

UPPER PARK RESIDENCES

LONDON, ZONE 1



Computer generated image of Games Area, indicative only and subject to change.

PRINCE OF WALES DRIVE

BATTERSEA • LONDON SW11

OVERVIEW

Upper Park Residences is a collection of 233 new homes, comprising of 1, 2, 3 and 4 bedroom apartments.

The buildings range in height from 18 to 27 storeys and are inspired by

the original Victorian industrial heritage. Located moments from Battersea Park, within 1 mile of fashionable Chelsea, boasting the delights of Sloane Square and the famous King's Road, Prince of Wales Drive, is truly perfectly placed, minutes from the new Zone 1 tube station, with iconic views of prime central London.

With residential pavilions located around 2.5 acres of central landscaped gardens,

Upper Park Residences will offer tranquil living in Zone 1. The exclusive offering of residents' facilities provides an extravagant lifestyle with the introduction of The 1882 Club. Residents can indulge in the 24th floor residents' bar and lounge whilst enjoying a sweeping panoramic view across the Capital. The facilities extend into the ground floor where flexible working spaces, cinema, karaoke room, screening room, music and library can also be enjoyed.

PROUD TO BE A MEMBER OF THE










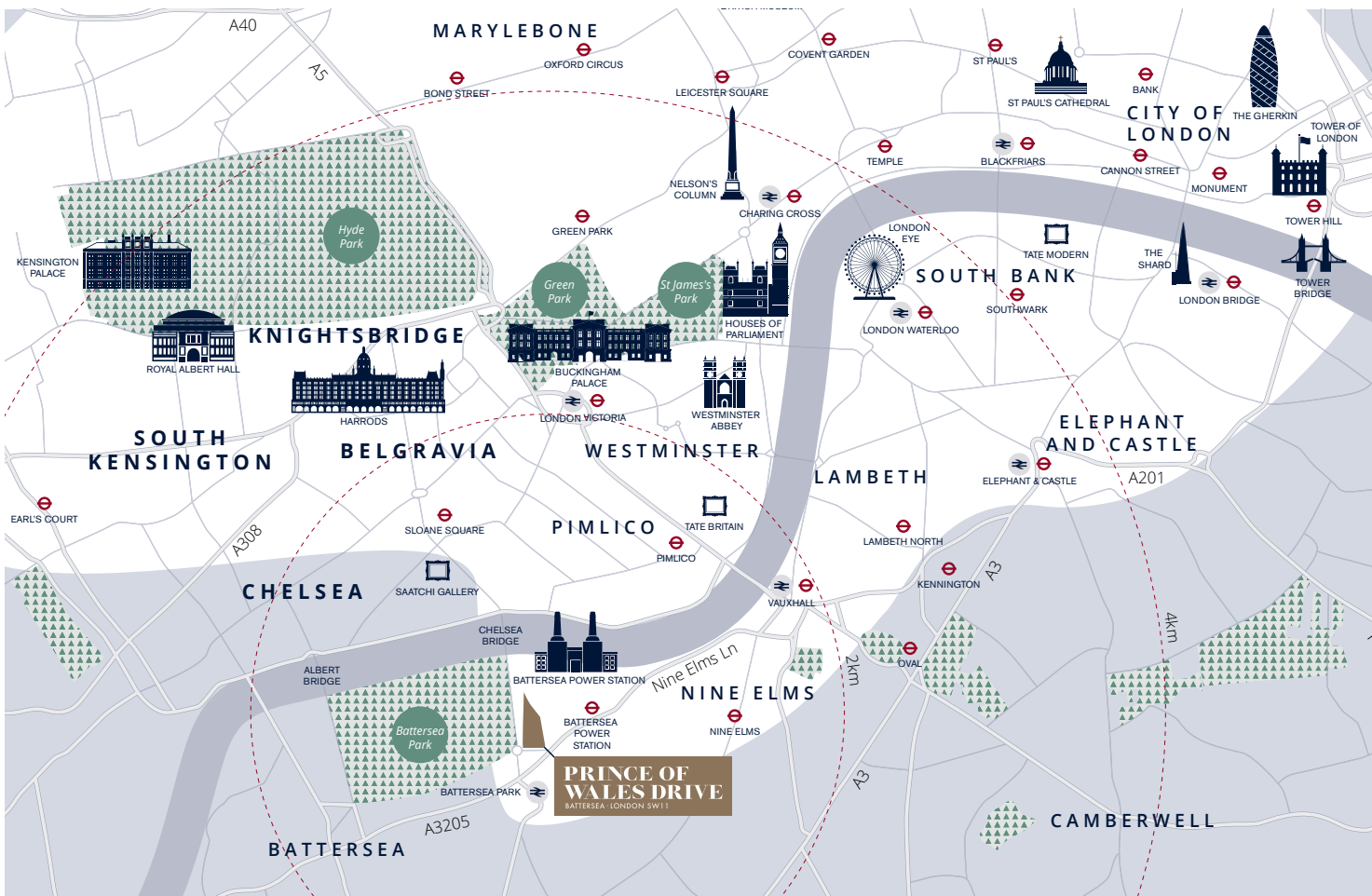
IN PRIME POSITION

- / Key location: Prince of Wales Drive is perfectly positioned to benefit from the new Zone 1 – Northern Line tube extension
- / Within 1 mile of Chelsea, within walking distance over the River Thames. Benefitting from Sloane Square, King's Road and all the delights of the Royal Borough
- / With the development providing access through a new pedestrian railway arch, the beauty of Battersea Park will be just moments away
- / Perfectly placed to benefit from all the new facilities within Battersea Power Station development including cafés, restaurants, shops, a cinema, a theatre and the new River Bus service with links into central London
- / Superbly located for education: Newton Prep Primary School is only a short walk away and with easy access to a number of other outstanding primary, secondary and London's top Universities
- / 2.5 acres of landscaped gardens, 50% of site area
- / Distinctive specification and interior design by Muza Lab
- / Secure underground parking*
- / Extensive residents' facilities including a cinema, karaoke room, flexible working spaces, 24th floor bar and lounge, swimming pool and spa, and 24-hour concierge
- / St William is part of the Berkeley Group, known for its attention to detail and quality

* subject to availability

TRAVEL

 BATTERSEA PARK 3 MINUTE WALK / 0.2 mile	 Uber Boat by thames clippers 11 MINUTE WALK / 0.6 mile	BATTERSEA POWER STATION PIER 25 MINUTE WALK / 1.3 miles
 BATTERSEA POWER STATION 5 MINUTE WALK TO NEW NORTHERN LINE EXTENSION	 KING'S CROSS ST PANCRAS INTERNATIONAL 17 MINUTES BY TRAIN / 5.1 miles	 GATWICK EXPRESS 36 MINUTES BY TRAIN FROM CLAPHAM JUNCTION
 QUEENSTOWN ROAD 7 MINUTE WALK / 0.3 mile	 Uber Boat by thames clippers 20 MINUTES BY BOAT FROM BATTERSEA POWER STATION PIER	CENTRAL LONDON 50 MINUTES BY CAR / 16.1 miles



Source: TfL. Date correct at time of print. Sources: tfl.gov.uk and Google Maps, Oct 2022. All travel times are approximate only. Maps are not to scale and show approximate locations only.

LOCATION

Battersea, London SW11

LOCAL AUTHORITY

London Borough of Wandsworth

FACILITIES

- / 24-hour Concierge
- / Swimming Pool with Vitality Pool, Sauna and Steam Room
- / 8th Floor Roof Terrace
- / The 1882 Club
 - 24th Floor Bar / Lounge
 - Ground Floor Lounge
 - Boardroom / Work pods
 - Kitchen
 - Cinema
 - Screening Room
 - Games Area
 - Music Room and Library
 - Karaoke Room

TENURE

- / 999 years leasehold, starting from 2019

PARKING

- / A non-allocated right to park is available at £50,000 **

THE DEVELOPER

- / St William is a proud member of the Berkeley Group and is a FTSE 100 company

ARCHITECTS

- / Squire & Partners & EPR Architects

INTERIOR DESIGNERS

- / Muza Lab

LANDSCAPE DESIGNERS

- / Gillespies & Charnwood

RESIDENT FACILITY DESIGNERS

- / Arney Fender Katsalidis and Muza Lab

WARRANTY

- / 10-year NHBC building warranty
- / Berkeley Group two year Customer Warranty (this covers the first two years of the ten year policy)

COMPLETION

- / Park East
August to October 2023
- / Park Central
Floors 1-13 : November 2023 to April 2024
Floors 14-26 : December 2023 to May 2024
- / Park West
April to September 2024

APARTMENT MIX PARK EAST

APARTMENT TYPE	NO.
1 Bed 1 Bath	17
2 Bed 2 Bath	53
3 Bed 3 Bath 1 WC Premium	21
4 Bed 4 Bath 1 WC Premium	4
TOTAL	95

APARTMENT MIX PARK CENTRAL

APARTMENT TYPE	NO.
2 Bed 2 Bath	42
3 Bed 3 Bath 1 WC Premium	4
TOTAL	46

APARTMENT MIX PARK WEST

APARTMENT TYPE	NO.
1 Bed 1 Bath	28
2 Bed 2 Bath	56
3 Bed 3 Bath 1 WC Premium	4
4 Bed 4 Bath 1 WC Premium	4
TOTAL	92

COUNCIL TAX BANDING *

Guide from Wandsworth 2022/2023

E	£1,059 p/a
F	£1,251 p/a
G	£1,443 p/a
H	£1,732 p/a

*Source: www.wandsworth.gov.uk

SERVICE CHARGES

- / Estimated £4.95 per square foot per annum

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments

TERMS OF PAYMENT

- / Reservation fee is £5,000 per unit under the sales value of £1.5 million and £10,000 per unit above the sales value of £1.5 million
- / Exchange deposit is 10% of purchase price less reservation fee, payable via your solicitor within 21 days of reservation
- / 10% advance payment of the price payable within 6 months of exchange of contracts
- / 80% balance payable on completion
- / Payment can be made with a credit card (No Amex)

DOCUMENTATION

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS

All persons involved with the reservation must provide the following ID requirements to satisfy St William's Anti-Money Laundering:

- / Certified passport or driver's license
- / Certified utility bill i.e. gas, electric, water etc. (less than 3 months old)

- / Proof of Occupation in the form of a business card of a link to a company website confirming their occupation
- / Chosen colour palettes for classic apartments, have been preselected to be either Dusk or Dawn
- / Chosen colour palettes for premium apartments, have been preselected to be either Summer, Autumn or Winter

For further details please speak to a sales representative.



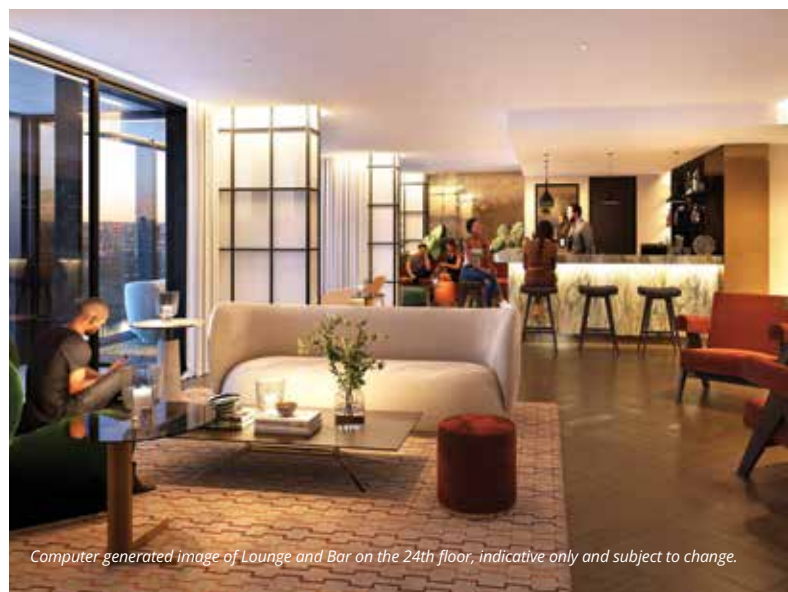
Computer generated image of Games Area, indicative only and subject to change.



Computer enhanced image of Prince of Wales Drive and central London. Prince of Wales Drive is indicative only and subject to change. Locations are approximate.



Computer generated image of Music Room and Library, indicative only and subject to change.



Computer generated image of Lounge and Bar on the 24th floor, indicative only and subject to change.

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