

PARK WEST

Upper Park Residences

# PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11

Computer generated image, indicative only and subject to change. and subject to change.

*Park West 3 Bedroom*

## PREMIUM APARTMENT

F - 17 - 89

[PRINCEOFWALESDRIVE.CO.UK](http://PRINCEOFWALESDRIVE.CO.UK)

PROUD TO BE A MEMBER OF THE



St William  
Designed for life

# PARK WEST



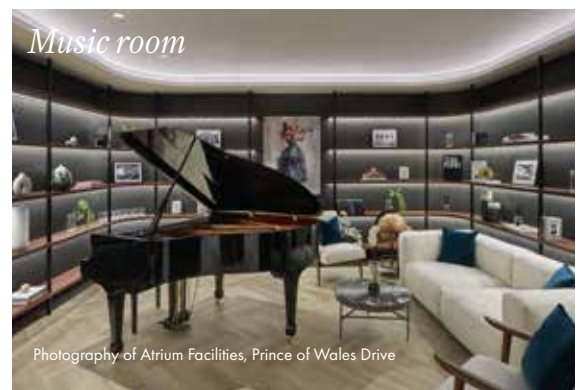
## A NEW COLLECTION OF APARTMENTS JUST MOMENTS FROM BATTERSEA PARK

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

The building consists of 18 floors 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 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 360 degree panoramic views across the City. The facilities extend into the ground floor where flexible working spaces, cinema, karaoke room, screening room, music and library can also be enjoyed.



# PARK WEST

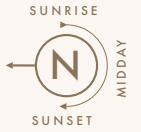
## 3 Bedroom Premium Apartment

APARTMENT:

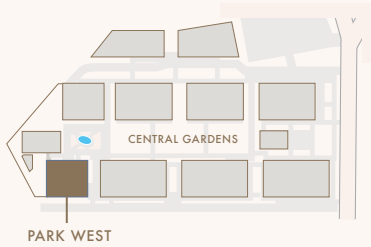
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FLOOR:

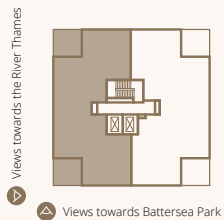
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### SITEMAP



### LOCATOR



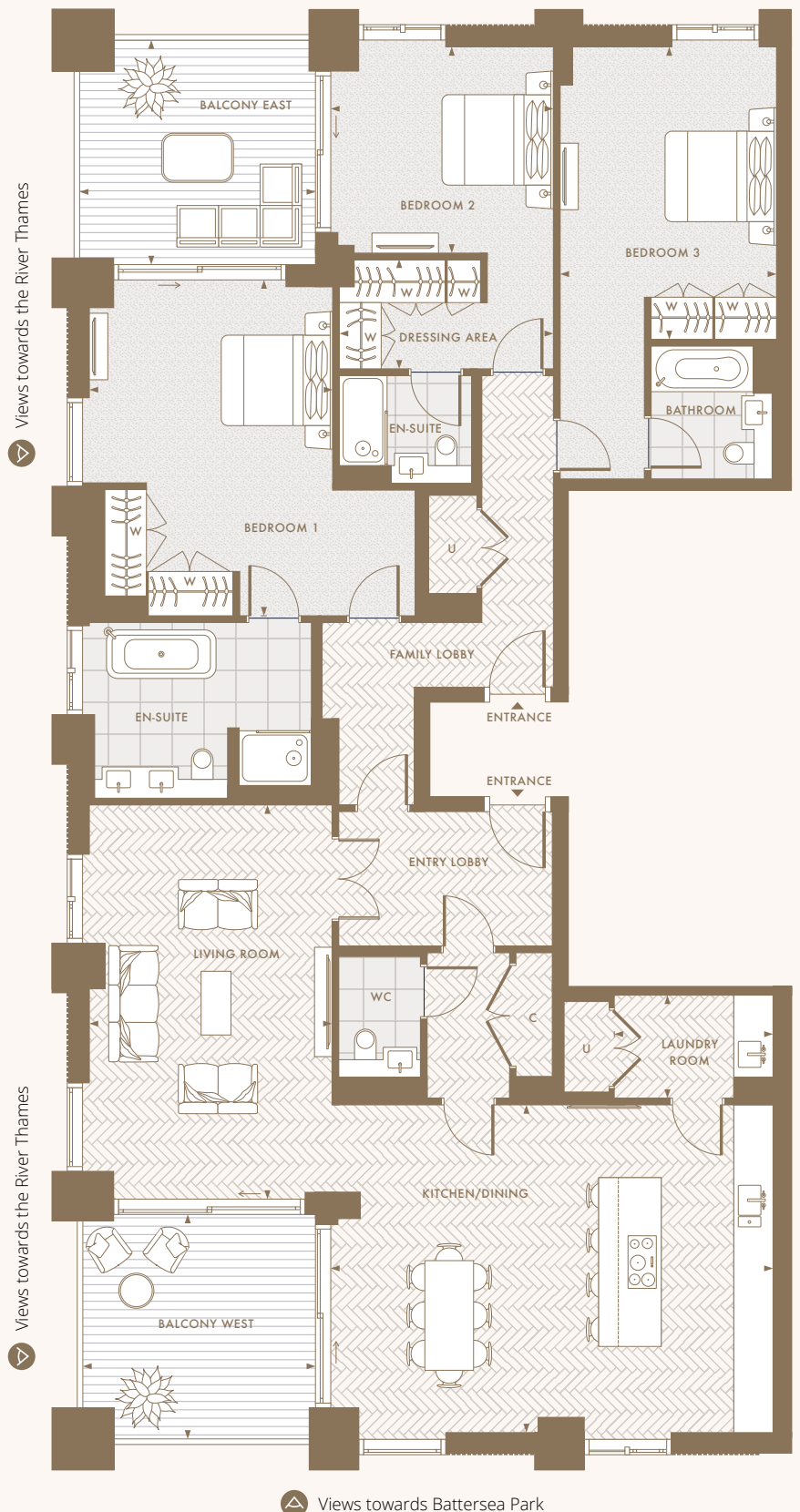
### APARTMENT DIMENSIONS

Total Internal Area	189.4 sq m	2,040 sq ft
Total Outside Area	29.97 sq m	322 sq ft
Living Room	6.48m x 3.99m	21' 3" x 13' 1"
Kitchen/Dining	5.40m x 7.27m	17' 9" x 23' 10"
Bedroom 1	5.52m x 4.01m	18' 1" x 13' 2"
Bedroom 2	3.40m x 3.67m	11' 2" x 12' 0"
Dressing Area	1.80m x 3.52m	5' 11" x 11' 7"
Bedroom 3	4.82m x 3.56m	15' 10" x 11' 8"
Laundry Room	1.70m x 2.59m	5' 7" x 8' 6"
Balcony West	3.70m x 3.83m	12' 1" x 12' 7"
Balcony East	3.70m x 3.88m	12' 1" x 12' 9"

### KEY

Fitted wardrobe	W
Optional wardrobe	OW
Utility cupboard	U
Cupboard	C
Measurement points	◄ ►

Floorplans shown for Prince of Wales Drive are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Optional Wardrobes are at an additional cost and dependant on build stage. Please ask Sales Consultant for further information.



## PARK WEST

# High quality specifications

### KITCHEN

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- Contemporary fitted kitchen with feature cupboard
- Composite stone counter top and full height splashback
- Integrated Miele appliances including combi oven with microwave, combi oven with steam, induction hob, coffee machine, dishwasher, fridge/freezer
- Concealed extractor in unit above cooker
- Undercounter beverage cooler
- Free-standing Miele washing machine and free-standing dryer in the utility room
- Undermounted stainless steel sink with contemporary tap
- Sink fitted in Laundry Room
- Under wall cabinet lighting

### BATHROOM AND EN-SUITE

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- Contemporary white sanitaryware
- Composite/composite stone worktop
- Undermounted white basin with contemporary taps
- Wall mounted dual flush WC
- Custom designed mirrored vanity unit with concealed shaver socket
- Cross-reeled glass shower screen
- Ceiling mounted showerhead and handheld shower with thermostatic controls
- Free-standing bath to en-suite – where applicable
- Towel rail to heated wall
- Porcelain floor and wall tiling with marble tiled feature wall
- LED feature lighting

### LIVING ROOM

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- Glazed door into living area

### GENERAL

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- Recessed full height fitted roller blinds throughout

### WARDROBE

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- Fitted wardrobe with cross-reeled glass door, automatic light, shelf, drawer set and hanging rail to bedroom 1 and bedroom 2

### WALL AND FLOOR FINISHES

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- Painted internal walls.
- Herringbone engineered oak floor to hallways, living and dining room. Colour subject to palette
- Carpet to bedrooms. Colour subject to palette
- Increased ceiling height

### ELECTRICS AND LIGHTING

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- Bespoke finish to switches and sockets – where applicable
- LED downlights throughout, provision for feature lighting above dining area
- Dimmable lights to living room and bedroom 1
- Automatic lighting to utility and coat cupboards
- TV point to living room and all bedrooms
- Datapoints provided to living rooms and bedrooms
- Large format Smart TV and Sound Bar provided
- Provision for Sky Q to living room and all bedrooms
- Provision for high speed broadband
- Video door entry system
- Smoke and heat detectors and sprinkler system throughout
- USB socket to kitchen, living room and all bedrooms
- International satellite TV services (e.g. Arabsat and Hotbird) are available over the broadband network via connection of an IPTV set-top box (customers to provide own broadband and set-top box)

### IRONMONGERY

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- Designed feature handle to front door
- Multi-point locking system to front door
- Individual letterbox
- Contemporary finish to internal ironmongery

### HEATING AND COOLING

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- Underfloor heating throughout
- Comfort cooling
- Touch screen controls in living space and bedroom 1
- Mechanical ventilation system with heat recovery

### SECURITY

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- 24-hour concierge
- Underground parking (available to purchase on a 'right to park' basis, subject to certain criteria)
- Communal CCTV
- Entrance to buildings and car park via a fob

### EXTERNAL AREAS

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- Metal balustrade
- Balcony garden decking

### COMMUNAL AREAS

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- Feature wall covering and tiling to main entrance lobbies
- Carpet to communal corridors

### SUSTAINABILITY

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- Energy efficient lighting throughout
- Sustainably sourced timber
- Locally sourced materials where possible
- Acoustic and thermal insulation designed into the fabric of the building
- Heating and hot water provided by an energy efficient central combined heat and power system
- Photovoltaic panels to roof tops
- Biodiverse green or brown roof to buildings
- High performance glazing to all doors and windows

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.

## PARK WEST

# *Inspired finishes*

Our premium apartment interiors, designers Muza Lab have created a series of special features. Inspired by the changing seasons, these options have been hand-picked for style and sustainability.

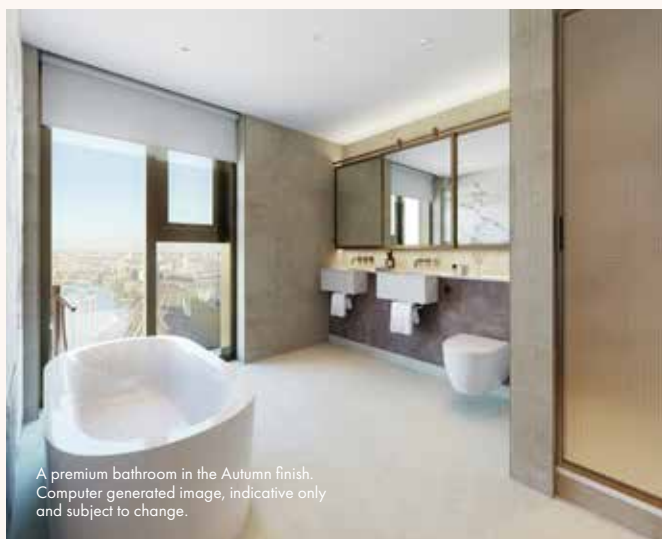
## AUTUMN



A premium kitchen in the Autumn finish.  
Computer generated image, indicative only and subject to change.



A premium bedroom.  
Computer generated image, indicative only and subject to change.



A premium bathroom in the Autumn finish.  
Computer generated image, indicative only and subject to change.

## PARK WEST

# Further information

### 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

### PRIVATE PARKING

/ Parking is available at £50,000 \*\*  
Number plate recognition access to basement parking

### 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 - Complete
- / Park Central - Complete
- / Park West - Q4 2024

### SERVICE CHARGES

/ Estimated £5.35 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

### COUNCIL TAX BANDING \*

Guide from Wandsworth 2024/2025

E	£1,184.04 p/a
F	£1,399.32 p/a
G	£1,614.60 p/a
H	£1,937.52 p/a

### TERMS OF PAYMENT

- / £5,000 per unit under the sales value of £1.5 million. £10,000 reservation fee
- / Exchange deposit is 20% of purchase price less reservation fee, payable via your solicitor within 21 days of reservation
- / 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 or a link to a company website confirming their occupation
  - / 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.

\*Source: [www.wandsworth.gov.uk](http://www.wandsworth.gov.uk)

\*\* For further information please ask a member of the sales team.

### ST WILLIAM SALES & MARKETING SUITE

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OUR VISION  
**2030**  
TRANSFORMING TOMORROW



**Berkeley**  
Group

Proud to be a member of the Berkeley Group of companies

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