



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

## THE CHARLTON

Just moments from the King's Road in central London, Kings Road Park, offers a stylish collection of suites, 1, 2, 3 and 4 bedroom apartments and penthouses. Located within six acres of landscaping including a public park, central square and private residents' gardens.

The Atrium is a bespoke members club for the residents of King's Road Park spanning 25,000 sq ft including health and wellbeing, recreational and workspace facilities. Designed by EPR Architects, who have created some of the best

known private members' clubs and hotels across the globe.

The Charlton is positioned at the top of the park and many apartments offer majestic London skyline views, or uninterrupted views over the landscaping and listed buildings.



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CREATED BY




## THE DEVELOPMENT


- Masterplan designed by APT
- Residents' facilities designed by EPR Architects
- Interior architecture by Reddy A+U
- Set within six acres of beautiful landscaping including a public park, square and residents' garden, designed by landscape architects Gillespies
- The restoration of the two listed buildings are set within a new public square alongside the world's oldest standing gasholder
- 100,000 sq. ft. of commercial space to provide extensive restaurants and retail for the new community
- Prime opportunity to live in one of London's most sought-after neighbourhoods. King's Road Park is part of the South Fulham Riverside Regeneration Area and will provide over 1,800 homes



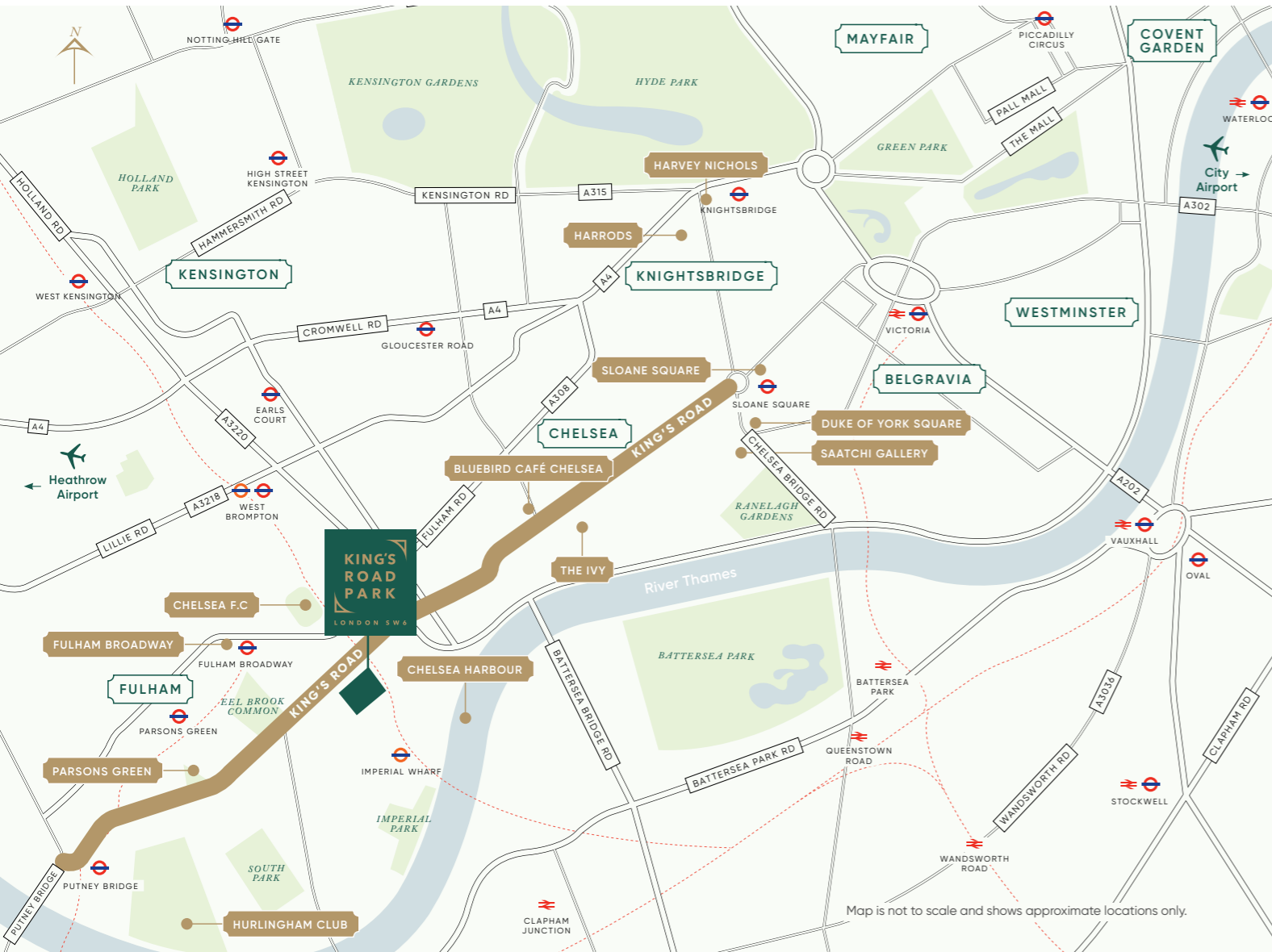
## WELL CONNECTED

  
FULHAM BROADWAY  
**0.65km**  
to the  
District Line

  
IMPERIAL WHARF  
**0.8km**  
to the  
Overground

  
CHELSEA HARBOUR PIER  
**1.1km**  
to the Harbour

Times taken from Google Maps and TFL.gov.uk  
Based on travelling at 8am Mid-Week.



## LOCATION

- Fulham, SW6 (Zone 2)

## LOCAL AUTHORITY

- London Borough of Hammersmith and Fulham

## TENURE

- 999 years from 1st January 2022

## PARKING

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

## THE DEVELOPER

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

## BUILDING INSURANCE

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

## THE CHARLTON

- Completion Q3/Q4 2026

## COUNCIL TAX BANDING\*

Council Tax rates for the financial year 2022/23 are currently estimated at:

Band E	£1,500.34 p/a
Band F	£1,773.13 p/a
Band G	£2,045.92 p/a
Band H	£2,455.10 p/a

\*For guidance only

## SERVICE CHARGE

Estimated at £5 per sq ft per annum

## 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
- 10% advance payment due 12 months after exchange
- 80% balance on completion



## EXTENSIVE RESIDENTS' FACILITIES

- 25m swimming pool
- Vitality pool
- Steam room
- Sauna
- Changing rooms
- Treatment room
- Virtual golf simulator and Arcade games room
- Spa reception
- Study room
- Gymnasium and fitness studios
- Two cinemas
- Residents' lounge with atrium
- Private dining room
- 24-hour concierge
- Working from home spaces



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\*Please ask a Sales Advisor for more details



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

## LUXURIOUS INTERIORS



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## CONTACT DETAILS:

### MARKETING SUITE

1 Sands End Lane,  
London,  
SW6 2FP

Telephone: +44 (0) 20 3004 4112  
sales@kingsroadpark.co.uk  
www.kingsroadpark.co.uk



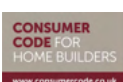
### DISCLAIMER

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. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images of King's Road Park are indicative only. Maps are for illustration purposes only and not to scale. Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk. Prices and details correct at time of going to press. King's Road Park was granted planning permission in February 2019. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 2018/02100/COMB. Borough/council issuing permission: Borough of Hammersmith and Fulham Council. Acquiring interest: 999-year leasehold interest from January 2022.

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

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