

THE CORNICHE

ALBERT EMBANKMENT



Computer-generated image of the Skyline Club Lounge Terrace, indicative only

LIFE AHEAD OF THE CURVE

From an exclusive address on the south side of the River Thames, The Corniche, designed by Foster & Partners captures London's' most exquisite views - including the Houses of Parliament, The River Thames, The Tate Britain, The London Eye, The City and beyond.

The Corniche comprises a mixed use development including 252 residential homes along with strong offering on office space, restaurants and cafes will transform Albert Embankment into a vibrant destination address.

The development consists of three striking towers located in Zone 1 with excellent travel accessibility. Perfectly positioned to enjoy the rich cultural life the South Bank undeniably offers.

The Corniche celebrates ease and recreation with a wealth of luxury amenities, including infinity pool, luxury spa and the resident's bar with terrace. Facilities located in The Dumont include a private cinema, games room and ten-pin bowling as well as private dining and residents lounge and terrace.



Photography of The Corniche, indicative only

St James
Designed for life



Photography depicts the Show Apartment, indicative only

APARTMENT MIX

Tower One		
	Number	Size (Sq. Ft.)
Studios	6	498
1 Bed	30	526 - 584
2 Bed	36	821 - 1490
3 Bed	16	1956 - 2558
4 Bed Penthouse	1	5520

Tower Two		
	Number	Size (Sq. Ft.)
Studios	6	489 - 594
1 Bed	1	723
2 Bed	18	813 - 908
3 Bed	53	1677 - 2355
4 Bed Penthouse	1	5127

THE DEVELOPMENT

- An exclusive riverside address with panoramic views over the most iconic stretch of the River Thames including the Houses of Parliament and the London Eye
- A beautiful landscaped piazza with a café and restaurant and distinctive water features
- Prime Zone 1 location, within walking distance of Vauxhall Underground Station and well connected to the West End and City
- Designed by Foster + Partners
- A wealth of luxury amenities, including an infinity pool, spa and gym, Skyline Club Lounge and roof terrace located in The Corniche. Ten-pin bowling, cinema, games room, 12th floor residents' lounge, private dining and roof terrace located in neighbouring The Dumont. Underground parking and 24-hour Concierge



Photography depicts the Skyline Club Lounge, indicative only

THE DEVELOPER

St James was established in 1996, originally as a joint venture with Thames Water. Over the past twenty years, the company has established a reputation as a design conscious developer which continues to regenerate sites and transform them into attractive developments and whose design not only creates desirable places to live, but also has a positive impact on the environment.

St James is a proud member of the Berkeley Group, a UK leader in the visionary delivery of major urban regeneration schemes. The Group has been responsible for shaping much of the modern development along central's London riverside.

LOCATION

Albert Embankment, London SE1.

LOCAL AUTHORITY

London Borough of Lambeth.

TENURE

999-year lease.

ARCHITECTS

World-renowned architectural practice Foster + Partners, brings a genuinely global perspective to The Corniche. The practice has designed celebrated landmarks such as Headquarters' for HSBC in Hong Kong and London, Hearst Headquarters in New York and the building known as 'The Gherkin'.

LANDSCAPE ARCHITECTS

Townshend Landscape Architects is a leading practice with an international team of landscape architects, urban designers, architects and artists. Previous work includes:

Heron Quay, King's Cross Central and Granary Square.

INTERIOR DESIGN

Goddard Littlefair whose previous work includes Roehampton House, Merano Residences, 250 City Road and Ebury Square.

BUILDING INSURANCE

NHBC warranty.

COMPLETION

November 2017 - October 2018.

PARKING

82 private spaces, 3 commercial, 8 senior living and 13 disabled.

Unallocated right to park £50,000.

Planning Application number: 12/04422



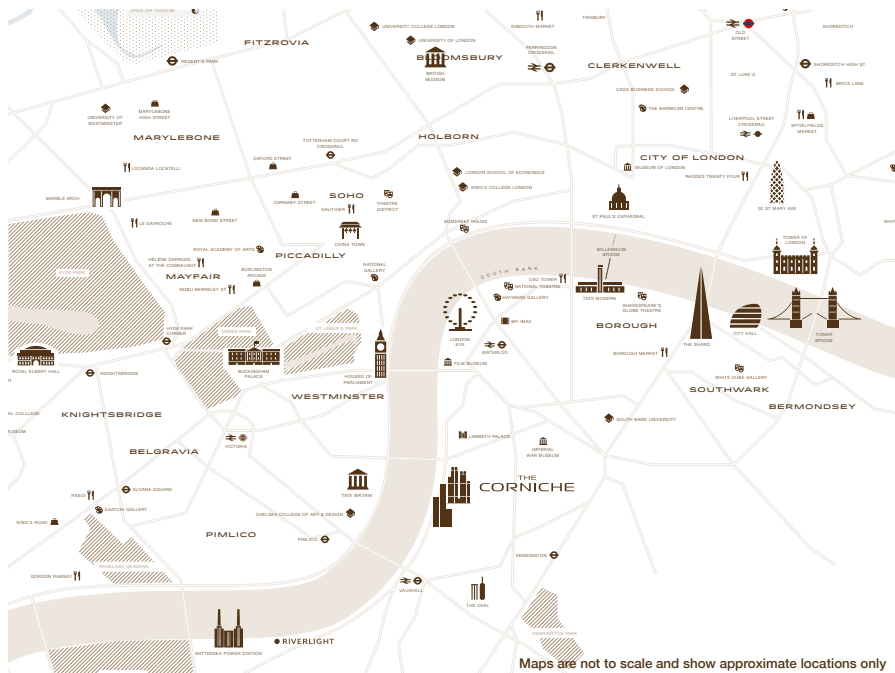
Photography depicts the Swimming Pool, indicative only

THE LOCATION

- Prime central London location on Albert Embankment overlooking the River Thames
- Views towards Chelsea, Battersea, the Houses of Parliament and the City
- The site is located within Nine Elms on the South Bank, the largest regeneration area in London and the UK, which has been identified to provide 25,000 new jobs, schools, community centres, healthcare facilities and improvements to transport infrastructure
- Within walking distance of the South Bank, a hub for bars, restaurants as well as theatre and cinema



Computer-generated image, indicative only



Maps are not to scale and show approximate locations only

TRANSPORT LINKS

- Located in Zone 1
- Nearest station is Vauxhall – for Mainline rail and Underground (Victoria line) approximately 7 minute walk
- 2 new Northern Line Underground stations to be built at Nine Elms and Battersea
- Within London Congestion Charging Zone: residents can apply for 90% discount
- Journey times by London Underground from Vauxhall

Victoria	4 mins
Green Park	6 mins
Kings Cross / St Pancras International	12 mins
Bond Street	14 mins
Canary Wharf	25 mins
Heathrow Airport	55 mins



COUNCIL TAX

London Borough of Lambeth

Suites / 1 Beds	Band F	£1892 per annum
2 Beds	Band G	£2183 per annum
3 Beds	Band H	£2620 per annum

Please be advised that this is subject to change and is listed as indicative only

GROUND RENT

Suites	£400 pa
1 bedroom	£500 pa
2 bedrooms	£750 pa
3 bedrooms	£1,000 pa
3 bedrooms Skyline Collection	£1,250 pa
4 bedroom Infini Penthouse	£1,500 pa

Please be advised that this is subject to change and is listed as indicative only

SERVICE CHARGES

Apartments

Service charges approximately
£7.00 - £7.20 per sq ft
(based on today's prices)

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TERMS OF PAYMENT

1. Booking fee of £5,000 (pounds sterling) payable upon reservation.
2. 20% of purchase price, less reservation deposit, is payable upon exchange of contracts.
3. Balance of monies is payable upon completion.

DOCUMENTATION

Documentation required for exchange of contract:

- Photo identification - Passport, Driving Licence or ID card
- A current utility bill or bank statement showing name and home address no older than 3 months

Please be advised that the solicitors must have signed and certified the original copies of the above.

If the purchase is being taken in a Company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the Company's registered address
- A list of Directors and Shareholders
- Individual Photo Identification and Address Identification for Directors and Shareholders

SOLICITORS

Vendors solicitors:

Mills & Reeve
Fountain House
130 Fenchurch Street
London
EC3M 5DJ

Tel: +44(0) 20 7648 9220
Fax: +44(0) 20 7648 9221

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