

PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11

Premium Apartments



PRINCEOFWALESDRIVE.CO.UK

St William
Designed for life

 Berkeley
Group



The Langtry Premium Apartment

INTRODUCING

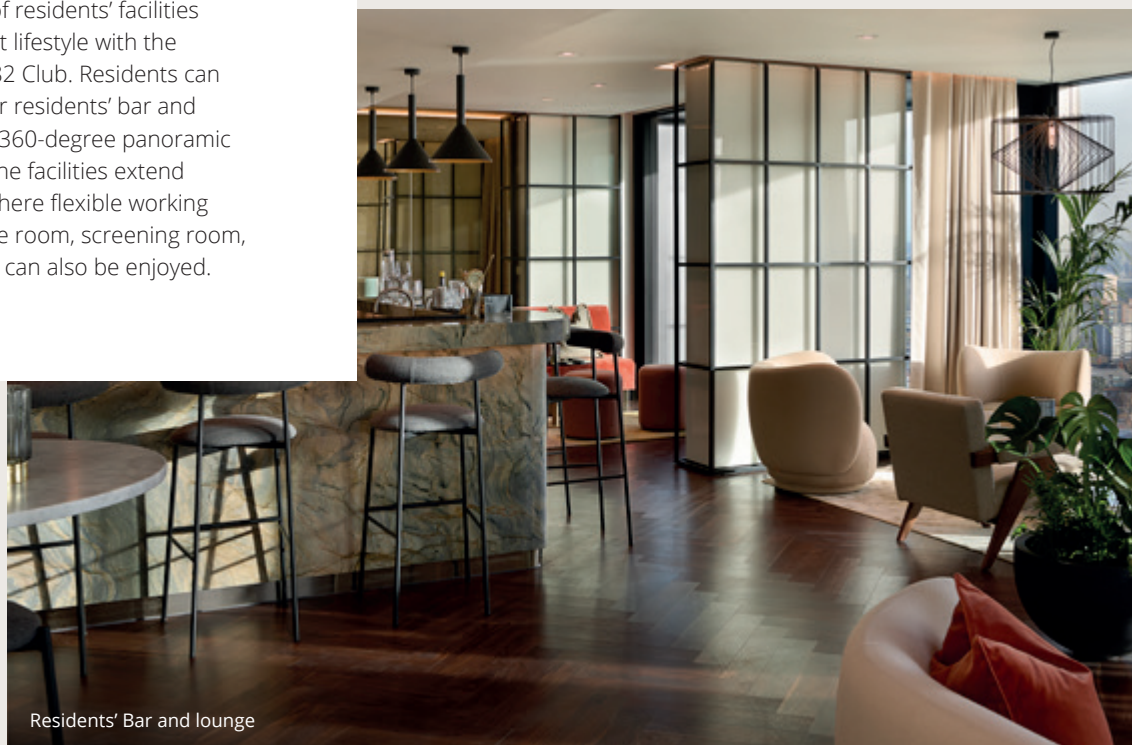
Prince of Wales Drive

A COLLECTION OF PREMIUM
3 AND 4 BEDROOM APARTMENTS,
NESTLED IN BATTERSEA.

Just moments from Battersea Park, Zone 1,
and only a mile from Sloane Square, this is
luxury living without compromising on location.

Set within 2.5 acres of beautifully landscaped gardens,
these modern and spacious apartments offer a
premium specification and distinctive interior design.

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 room and library can also be enjoyed.



Residents' Bar and lounge

3 BED

The Langtry



View towards Central Gardens



View towards Central Gardens

Total Internal Area	189.4 sq m	2,040 sq ft
Total Outside Area	29.97 sq m	322 sq ft

Floors: 15, 16, 17 & 18

Type: F3A



Exclusive Video of Langtry Premium Apartment

SPACIOUS 3 BEDROOM APARTMENT THAT COMBINES ELEGANT FINISHES WITH EXCEPTIONAL DESIGN

Considered and high quality specifications run throughout, from underfloor heating and comfort cooling to integrated Miele appliances and energy efficient lighting.

Designed for comfort and functionality, bedrooms benefit from fitted wardrobes for plenty of storage and beautifully finished en-suite bathrooms.

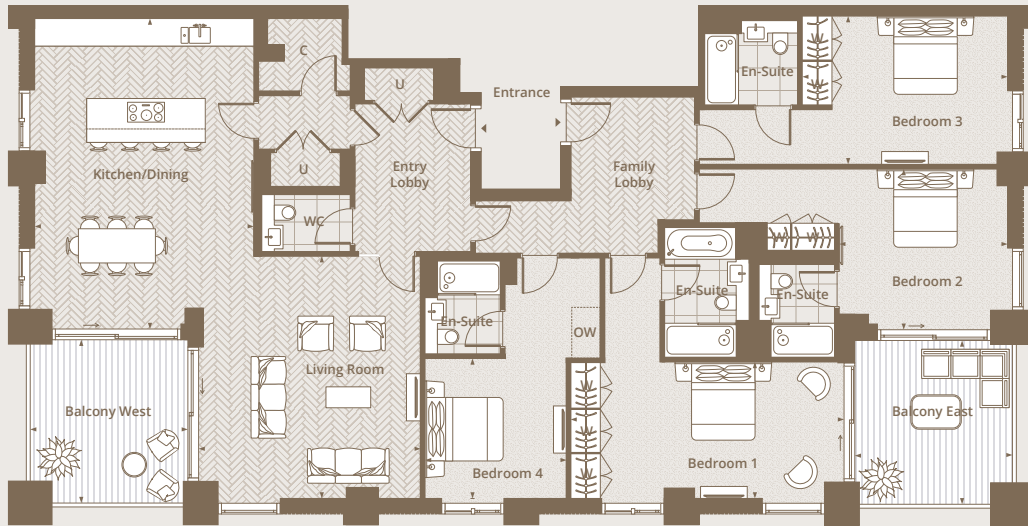
With two balconies you'll benefit from your own tranquil outdoor space with stunning views towards Battersea Park and across the Central Gardens.



The Langtry Premium Apartment

4 BED

The Winchelsea



View Towards Central Gardens

Total Internal Area	205.5 sq m	2,212 sq ft
Total Outside Area	29.97 sq m	322 sq ft

Floors: 15 & 16

Type: F4A



Exclusive Video of the Winchelsea Apartments

THOUGHTFULLY DESIGNED WITH HIGH QUALITY SPECIFICATIONS, OUR 4 BEDROOM APARTMENTS OFFER A STUNNING AND SPACIOUS HOME

Built for comfort and convenience, this apartment offers a range of carefully considered design features including a contemporary fitted kitchen with integrated Miele appliances, herringbone oak floors and increased ceiling heights that flood the space with natural light.

Seek your own slice of calm on the two balconies located at either end of the apartment, providing exceptional views towards Battersea Park.



Angular Alcove, Winchelsea Apartments

INSPIRED

Interior design

WITH INTERIORS DESIGNED BY MUZA LAB, THESE APARTMENTS HAVE BEEN CURATED TO INCLUDE A RANGE OF SPECIAL FEATURES

Hand-picked for style and sustainability featuring Miele appliances, these elegant finishes are inspired by the changing seasons.

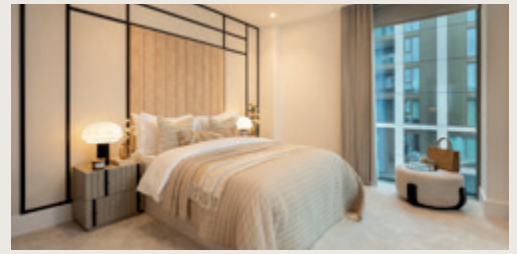


The creators corner at the Langtry Premium Apartment



Winchelsea Apartments

HIGH QUALITY *Specifications*



Winchelsea Apartments

KITCHEN

- 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

- 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-reeced 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

- Glazed door into living area

GENERAL

- Recessed full height fitted roller blinds throughout

WARDROBE

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

WALL AND FLOOR FINISHES

- 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

- 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

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

HEATING AND COOLING

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

SECURITY

- 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

- Metal balustrade
- Balcony garden decking

SUSTAINABILITY

- 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.

1882 Club



Music Room



Residents' Bar and Lounge

EXCLUSIVE
Luxury lifestyle



Residents' Cinema

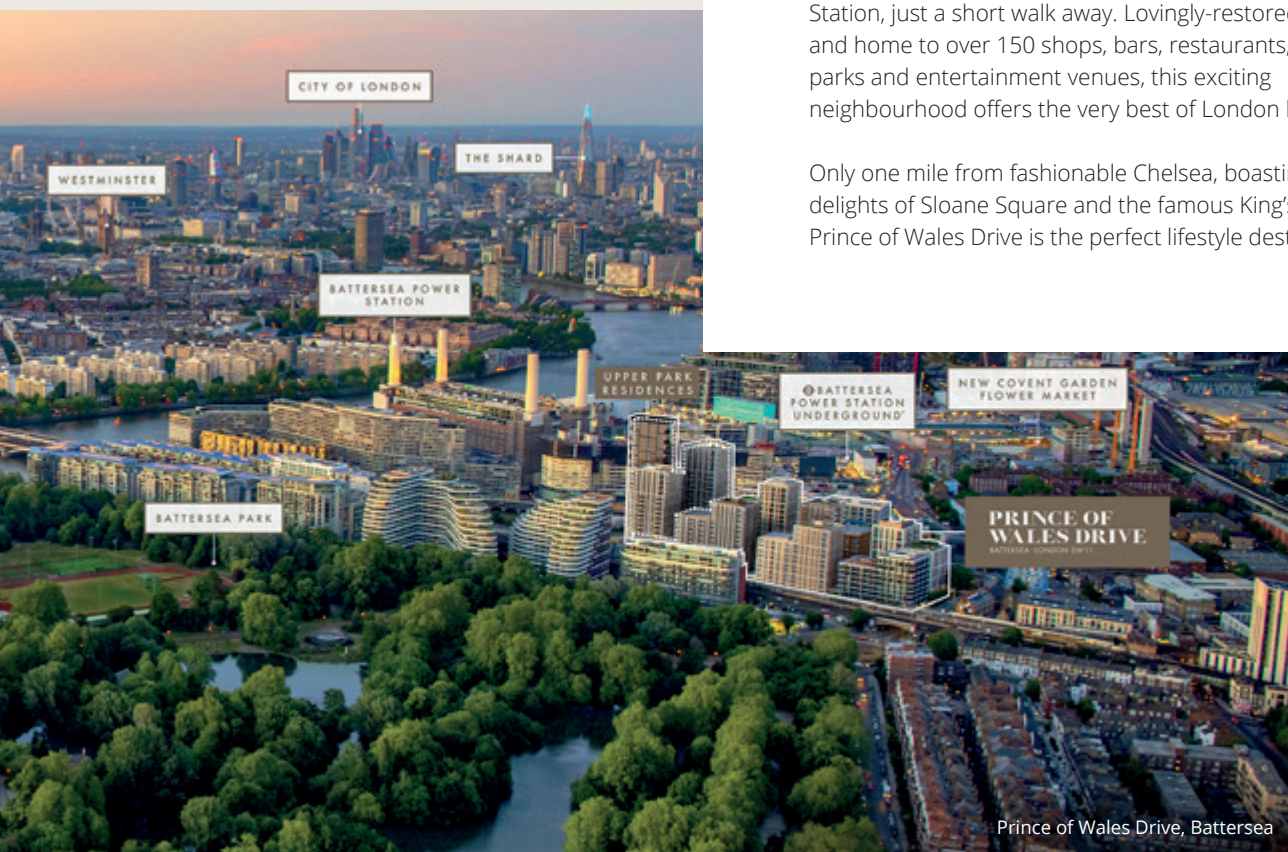


PERFECTLY
Placed location

LOCATED MOMENTS FROM BATTERSEA PARK AND WITH SUPERB RAIL AND TUBE CONNECTIONS, PRINCE OF WALES DRIVE IS PERFECTLY PLACED FOR TRAVELLING THROUGH LONDON WITH EASE

Explore one of London's most exciting shopping and leisure destinations at the iconic Battersea Power Station, just a short walk away. Lovingly-restored and home to over 150 shops, bars, restaurants, parks and entertainment venues, this exciting neighbourhood offers the very best of London leisure.

Only one mile from fashionable Chelsea, boasting the delights of Sloane Square and the famous King's Road, Prince of Wales Drive is the perfect lifestyle destination.



Prince of Wales Drive, Battersea

FURTHER *Information*



FACILITIES

- 24-hour Concierge
- Swimming Pool with Vitality Pool, Sauna and Steam Room
- 8th Floor Roof Terrace
- 24th Floor The 1882 Club 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

ARCHITECTS

- Squire & Partners & EPR Architects

INTERIOR DESIGNERS

- Muza Lab

LANDSCAPE DESIGNERS

- Gillespies & Charnwood

WARRANTY

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

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

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.

PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11

THE LANGTRY APARTMENTS
WINCHELSEA APARTMENTS
PRINCE OF WALES DRIVE
LONDON SW11 4FA

ST WILLIAM SALES & MARKETING SUITE

TELEPHONE: (+44) 020 3053 6901
ENQUIRIES: SALES@PRINCEOFWALES DRIVE.CO.UK
WEBSITE: PRINCEOFWALES DRIVE.CO.UK

DISCLAIMER

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. Upper Park Residences 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. Floorplans shown for Prince of Wales Drive are for approximate measurements only. Exact layouts and sizes may vary. All maximum room dimensions. The dimensions are not intended to be 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.

PRINCEOFWALES DRIVE.CO.UK

St William
Designed for life

 Berkeley
Group