

# FULHAM REACH

L O N D O N W 6



## *The ultimate riverside address*

Fulham Reach is the regeneration of a former Distillery brownfield site on the North bank of the River Thames, into a thriving new riverside mixed use development

Fulham Reach features a blend of traditional and modern high quality architecture creating an attractive, riverside destination. The developments superb location on the north bank of the River Thames, offers stunning river vistas overlooking the iconic Harrods Furniture Depository and towards Hammersmith Bridge.

The 7.25 acre development is set to incorporate 744 highly specified apartments and penthouses. There will also be 40,000 sq ft of commercial accommodation, 470 basement parking spaces, a recreational pontoon, Fulham Reach Boat Club, the Blue Boat Riverside Bar and Restaurant, Harris+Hoole coffee shop, riverwalk and landscaped gardens to provide an exemplar riverside destination for residents, commercial occupiers and the local community.

St George is aware that there is more to creating first class mixed-use developments than simply providing quality homes.

Every successful sustainable community must have a sense of place, and with its stunning riverside walk, Fulham Reach offers a chance for this part of London to reclaim its river.

Residents can also enjoy the benefits of an exclusive private members' club, incorporating a health spa, and a range of sporting and entertainment facilities.

At Fulham Reach we have included a variety of features to reduce environmental impact and make it easier for you to live a healthy, sustainable lifestyle. These are described overleaf.



*The developer*

St George Central London Ltd

*Location*

Fulham Reach, London W6

*Local Authority*

London Borough of Hammersmith & Fulham

*Tenure*

New 999-year lease, from January 2011

*Architects*

John Thompson and Partners

*Landscape Architects*

Broadway Malyan

*Interior Design*

Tara Bernerd & Partners

*Building Insurance*

10-year warranty

*Completion*

Goldhurst House from Autumn/Winter 2016

Faulkner House from Spring/Summer 2017

*Parking*

Car parking available on a right to park basis

*Apartment mix*

**Faulkner House**

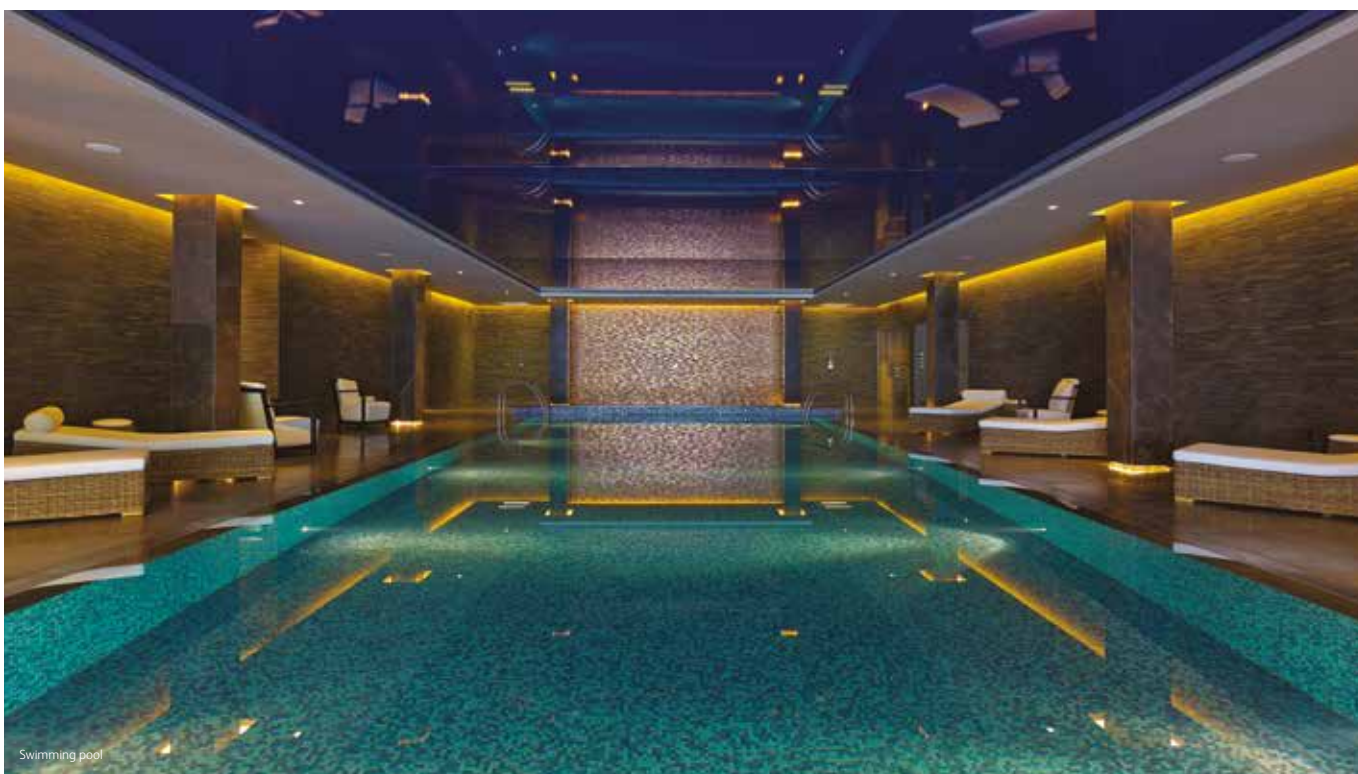
	Size (Sq. Ft.)
1 bedroom	612–706
2 bedroom	885–1166
3 bedroom Premier	1200–1797
Penthouse	2945–3085

**Goldhurst House**

	Size (Sq. Ft.)
2 bedroom Premier	1112–1129
3 bedroom Premier	1780–1980

*Fulham Reach*

- Fashionably located on the North bank of the River Thames, providing view towards Harrods Furniture Depository and Hammersmith Bridge
- High specification interiors, including custom designed fitted kitchens, opulent bathrooms and enviable living spaces, offering stunning river views
- The Tamesis Club is the private members’ club featuring swimming pool, sauna, steam room, treatment room, wine cellar, snooker room, screening room and Wi-Fi enabled residents’ lounge
- Shops, bars, restaurants and car parking
- Landscaped parkland, river promenade and private courtyards
- Balconies or terrace to all apartments
- 24 hour concierge monitored by CCTV



Swimming pool



## The location

- Prime Central London location, within easy reach of South Kensington and Knightsbridge
- Perfectly located for shopping in the West End, Harrods and Selfridges
- Wide selection of local shops, restaurants and leisure facilities
- Close to numerous Royal London parks, sports grounds and leisure facilities including Hyde Park, St James's Park and fashionable Hurlingham Club and Queens Club

## Transport links

- Located in zone 2 with convenient public transport with easy access to London Underground from Hammersmith Underground station by four London Underground lines

South Kensington	8 mins
Sloane Square	13 mins
Knightsbridge	11 mins
Westminster	19 mins
Bank / The City	32 mins
Heathrow Airport	30 mins

- For international travellers there are two London airports: Heathrow and Gatwick
- Heathrow, by London Underground and National Rail or by car 30 minutes
- Gatwick, by London Underground and National Rail or by car 45 minutes
- River Bus services run from Putney Pier to Blackfriars Pier Monday to Friday. Time dependent on tides

## Education

- Imperial College London
- Kings College London
- London School of Economics & Political Science
- London Business School
- University College London (UCL)
- University of London
- City University
- London Metropolitan University
- St George's University of London
- University of Westminster



## Council tax

### London Borough of Hammersmith & Fulham

Average tax (2 occupants) per annum in 2014

Band A	£689.44 pa
Band B	£804.35 pa
Band C	£919.26 pa
Band D	£1,034.16 pa
Band E	£1,263.97 pa
Band F	£1,493.79 pa
Band G	£1,723.60 pa
Band H	£2,068.32 pa

## Ground rent

1 Bedroom	£400 pa
2 Bedroom	£550 pa
3 Bedroom	£750 pa
Penthouse	£1,000 pa

## Service charges

Faulkner House £5.48 psf

Goldhurst House £6.49 psf

## Terms of payment

1. Non refundable booking fee of £2,000, £5,000 or £10,000 payable on reservation / exchange of contracts (dependable on the property being purchased)
2. A further 10% of purchase price, less reservation/exchange deposit paid, payable within 21 days of reservation
3. A further 5% of purchase price payable 6 months after exchange of contracts
4. A further 5% of purchase price payable 12 months after exchange of contracts
5. Balance of 80% payable upon completion

## Berkeley Group Dubai

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Proud to be a member of the Berkeley Group of companies



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