

# FULHAM REACH

L O N D O N W 6



## *The ultimate riverside address*

Fulham Reach is the regeneration of a former Distillery on the north bank of the River Thames into a thriving new riverside development.

Fulham Reach features a blend of traditional and modern high quality architecture creating an attractive, riverside destination. The development's superb location on the bank of the River Thames offers stunning vistas overlooking the iconic Harrods Furniture Depository and views 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 and a basement car park.

Fulham Reach is also the home to the Fulham Reach Boat Club, Brasserie Blanc, the Blue Boat Riverside Bar and Restaurant, Harris+Hoole coffee shop and Tesco Express. The development features a river walkway and landscaped gardens to provide a beautiful riverside destination for residents, commercial occupiers and the local community.

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

St George believe 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.

## Fairfax House



### The Developer

St George Developments 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

### Building Insurance

10-year warranty

### Anticipated Completion

From Q2 2020

### Parking

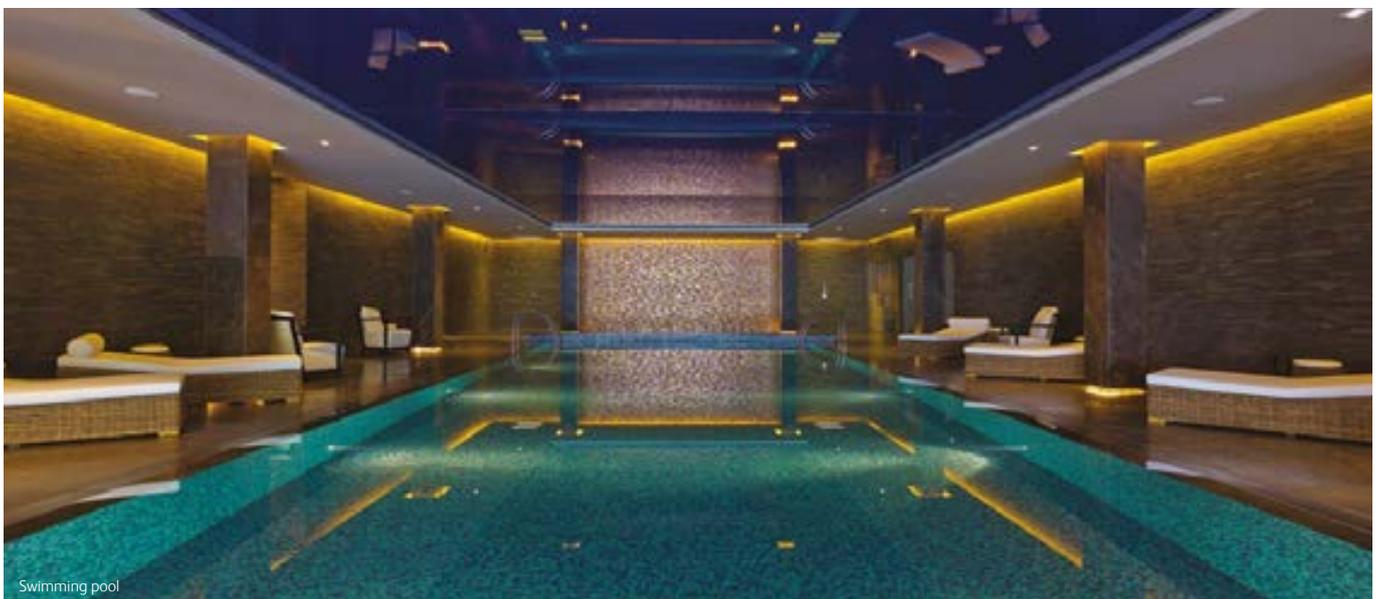
Car parking available on a right to park basis

## Apartment mix

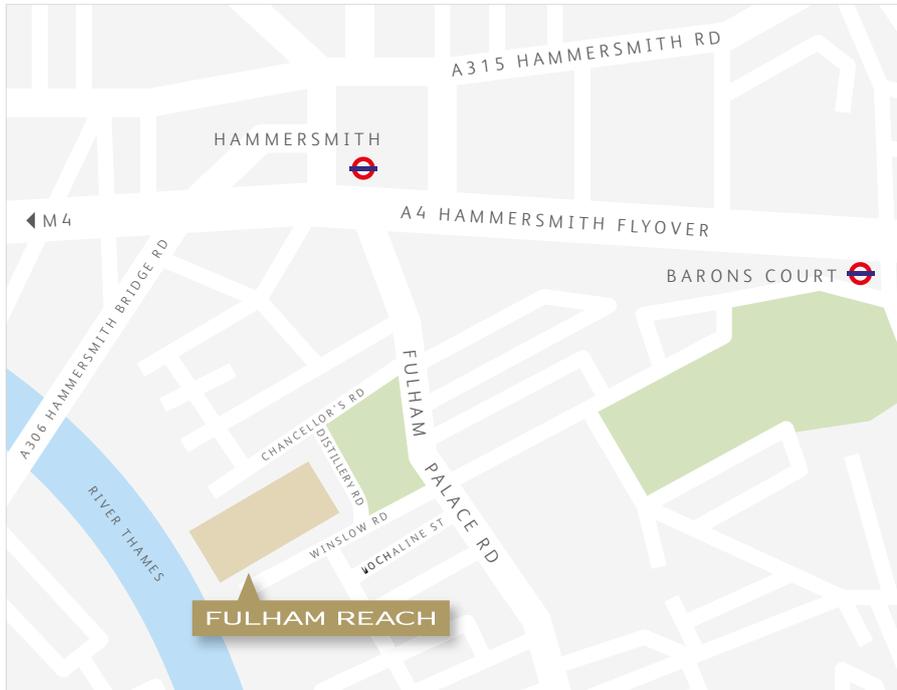
	Number	Average Apartment Sizes (Sq. Ft.)
1 Bedroom	18	580
2 Bedroom	66	935
3 Bedroom	12	1507
3 Bedroom Penthouse	2	1700

## Fulham Reach

- Fashionably located on the north bank of the River Thames, providing views towards Harrods Furniture Depository and Hammersmith Bridge
- High specification interiors, including custom designed fitted kitchens, opulent bathrooms and enviable living spaces, offering stunning views over landscaped gardens and towards the River Thames
- The Tamesis Club is the private residents' club featuring swimming pool, sauna, steam room, treatment room, wine cellar, snooker room, screening room, virtual golf and Wi-Fi enabled residents' lounge
- Landscaped parkland, river promenade and private courtyards
- Balconies or terraces to all apartments
- 24 hour concierge monitored by CCTV
- Car parking
- Shops, bars and restaurants including Tesco Express, Harris+Hoole Coffee Shop, The Blue Boat Bar and Restaurant and Brasserie Blanc



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, Selfridges and Westfield
- 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 easy access to London Underground from Hammersmith Underground station by four London Underground lines

South Kensington	8 mins
Shepherd's Bush (Westfield)	11 mins
Sloane Square	12 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

### SCHOOLS

- Godolphin and Latymer School
- St Paul's School

### UNIVERSITIES

- Imperial College London
- King's College London
- London School of Economics & Political Science (LSE)
- London Business School
- University College London (UCL)
- University of London
- City, University of London
- 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 2018/19

Band A	£681.36 pa
Band B	£794.92 pa
Band C	£908.48 pa
Band D	£1,022.04 pa
Band E	£1,249.16 pa
Band F	£1,476.28 pa
Band G	£1,703.40 pa
Band H	£2,044.08 pa

## Ground rent

### Fairfax House

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

## Estimated service charge

Fairfax House from £5.72 psf

### Parking

Right to park permit available at the time of reservation £50,000 each

## Terms of payment

1. Reservation fee of £5,000 is payable for properties up to a purchase price of £1,000,000. Reservation fee of £10,000 is payable for properties over a purchase price of £1,000,000. Reservation fee of £20,000 is payable for properties over the purchase price of £2,000,000.
2. A further 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 21 days.
3. A further 10% of purchase price payable 12 months after exchange of contracts.
4. A further 5% of purchase price payable 18 months after exchange of contracts.
5. Balance of 75% payable on completion.

## Fulham Reach Sales & Marketing Suite

Distillery Wharf, Parris Way, W6 9GD | +44 (0)20 7870 9500 | [www.fulhamreach.co.uk](http://www.fulhamreach.co.uk)



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