

PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11



Computer generated image of Upper Park Residences, Prince of Wales Drive, indicative only and subject to change.

OVERVIEW

Upper Park Residences is a collection of 233 new homes, comprising of 1, 2, 3 and 4 bedroom apartments.

The buildings range in height from 19 to 27 storeys and are inspired by the original Victorian industrial heritage. Located moments from Battersea Park, within 1 mile of fashionable Chelsea, boasting the delights of Sloane Square

and the famous King's Road, Prince of Wales Drive, is truly perfectly placed, minutes from the new Zone 1 tube station*, with iconic views of prime central London.

With residential pavilions located around 2.5 acres of central landscaped gardens, Upper Park Residences will offer tranquil living in Zone 1. The exclusive offering of

world-class residents' facilities provides an extravagant lifestyle with the introduction of The 1882 Club. Residents can indulge in the 24th floor residents' bar and lounge whilst enjoying a sweeping panoramic view across the Capital. The facilities extend into the ground floor where flexible working spaces, cinema, karaoke room, screening room, music and library can also be enjoyed.

PROUD TO BE A MEMBER OF THE



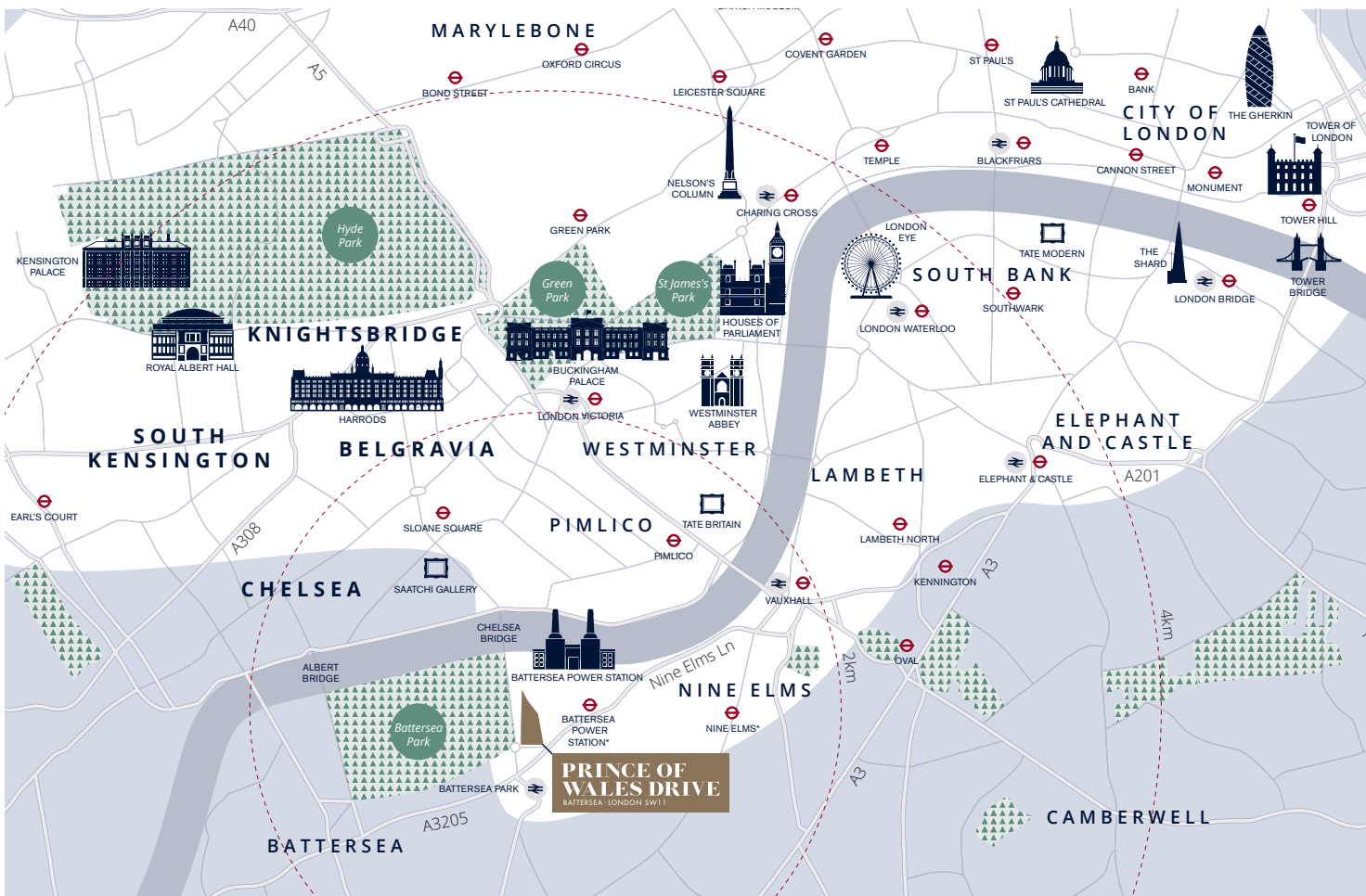
St William
Designed for life

*Due Autumn 2021. Source: TfL. Date correct at time of print.

IN PRIME POSITION

- / Key location: Prince of Wales Drive is perfectly positioned to benefit from the new Zone 1 – Northern Line tube extension*
- / Within 1 mile of Chelsea, within walking distance over the River Thames. Benefitting from Sloane Square, King's Road and all the delights of the Royal Borough
- / With access through a new pedestrian railway arch, the beauty of Battersea Park will be just moments away
- / Perfectly placed to benefit from all the new facilities within Battersea Power Station development including cafés, restaurants, shops, a cinema, a theatre and the new River Bus service with links into central London
- / Superbly located for education: Newton Prep Primary School is only a 2 minute walk away and with easy access to a number of other outstanding primary, secondary and London's top Universities
- / 2.5 acres of landscaped gardens, 50% of site area
- / Distinctive specification and interior design by Muza Lab
- / Secure underground parking
- / World-class residents' facilities including a cinema, karaoke room, flexible working spaces, 24th floor bar and lounge, swimming pool and spa and 24-hour concierge
- / St William is part of the Berkeley Group, known for its attention to detail and quality

3	BATTERSEA PARK MINUTE WALK / 0.2 mile	11	BATTERSEA POWER STATION PIER MINUTE WALK / 0.6 mile	25	SLOANE SQUARE CIRCLE AND DISTRICT LINE MINUTE WALK / 1.3 miles
5	BATTERSEA POWER STATION MINUTE WALK TO NEW NORTHERN LINE EXTENSION*	17	KING'S CROSS ST PANCRAS INTERNATIONAL MINUTES BY TRAIN [†] / 5.1 miles	36	GATWICK EXPRESS MINUTES BY TRAIN FROM CLAPHAM JUNCTION
7	QUEENSTOWN ROAD MINUTE WALK / 0.3 mile	20	CENTRAL LONDON MINUTES BY BOAT FROM BATTERSEA POWER STATION PIER	50	HEATHROW AIRPORT MINUTES BY CAR / 16.1 miles



*Due Autumn 2021. Source: TfL. Date correct at time of print. †Northern Line extension travel times are estimated and subject to change post completion. Sources: tfl.gov.uk and Google maps, May 2021. All travel times are approximate only.

LOCATION

Battersea, London SW11

LOCAL AUTHORITY

London Borough of Wandsworth

FACILITIES

- / 24-hour Concierge
- / Swimming Pool with Vitality Pool, Sauna and Steam Room
- / 8th Floor Roof Terrace
- / The 1882 Club
 - 24th Floor Bar / Lounge
 - Ground Floor Lounge
 - Boardroom / Work pods
 - Kitchen
 - Cinema
 - Screening Room
 - Games Area
 - Music Room and Library
 - Karaoke Room

TENURE

- / 999 years leasehold, starting from 2019

PARKING

- / A non-allocated right to park is available at £50,000 **

THE DEVELOPER

- / St William is a proud member of the Berkeley Group and is a FTSE 100 company

ARCHITECTS

- / Squire & Partners & EPR Architects

INTERIOR DESIGNERS

- / Muza Lab

LANDSCAPE DESIGNERS

- / Gillespies & Charnwood

RESIDENT FACILITY DESIGNERS

- / Arney Fender Katsalidis and Muza Labb

WARRANTY

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

COMPLETION

- / Park East
Floors 1-10 : June 2023 to November 2023
Floors 11-21 : August 2023 to January 2024
- / Park Central
Floors 1-13 : November 2023 to April 2024
Floors 14-26 : December 2023 to May 2024

**For further information please ask a member of the sales team.

COUNCIL TAX BANDING *

Guide from Wandsworth 2021/2022

E	£1,026 p/a
F	£1,213 p/a
G	£1,399 p/a
H	£1,679 p/a

*Source: www.wandsworth.gov.uk

GROUND RENT

1 bedroom	£500 p/a
2 bedroom	£750 p/a
3 bedroom	£1,000 p/a
4 bedroom	£1,150 p/a

SERVICE CHARGES

- / Estimated £4.95 per square foot per annum

APARTMENT MIX PARK EAST

APARTMENT TYPE	NO.
1 Bed 1 Bath	17
2 Bed 2 Bath	53
3 Bed 3 Bath 1 WC Premium	21
4 Bed 4 Bath 1 WC Premium	4
TOTAL	95

APARTMENT MIX PARK CENTRAL

APARTMENT TYPE	NO.
2 Bed 2 Bath	42
3 Bed 3 Bath 1 WC Premium	4
TOTAL	46

TERMS OF PAYMENT

- / Reservation fee is £5,000 under the sales value of £1.5 million and £10,000 above £1.5 million
- / Exchange deposit is 10% of purchase price less reservation fee payable via your solicitor within 21 days of reservation, from receipt of draft contracts
- / A further 10% advance payment payable within 12 months of exchange of contracts
- / 80% balance on completion

DOCUMENTATION

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS

Please be advised that the solicitors must have signed and certified the original copies of all documentation required.

- / One form of photo identification - Passport, Driving Licence or ID Card
- / One form of proof of address - a current utility bill or bank statement showing name and home address no older than 3 months
- / Confirmation of source of funds
- / Confirmation of occupation



Computer generated image of Games Area, indicative only and subject to change.



Computer enhanced image of Prince of Wales Drive and central London. Prince of Wales Drive is indicative only and subject to change. Locations are approximate. * Battersea Power Station Underground is expected to open in Autumn 2021, location is indicative only.



Computer generated image of Music Room and Library, indicative only and subject to change.



Computer generated image of Lounge and Bar on the 24th floor, indicative only and subject to change.

ST WILLIAM SALES & MARKETING SUITE

Kensington House
 Prince of Wales Drive
 London
 SW11 4FA

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 6th edition recommendation. Computer generated images of Prince of Wales Drive are indicative only.

