



# KING'S ROAD PARK

LONDON SW 6

*Computer generated image of King's Road Park, indicative only and subject to change.*

## WELCOME TO KING'S ROAD PARK

Situated just 60 metres from The King's Road and close to the River Thames, King's Road Park is in one of London's most desirable locations. Perfectly located in Zone 2 and only a 10 minute walk from both an Underground and Overground station, this sought-after address is well connected and close to some of the very best amenities that London has to offer.

King's Road Park is a stylish collection of suites, 1, 2, 3 and 4 bedroom apartments and penthouses\* set within six acres of beautiful landscaping including a public park, square and residents' garden.

The world-class residents' facilities include a 25m swimming pool, vitality pool, sauna and steam room, golf simulator and games room, gymnasium, fitness studios, treatment rooms, 24-hour concierge, private dining room, residents' lounge with atrium, two cinema rooms and private meeting rooms.

King's Road Park is part of the Fulham Riverside Regeneration Area. This will provide over 1,800 homes and will see the restoration of three buildings set within the park and a new public square. 100,000 sq ft of commercial space will provide a choice of restaurants, bars and offices.

King's Road Park will be a fantastic place to live that celebrates everything London has to offer with landscape at its heart - all backed by the Berkeley Group and its commitment to quality, customer service and sustainability.

St William has worked with a team of renowned architects, landscape architects and interior designers to create our vision for King's Road Park.

\*Wheelchair adaptable apartments available.



## WHY BUY AT KING'S ROAD PARK?

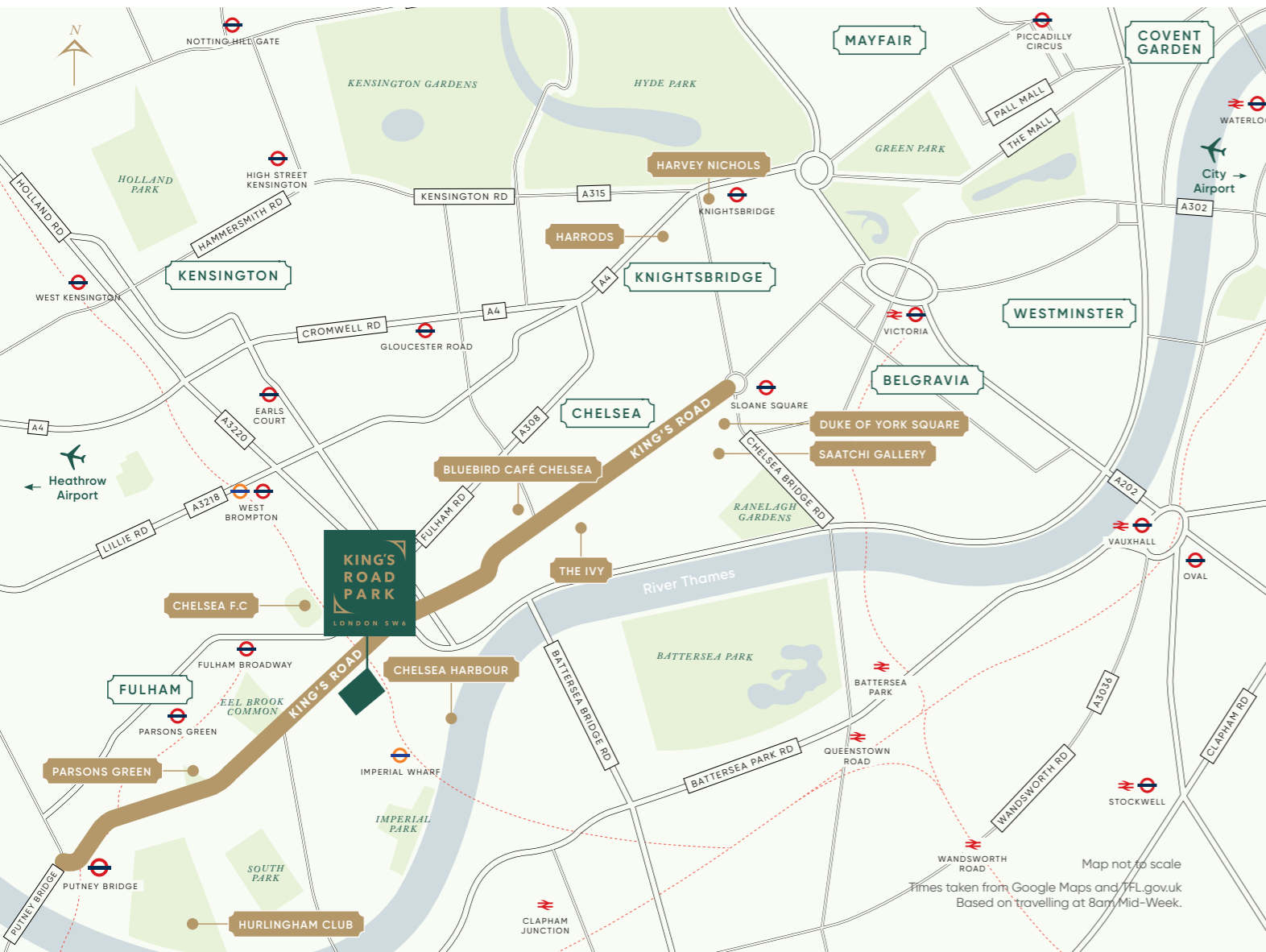
- Masterplan designed by APT with The Wren, The Windsor, The Beaumont, and world-class residents' facilities designed by EPR architects
- Set within six acres of beautiful landscaping including a public park, square and residents' garden, by landscape architects Gillespies
- Distinctive interior design shaped by Johnson Naylor
- Located just 60 metres from the King's Road, London
- 100,000 sq ft of commercial space to provide extensive restaurants, bars and offices for the new community
- The restoration of three listed buildings set within a new public square
- Prime opportunity to live in one of the most sought after established neighbourhoods in London. King's Road Park is part of the Fulham Riverside Regeneration Area and will provide over 1,800 homes

## WELL CONNECTED

FULHAM BROADWAY  
**8**  
minutes' walk to the District Line  
0.4 miles

IMPERIAL WHARF  
**9**  
minutes' walk to the Overground  
0.5 miles

mbna  
thames clippers  
CHELSEA HARBOUR PIER  
**17**  
minutes' walk  
0.9 miles



## LOCATION

- Fulham, SW6 (Zone 2)

## LOCAL AUTHORITY

- London Borough of Hammersmith and Fulham

## TENURE

- 999 years leasehold

## PARKING

- Basement parking will be available to purchase on a right to park basis

## THE DEVELOPER

- St William. A proud member of the Berkeley Group, a FTSE 100 company

## WARRANTY

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

## FIRST COMPLETIONS

- The Wren Core 1; Jul 2022 – Dec 2022
- The Wren Core 2; Aug 2022 – Jan 2023
- The Wren Core 3; Dec 2022 – May 2023
- The Windsor Core 1; Feb 2023 – Jul 2023
- The Windsor Core 2; Apr 2023 – Sep 2023
- The Beaumont Core 1 (Ground Floor – Floor 5); Jul 2023 – Dec 2023
- The Beaumont Core 1 (Floor 6 – Floor 10); Oct 2023 – Mar 2024
- The Beaumont Core 2; Dec 2023 – May 2024

## COUNCIL TAX BANDING\*

Council Tax rates for the financial year 2019/20 are currently estimated at:

Band E	£1,323.09 p/a
Band F	£1,563.66 p/a
Band G	£1,804.21 p/a
Band H	£2,165.06 p/a

\* For guidance only

## GROUND RENT

Studio	£500 p/a
1 Bedroom	£650 p/a
2 Bedroom	£800 p/a
3 Bedroom	£1,000 p/a
Penthouse	£1,250 p/a

## SERVICE CHARGE

Estimated at £5 per sq ft per annum

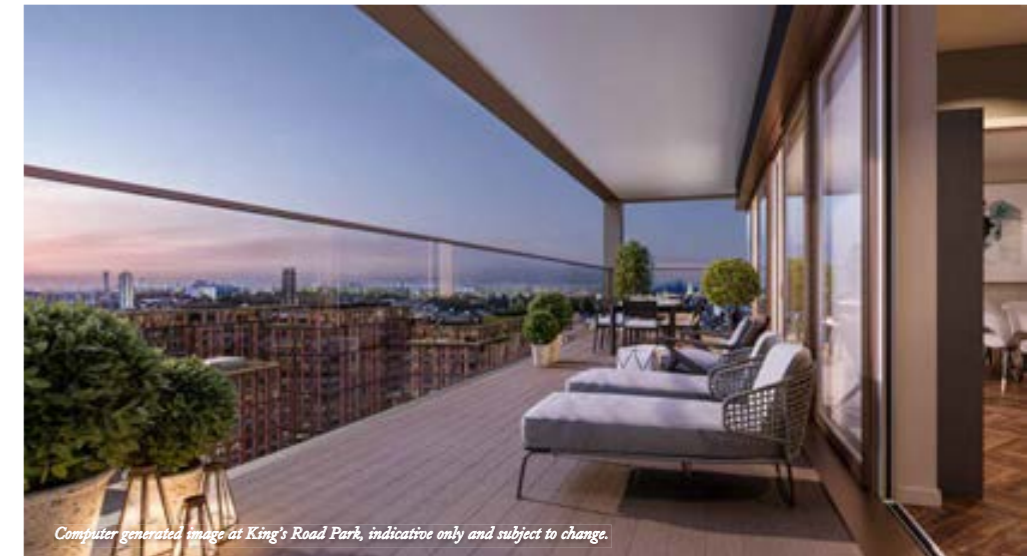
## WORLD-CLASS

### RESIDENTS' FACILITIES

- 25m swimming pool
- Vitality pool
- Steam room and sauna
- Changing rooms
- Treatment rooms
- Spa reception
- Games room and virtual golf room
- Informal meeting room
- Gymnasium and fitness studios
- Two cinemas
- Residents' lounge with atrium courtyard garden
- Private dining room
- Private meeting rooms
- 24-hour concierge

### TERMS OF PAYMENT

- Reservation fee of £2,500 for sales up to the value of £1 million and £5,000 over £1 million
- Contracts to exchange within 21 days
- 10% deposit due on exchange less reservation fee already paid
- An advance payment of 10% is due 12 months after exchange of contracts
- 80% balance on completion
- For attended exchanges deposit is to be provided within 14 days of exchange







*Computer enhanced image of King's Road Park, indicative only.*

## WORLD-CLASS RESIDENTS' FACILITIES



*Computer generated image of the pool at King's Road Park, indicative only and subject to change.*



*Computer generated image of the residents' lounge at King's Road Park, indicative only and subject to change.*

### DISCLAIMER

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. Computer generated images of King's Road Park are indicative only.

Selling agents:

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