

### No.3 Podium

- Terrace - approx 9,000 sq ft

## DESIGN TEAM

- Foster + Partners
- MAWD
- Gillespies
- EPR
- Berkeley Group

\*Documents accepted are: Bank Statements, evidence of property to be sold, evidence of property sale, evidence of shareholding, evidence of investments.

## TERMS OF PAYMENT

- Reservation fee of £2,500 for sales up to the value of £1 million and £5,000 over £1 million
- Contracts to exchange within 21 days from receipt of contract
- 10% deposit due on exchange, less reservation fee already paid
- 10% advance payment due 12 months after exchange
- 80% balance on completion

## GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a peppercorn rent is applicable to all apartments.

## PARKING

Basement parking will be available to purchase on a right-to-park basis for selected apartments.

## ACCOMMODATION MIX NO.1

Suites: 14 units  
1 bed: 13 units  
2 bed: 82 units  
3 bed: 28 units  
4 bed: 6 units  
143 units, 28 levels

## LOCATION

Fulham, SW6 (Zone 2)

## LOCAL AUTHORITY

London Borough of Hammersmith and Fulham

## TENURE

999 years from 1st January 2022

## THE DEVELOPER

Berkeley Group, a FTSE 100 company

## BUILDING INSURANCE

- 10-year BLP Building Warranty
- Berkeley Group two-year Customer Warranty (this covers the first two years of the ten-year policy)

## ESTIMATED COMPLETIONS

No.1: Q3 2029 - Q1 2030

## SERVICE CHARGES

Estimated at £5.97 per sq ft per annum

## RENTAL YIELD

Rental yield up to 5%

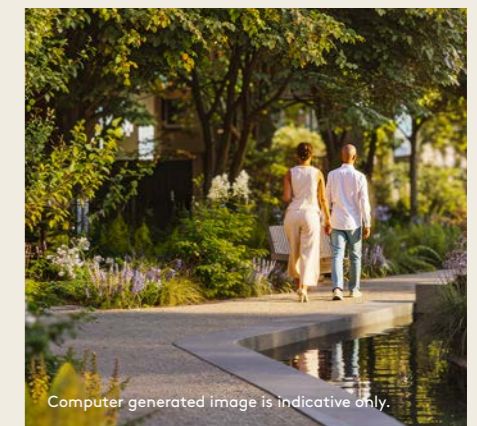
## COUNCIL TAX BANDING

Council Tax rates for the financial year 2025/26 are currently estimated at:

Band E £1,773.95 per annum  
Band F £2,096.49 per annum  
Band G £2,419.03 per annum  
Band H £2,902.84 per annum

## AML REQUIREMENT

- Proof of ID (Passport or driving licence)
- Proof of Address (Utility bill or bank statement, dated within the last three months)
- Proof of Funds\*
- Source of Wealth (confirmation of occupation, including evidence)

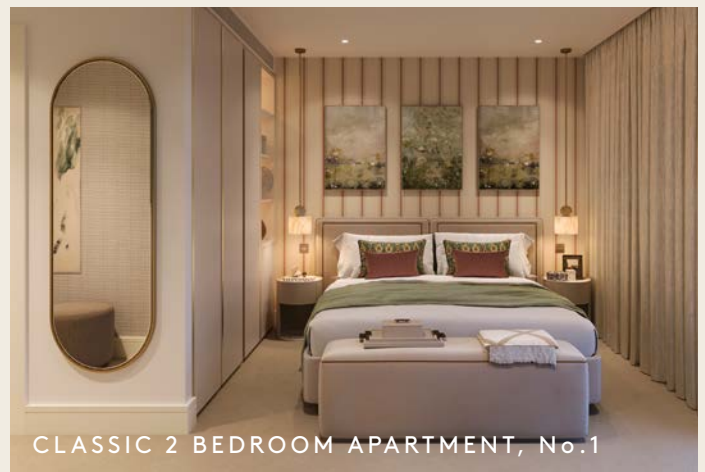




## LUXURIOUS INTERIORS



BAR, LEVEL 32, No. 2



CLASSIC 2 BEDROOM APARTMENT, No. 1

## CONTACT DETAILS

### KING'S ROAD PARK SALES & MARKETING SUITE

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London,  
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