



PARKSIDE COLLECTION

AT

CHELSEA BRIDGE WHARF

INVESTMENT FACTSHEET

A selection of 13 brand-new premium apartments nestled in the award-winning Chelsea Bridge Wharf opposite Battersea Park offering 200 acres of greenery, as well as being a stone's throw away from the iconic Battersea Power Station and the River Thames. Each apartment boasts its own exclusive balcony or terrace and has access to serene gardens.

EXCEPTIONAL INVESTMENT OPPORTUNITY

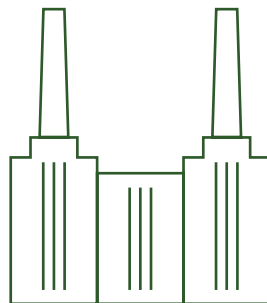
Today, Battersea Power Station stands as a testament to London's ability to adapt and transform, a symbol of the city's past, present and future. Revitalised and reimagined, this architectural marvel has been reborn as a vibrant hub of residential, commercial and leisure spaces, including offices, retail stores, restaurants, bars and entertainment venues.

19 ACRES

OF PUBLIC REALM FOR THE LOCAL COMMUNITY TO ENJOY ONCE COMPLETED

OVER 140

SHOPS, BARS, CAFES AND RESTAURANTS ARE NOW OPEN AT BATTERSEA POWER STATION



3 MILLION

SQ FT OF COMMERCIAL SPACE ACROSS OFFICE, RETAIL & LEISURE USES

11.2 MILLION

VISITORS TO BATTERSEA POWER STATION IN 2023 THANKS TO ITS STRONG MIXED-USE OFFERING

UNLOCKING BATTERSEA'S POTENTIAL



Thanks to £5bn of investment so far in the transformation of the Battersea Power Station estate, the riverside neighbourhood has become one of London's major residential, commercial and leisure hubs.



Battersea Power Station.
Only 8 mins walk.



Battersea Power Station is a new town centre for Wandsworth and will create 20,000 jobs once complete.



One of London's largest regeneration projects.



The extension of the Northern line to Battersea Power Station and Nine Elms makes Parkside Collection attractive to corporate professionals looking for a convenient commute into central London and the City.



Three Zone 1 / 2 stations less than 10 mins from Parkside Collection.

All travel times are approximate starting at Parkside Collection unless otherwise stated and taken from citymapper.com, tfl.gov.uk and google.co.uk/maps.

EDUCATION

Battersea is home to some of London's top private and state schools, there are 27 schools located within a mile radius of Battersea with 17 rated good or outstanding by Ofsted.

Some of the finest primary and secondary schools are in the vicinity including Thomas's Battersea, Eaton Square School, Kensington Prep School and Westminster School, as well as having easy access to a number of the country's leading world-class universities.

UNIVERSITY	TRAVEL TIMES FROM BATTERSEA POWER STATION	UNDERGROUND STATION
King's College University	9 Minutes	Embankment
London School of Economics	13 Minutes	Tottenham Court Road
University College London	14 Minutes	Goodge Street
King's College London, Guy's	15 Minutes	London Bridge
Central Saint Martins	17 Minutes	King's Cross St.Pancras

STRONG RENTAL MARKET



1 BEDROOM
£650 – £750PW

AVERAGE 4.8% YIELD



2 BEDROOM
£940 - £1,100PW

AVERAGE 4.28% YIELD



3 BEDROOM
£1,300PW

AVERAGE 3.3% YIELD

4.6%

INCREASE ON AVERAGE PROPERTY IN THE PAST FIVE YEARS IN BATTERSEA

2024-2028

19.8%

HOUSE PRICE GROWTH FORECAST

SOURCE: JLL

2024-2028

22.8%

RENTAL GROWTH FORECAST

SOURCE: JLL

UK PAYMENT TERMS

1. A reservation fee is payable upon reservation: £5,000 advanced instalment of payment on all transactions up to £1,000,000. £10,000 advanced instalment of payment on all transactions up to £2,000,000.
2. Exchange of contracts to take place within 21 days of issue of contracts from our solicitor
3. 10% deposit on exchange within 21 days of contract being issued
4. A further 10% advance payment of the purchase price is required 6 months from exchange of contracts
5. Balance of 80% is payable upon completion

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