



**KING'S
ROAD
PARK**

L O N D O N S W 6

CREATED BY

St William
Designed for life



WELCOME TO KING'S ROAD PARK LONDON SW6

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 listed 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 which 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.

"King's Road Park will transform a hidden part of London's heritage, to create a new sustainable neighbourhood set within a beautiful park, truly designed for life".



A couple is walking away from the camera on a city street. The woman is wearing a white, textured, sleeveless dress, and the man is wearing a dark blue turtleneck and dark trousers. They are holding hands. In the foreground, there is a large, ornate stone urn filled with a variety of flowers, including blue and white roses, lilies, and hydrangeas. The background is a blurred city street with other pedestrians and trees.

THE FUTURE IS BUILT FROM WHAT HAS BEEN
PAST ENERGY, THEN RESTORED
AND RECREATED TO
WELCOME YOU TO A LANDSCAPE DREAM.

AT ITS HEART, A CENTRAL PARK
THAT BREATHES.
BIRDSONG, SHADED MEETING PLACES.
AND PATHS THAT LEAD TO FURTHER
POSSIBILITIES.

MEANDER, RUN OR CYCLE.
YOU CAN CHOOSE.
A BISTRO MEAL. A TRANQUIL SPOT TO READ.
OR DOWN KING'S ROAD
TO SEE WHAT'S NEW.

EACH DAY, YOU BUILD FRESH
MEMORIES. THEN LATER, RAISE A GLASS TO
FAMILY, FRIENDS. IN A HOME THAT FITS.

FIT FOR ROYALTY.



*The entrance to King's Road Park showing
The Wren and The Windsor.*

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



**KING'S
ROAD
PARK**
LONDON SW 6

HYDE PARK

HARRODS

KING'S ROAD

BLUEBIRD CAFÉ

SLOANE SQUARE

DUKE OF YORK SQUARE

THE IVY

THE CITY

THE SHARD

BATTERSEA PARK

CHELSEA HARBOUR

RIVER THAMES

IMPERIAL WHARF

CHELSEA HARBOUR PIER

*Views of The Beaumont and
The Windsor from the park at dusk.*





The Ivy, Chelsea Garden



The iconic KING'S ROAD

A FANTASTIC LOCATION

The King's Road is a relaxed and creative part of London, where fine dining, excellent shopping, art and culture are all part of the sophisticated and enviable lifestyle.

King's Road Park is conveniently located just 60 metres from the King's Road.





1600s

HERITAGE

In the 17th century, King Charles II travelled to the royal palace at Kew along 'the King's Road'. Only a privileged few could access the road, using a special copper token stamped with 'The King's Private Road' on one side and the monarch's monogram on the other. Today, examples of these are embedded in the pavement at Duke of York Square.

The King's Road was at the heart of a fashion revolution and gained global recognition.



1915

ASTON MARTIN

Bamford & Martin Ltd was founded at 16 Henniker Place in West Kensington, just off Fulham Road on 15th January 1913. They produced their first Aston Martin car, the Coal Scuttle, in March 1915.

1960s



FASHION

By the 1960s the King's Road was the epicentre of fashionable 'Swinging London' and gaining global attention. Famous designers, such as Mary Quant, led the world in creating innovative fashion from premises on the King's Road.

1970s



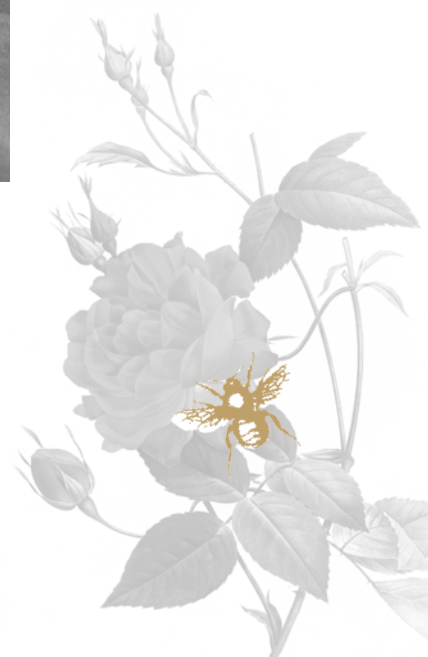
MUSIC & CULTURE

Rock stars, from The Beatles and The Rolling Stones to Jimi Hendrix and Led Zeppelin, were familiar faces. The 1970s punk movement, led by Malcolm McLaren and Vivienne Westwood, began here, shifting the fashion and music industry on its axis once again.

TODAY

REINVENTION

From the heady days of the 60s and 70s, when the King's Road was the centre of fashion, music and cultural change, the area has now been reinvented as a distinguished place where sophisticated shopping, dining and culture take centre stage.



Shopping & Dining

There can be little doubt that this area of London is perfect for shopping. You will find everything you could wish for – designer couture and unique boutique fashion; antiques and collectibles; vintage or cutting-edge contemporary interiors; the finest cosmetics and indulgent scents.



📍 Harrods, 87-135 Brompton Road, Knightsbridge 🚶 16 mins



DUKE OF YORK SQUARE

A historic part of the King's Road, now transformed into a delightful square with boutique shops, restaurants and cafés, and a wonderful weekly artisan market.

📍 80 Duke of York Square 🚶 10 mins



📍 Design Vintage, 224 King's Road, Chelsea 🚶 9 mins

BLUEBIRD RESTAURANT & CAFÉ

In a gleaming Art Deco building, the Bluebird Chelsea is a London landmark serving the best of modern European cuisine. Enjoy alfresco dining in the courtyard, or cocktails in the circular bar.

📍 350 King's Road 🚶 7 mins



THE IVY, CHELSEA GARDEN

Sister establishment to the original Ivy in Covent Garden, this sophisticated yet relaxed restaurant is often decorated with glorious floral arrangements inside and out.

📍 195 -197 King's Road 🚶 8 mins



📍 Rococo Chocolates, 321 King's Road, Chelsea 🚶 7 mins

Journey times from Google maps during daytime traffic and indicative only

Culture &
ENTERTAINMENT



SAATCHI ART GALLERY

Contemporary art at its finest, and often most controversial, can be found at the Saatchi Gallery. Housed in the Grade II Listed former Duke of York's Headquarters building, the gallery is known for launching the careers of many new artists.

📍 *Duke of York's HQ* 🕒 *10 mins*

Journey times from Google maps during daytime traffic and indicative only



ROYAL COURT THEATRE

For over 60 years, the Royal Court Theatre in Sloane Square has championed ground-breaking young writers who challenged conventional thinking, among them Athol Fugard, Caryl Churchill, David Hare and Sarah Kane. The theatre is perhaps most closely associated with John Osborne, whose play *Look Back in Anger* debuted here.

📍 *Sloane Square* 🕒 *10 mins*



RHS CHELSEA FLOWER SHOW

Breathtaking floral displays make a dramatic statement at the annual RHS Chelsea Flower Show. This is London's most famous garden and flower festival, celebrating the best in horticulture and garden design such as this garden exhibit from 2018.

📍 *Ranelagh Gardens, Royal Hospital Road* 🕒 *8 mins*



📍 *Sloane Square* 🕒 *10 mins*

CHELSEA FOOTBALL CLUB

One of the English Premier League's leading teams, known around the world for their international line-up and stylish play. Chelsea's ground, Stamford Bridge, is less than a mile from King's Road Park.

📍 *Stamford Bridge, Fulham Road* 🕒 *6 mins*



Parsons GREEN

A short distance from King's Road Park is Parsons Green, a Conservation Area with a typical English village green at its centre. Once the country retreat of wealthy Londoners seeking respite from the busy city, Parsons Green is now a lively community with a distinctly laid-back lifestyle.



📍 Parsons Green, 235 New King's Road 🚶 5 mins



Journey times from Google maps during daytime traffic and indicative only

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BAYLEY & SAGE

A deli specialising in produce that is fresh and delicious at any time of year, whether that's fruit, vegetables, meat, cheese or just-baked bread. You can also buy tempting seasonal dishes prepared in Bayley & Sage's own kitchens.

📍 30-34 New King's Road ☎ 835, Fulham Road 🚶 3 mins



📍 Little Waitrose, 8 Heathman's Road, Fulham 🚶 4 mins



THE HURLINGHAM CLUB

The internationally-renowned private members' club is set in 42 acres of spectacular grounds. Whilst retaining its quintessential English traditions and heritage, the club also provides state-of-the-art sports facilities for its members.

📍 Ranelagh Gardens, Fulham 🚶 8 mins

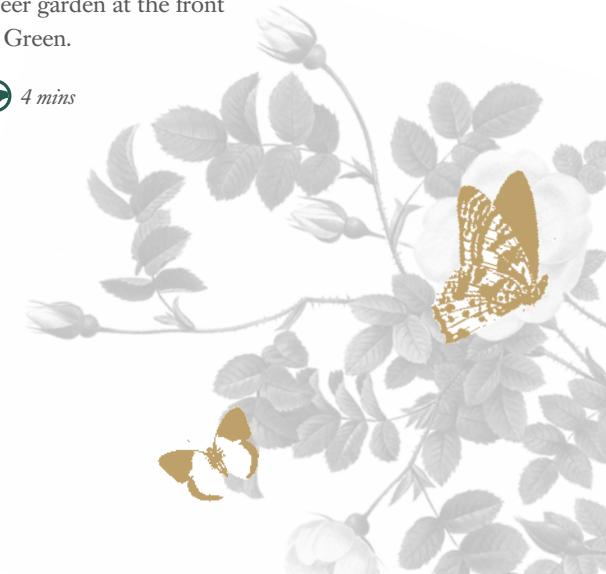


THE WHITE HORSE

A lovingly restored traditional Victorian pub that serves great beer and wine, together with a gourmet menu. The beer garden at the front overlooks leafy Parsons Green.

📍 1-3 Parsons Green 🚶 4 mins

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Getting
AROUND


FULHAM BROADWAY

8
minutes' walk to the
District line

0.4 mile


IMPERIAL WHARF

9
minutes' walk to the
Overground

0.5 mile


CHELSEA HARBOUR PIER

17
minutes' walk

0.9 mile

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



Zone 2

TRANSPORT LINKS



0.4 mile

UNDERGROUND FROM FULHAM BROADWAY

EARL'S COURT	4 MINS
VICTORIA	15 MINS
PADDINGTON	16 MINS
WATERLOO	26 MINS
KING'S CROSS	28 MINS



0.9 mile

RIVER BUS FROM CHELSEA HARBOUR

BATTERSEA	10 MINS
EMBANKMENT	28 MINS
BLACKFRIARS	34 MINS
LONDON BRIDGE	40 MINS
CANARY WHARF	48 MINS



WALKING FROM KING'S ROAD PARK

KING'S ROAD	1 MIN
FULHAM BROADWAY	8 MINS
IMPERIAL WHARF STATION	9 MINS
PARSONS GREEN	13 MINS
CHELSEA HARBOUR PIER	17 MINS



0.5 mile

RAIL LINKS FROM IMPERIAL WHARF

CLAPHAM JUNCTION	5 MINS
SHEPHERD'S BUSH	12 MINS
WATFORD JUNCTION	35 MINS
WILLESDEN JUNCTION	36 MINS
EUSTON	44 MINS

King's Road Park is close to three major transport hubs which afford residents easy access to London and the rest of the UK. With access to the river, residents can also enjoy the River Bus service along the beautiful Thames.



Albert Bridge, Chelsea



DRIVING FROM KING'S ROAD PARK

VICTORIA	12 MINS
PADDINGTON	20 MINS
WATERLOO	22 MINS
HEATHROW AIRPORT	26 MINS
CANARY WHARF	35 MINS

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





Acclaimed UNIVERSITIES



IMPERIAL COLLEGE LONDON

Imperial College London consistently ranks as one of the top ten universities in the world and has an international reputation for excellence in teaching and research. Imperial is committed to developing the next generation of researchers, scientists and academics through collaboration across disciplines.

📍 Imperial College London, 369 Fulham Rd
(Chelsea & Westminster campus) 🚶 15 mins



LONDON SCHOOL OF ECONOMICS (LSE)

London School of Economics is unique in its concentration on teaching and research across the full range of social, political and economic sciences. Like their home city of London, LSE is diverse, open to the world, vibrant and fully engaged in the conversations that truly matter.

📍 London School of Economics,
Houghton Street 🚶 25 mins

London universities are considered to be some of the finest in the world and consistently top global rankings for higher education. Enjoy limitless opportunities across multiple disciplines to achieve your goals in education.

KING'S COLLEGE LONDON

Based in the heart of London, King's College is ranked as one of the top ten universities in the UK (QS World Rankings 2020). With nine faculties, institutes and schools, it is dedicated to the advancement of knowledge, learning and understanding.

📍 King's College London, Strand
(Strand campus) 🚶 24 mins



UNIVERSITY COLLEGE LONDON (UCL)

UCL is one of the world's best universities, consistently placed in the global top 20 in a wide range of world rankings. As a multi-disciplinary university, UCL is renowned for its teaching excellence in subjects from medicine to languages, law to engineering and history to astrophysics.

📍 University College London,
Gower Street 🚶 28 mins



Times taken from Google maps - travelling from King's Road Park at 8:00am midweek and indicative only.



Universities*



1. IMPERIAL COLLEGE LONDON	15 MINS
2. KING'S COLLEGE LONDON	24 MINS
3. LONDON SCHOOL OF ECONOMICS	25 MINS
4. UNIVERSITY OF WEST LONDON	25 MINS
5. UNIVERSITY COLLEGE LONDON	28 MINS



Secondary Schools*



6. LADY MARGARET SCHOOL	6 MINS
7. FULHAM PREP SCHOOL	10 MINS
8. EMANUEL SCHOOL	12 MINS
9. ST PAUL'S GIRLS' SCHOOL	15 MINS
10. ST PAUL'S SCHOOL	18 MINS
11. HARRIS WESTMINSTER	18 MINS
12. THE GODOLPHIN & LATYMER SCHOOL	20 MINS



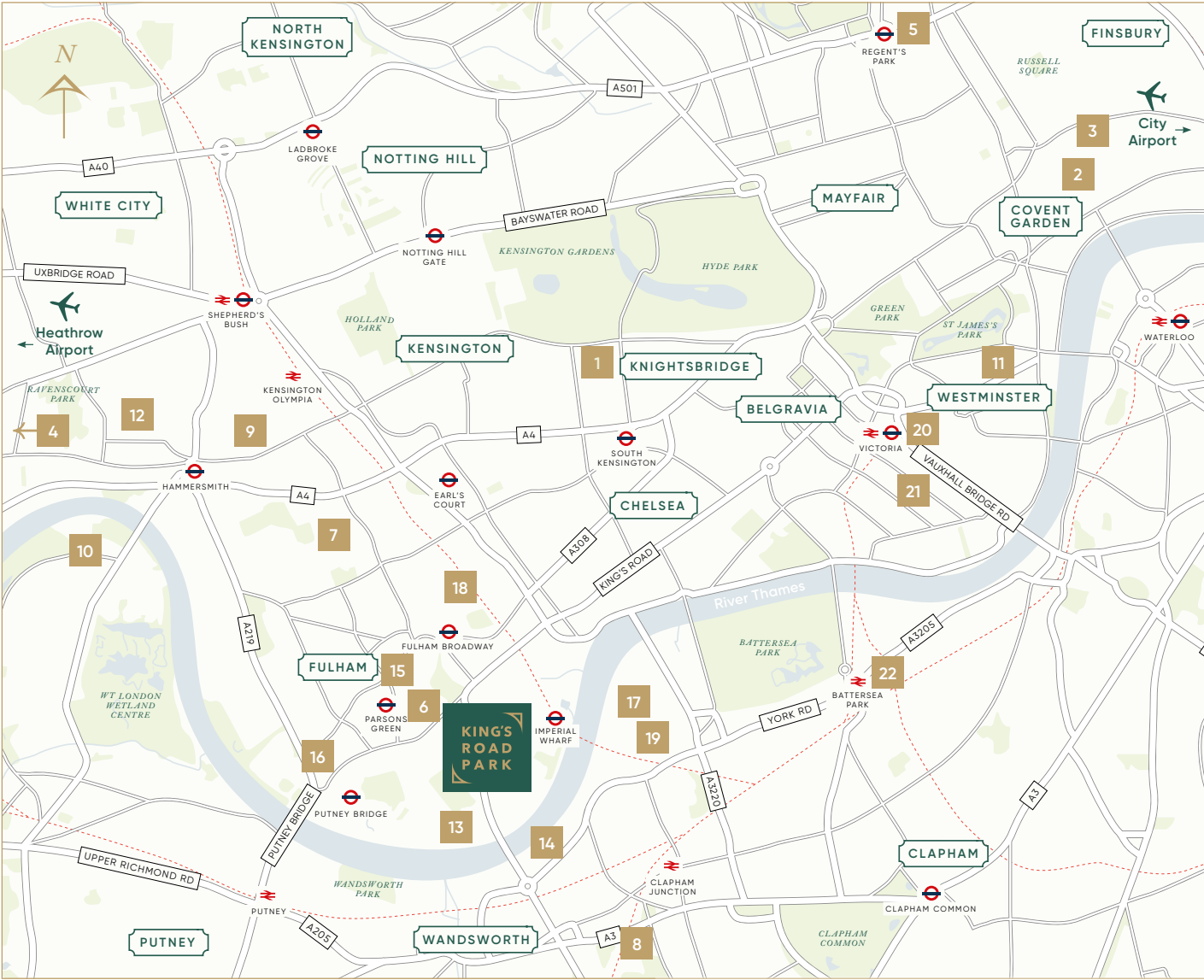
Primary Schools*



13. THOMAS'S FULHAM	9 MINS
14. RIVERSIDE NURSERY	10 MINS
15. KENSINGTON PREP SCHOOL	10 MINS
16. FULHAM PRE-PREP SCHOOL	12 MINS
17. THOMAS'S BATTERSEA	14 MINS
18. THE LONDON ORATORY SCHOOL	14 MINS
19. L'ECOLE DE BATTERSEA	14 MINS
20. WESTMINSTER CATHEDRAL CHOIR SCHOOL	15 MINS
21. EATON SQUARE SCHOOL	16 MINS
22. NEWTON PREP SCHOOL	16 MINS

* Times taken from Google maps - travelling from King's Road Park at 8:00am midweek and indicative only. Map not to scale.

A first-class
EDUCATION



London has a global reputation for educational excellence. Many of its top performing schools and distinguished universities are within 30 minutes of King's Road Park.



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

KING'S ROAD PARK

Introducing KING'S ROAD PARK

TRANSFORMING LONDON'S HERITAGE

Perfectly situated between the River Thames and one of London's most fashionable streets, King's Road Park blends contemporary new architecture with refurbished buildings and beautiful natural interiors. This creates a truly distinctive and inspirational place to live, complemented by uniquely designed residents' facilities.



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

The King's Road Park DESIGN TEAM



Masterplanners APT

The architect behind the King's Road Park masterplan is APT, an architectural practice that inspires through great design, innovation and craftsmanship.

Formed ten years ago, APT has created a portfolio of work that is richly detailed and diverse in character, all underpinned by the studio's creative and collaborative approach. Recent projects include Chapter House in Covent Garden, The Sloane Building in Chelsea and the Merchant Square masterplan in Paddington.

"Our masterplan creates contemporary architecture and public space that draws upon the site's heritage. King's Road Park will be an exciting and engaging place to live and work, with a unique and enduring sense of place".

James Ewen
Project Leader &
Board Member at APT

Landscape Architects GILLESPIES

Gillespies is one of the leading landscape architects and urban design practices in the UK and internationally. Established 55 years ago, the company has built an outstanding reputation for creating environments that define a sense of place, improve well-being and encourage engagement.

Every project involves careful analysis, collaboration, creative thinking and a unique understanding of place. The result is beautiful, healthy and inclusive places where people aspire to live, work and play.

Gillespies has ensured that this approach has been adopted for King's Road Park and a truly special place has been envisioned.

"King's Road Park is foremost a story about people and nature, and how to live well. I am genuinely excited by this prospect and the opportunity it brings to create a series of beautiful outdoor places and spaces".

Stephen Richards
Partner at Gillespies

Architects EPR

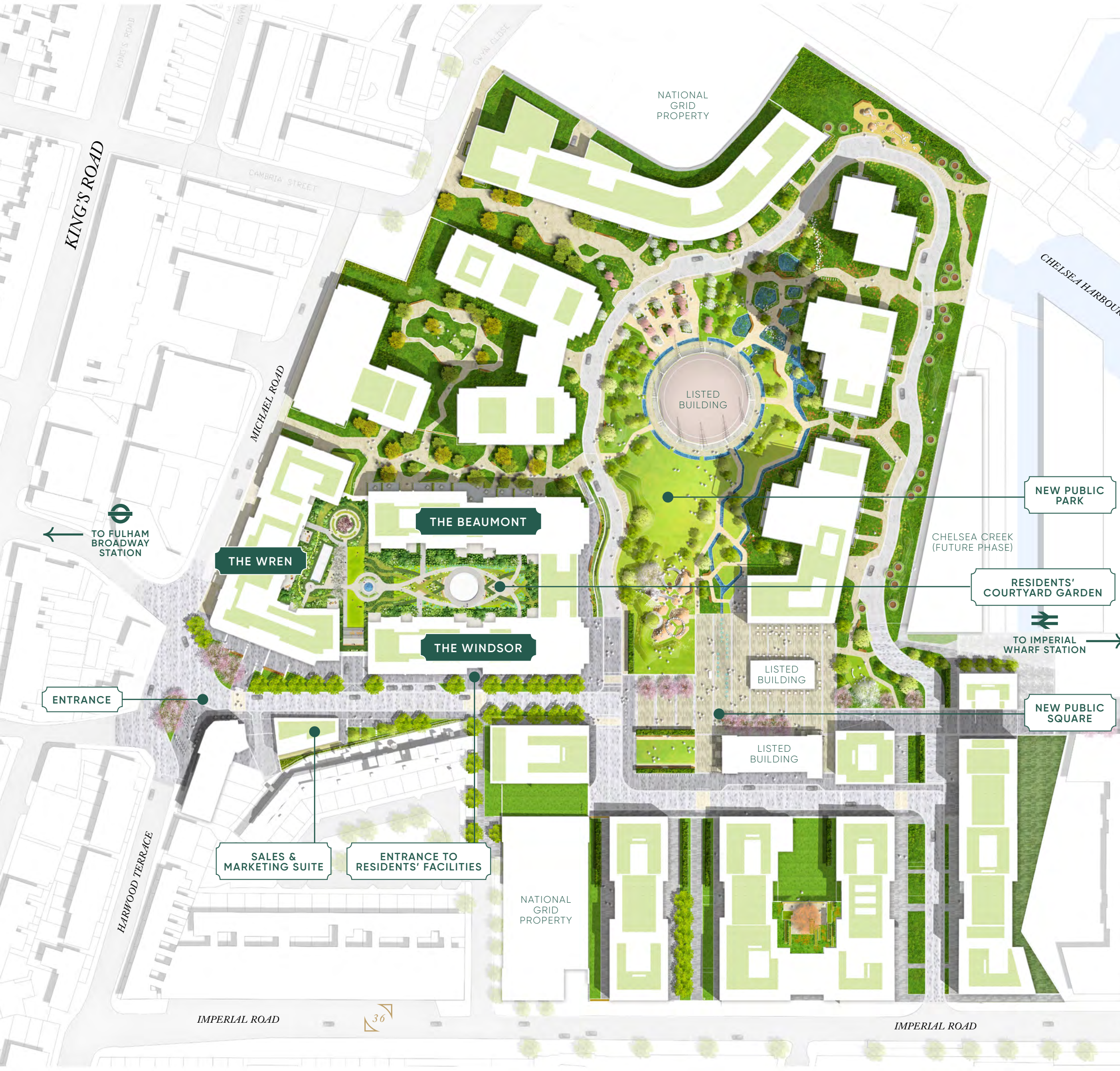
EPR Architects is an award-winning practice with an outstanding reputation for quality architecture, masterplanning and interior design across all types of building, from offices, to homes, to hotels. Some of EPR's notable buildings include the iconic Ned Hotel, The Iris at Old Street, Savile Row in Mayfair and The Rosewood in Holborn.

The practice's design approach to urban development is to create environments that meet the needs of end-users on many levels, by integrating work, lifestyle and leisure space within attractive public realm. Internally and externally, they produce spaces that residents are proud to call their home or workplace.

"Our context-led design celebrates the site's rich heritage, creating sustainable public spaces and homes to provide a new future for the area".

James Everitt
Main Board Director at EPR





The natural environment takes centre-stage at King's Road Park. At its heart is a beautiful park with inspiring green and open spaces to enjoy. Alongside these stunning natural areas will be a buzzing retail hub featuring a variety of restaurants, cafés and shops providing the perfect place to meet friends.



The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

*The Windsor and The Beaumont overlook
the beautiful new public square and park.*



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

3.8





The Courtyard Gardens are exclusively for the use of residents and have been inspired by an English country garden incorporating a maze, formal lawns and a water feature.



- 1 GARDEN WALK
- 2 MAZE
- 3 FORMAL LAWN
- 4 OUTDOOR WORKSPACE

- 5 WATER FEATURE
- 6 KNOT GARDEN
- 7 ATRIUM
- 8 SEATING AREA



The Courtyard Gardens are just one example of the innovative design within King's Road Park.



World-class **FACILITIES**

DESIGNED BY EPR ARCHITECTS

The unique range of residents' facilities at King's Road Park are designed to promote your well-being and relaxation. They have been designed by EPR Architects who have created some of the best known private members' clubs and hotels across the globe.

World-class RESIDENTS' FACILITIES

Treasure your time for rest and relaxation by making the most of the facilities at King's Road Park, exclusively for the use of the residents.

- | | | |
|----------------------|--------------------------|--------------------------|
| 1 STEAM ROOM & SAUNA | 7 GYMNASIUM | 13 VIRTUAL GOLF |
| 2 25M SWIMMING POOL | 8 SPA RECEPTION | 14 TWO CINEMAS |
| 3 VITALITY POOL | 9 CLOAKROOMS | 15 BAR |
| 4 CHANGING ROOMS | 10 GAMES ROOM | 16 ATRIUM |
| 5 FITNESS STUDIOS | 11 INFORMAL MEETING ROOM | 17 RESIDENTS' LOUNGE |
| 6 TREATMENT ROOMS | 12 DINING ROOM | 18 24-HOUR CONCIERGE |
| | | 19 PRIVATE MEETING ROOMS |



The plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



RESIDENTS' LOUNGE

Exclusively for residents' use, this spacious lounge is the perfect environment for entertaining friends, meeting with business colleagues, or just enjoying a few moments of relaxing time.



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

THE SWIMMING POOL

The 25m swimming pool features a unique skylight that brings natural daylight flooding into the pool area.



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

FITNESS SUITE

Your daily workout has never been easier or more convenient with a gymnasium and fitness studios. Our well-appointed private gymnasium is spacious, air-conditioned and equipped with state-of-the-art exercise machines.





Classic INTERIORS

DESIGNED BY JOHNSON NAYLOR

*Luxurious interiors blend colour, form and
texture to create perfectly harmonious
and relaxing living environments.*





LIVING AREAS

Inspired by the natural elements, the spacious living areas are atmospheric, refined and rich in detail. Full-height windows ensure rooms are light-filled and airy.

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



KITCHENS

Sleek and practical, our cleverly designed kitchens, with wood veneer and herringbone flooring, are elemental and tactile. Concealed appliances and spacious storage offer convenience and practicality.

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



BEDROOMS

Calming neutral shades and subtle lighting ensure bedrooms provide a haven of peace and tranquillity.





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

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BATHROOMS

Elegant bathrooms are finished with natural effect porcelain tiling. Recessed ceiling lights and daylight-effect lighting above the bath shower ensure a bright and welcoming space.



Classic SPECIFICATION

KITCHENS

- Contemporary fitted kitchen with bespoke feature cupboards
- Composite stone worktops
- Undermounted stainless steel sink with contemporary mixer tap
- Full height splashback
- Under shelf lighting
- Integrated Miele appliances including oven, microwave, induction hob, dishwasher, fridge freezer and drinks cooler for larger apartments*
- Compartmentalised waste storage under sink

BATHROOMS & ENSUITES

- Fully tiled walls including a feature tiled wall
- Porcelain tile floor finish
- Bespoke wall-mounted mirrored cabinet with integrated lighting, feature shelving and internal shaver socket
- Contemporary towel hooks with heated wall area
- Single piece white ceramic basin
- Contemporary white wall mounted WC with soft-close seat and push button flush
- Ceiling mounted showerhead and handheld shower with thermostatic controls
- Glazed shower/bath screen

WALL & FLOOR FINISHES

- Herringbone timber floor finish to living space and hallway
- Luxury carpet to bedrooms
- Painted internal walls, ceilings, skirting and door frames

DOORS

- Full-height entrance door
- White internal doors with high-quality door furniture throughout

WARDROBES

- Bespoke wardrobes with internal fittings to include high level shelf, hanging rail and lighting

HEATING, COOLING & HOT WATER

- The buildings are served by the development's central energy centre providing metered hot water, heating and cooling to all apartments
- Underfloor heating throughout
- Mechanical ventilation system
- Comfort cooling provided to living rooms and all bedrooms
- Washer dryer in separate utility cupboard

OUTDOOR PROVISIONS

- Balcony and terraces with balustrades where applicable

LIGHTING

- LED downlights throughout
- Dimmable lights to living and all bedrooms
- 5-amp lighting in living room

AV, DATA & TELEPHONE SYSTEMS

- High speed internet with BT and hyperoptic connection available
- Television point to living room and all bedrooms (Sky Q enabled)
- Telephone points to living room and all bedrooms
- Data points in living room and bedrooms

LIFTS

- Passenger lifts to all floors and basement car park

SECURITY

- Secure access control to all building entrances
- Video entry to all apartments with direct link to concierge
- Mains supply smoke and heat detectors with sprinkler fire protection system
- Multi-point high security door locking system to entrance door with spy hole and chain

RESIDENTS' FACILITIES**

Residents will have access to the Residents' club. The amenities will include but are not limited to:

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

CAR PARKING

- Car parking spaces are available to purchase by separate negotiation
- Secure cycle storage
- A number of charging points for electric cars will be installed within the basement car park

GENERAL

- All apartments will be sold with a NHBC warranty

* Select suites and one bedroom apartments have combination microwave oven

** The services listed are indicative of those services which will initially be provided at the development, but St William Homes LLP reserves the right to remove or amend these services in the future in accordance with the terms of the lease.



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



KING'S ROAD PARK

The Premium INTERIORS

DESIGNED BY JOHNSON NAYLOR

*The generously-sized premium apartments feature
terraces with panoramic views of the park and luxury
high-specification interiors.*





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



LIVING AREAS

Drenched in light from full-height windows that open onto generous panoramic terraces, premium living areas are truly the heart and soul of the home. Natural wood parquet flooring and sumptuous fabrics add warmth and sophistication to this most elegant of rooms.

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



KITCHENS

Sophisticated, sleek and stylish, kitchens are finished in natural materials such as wood and stone that are visually exciting, yet wholly practical.

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

BEDROOMS

Premium bedrooms are an oasis of tranquillity and serenity. They will be a haven of peace away from the hustle and bustle of city life.



BATHROOMS

Opulent marble, porcelain, mesh glass and crown cut bolivar veneer finishes combine to create lavish and tranquil bathrooms and ensuites. Subtle lighting enhances the sense of calm.





Note: Variations occur between apartment types, please refer to the sales team for individual apartment kitchen schedules.
Note: Purchasers can select timber flooring to bedrooms, available for an additional cost.
Note: Wardrobes to bedrooms are indicated on the sales plans.

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

Premium SPECIFICATION

KITCHENS

- Contemporary fitted kitchen with bespoke feature cupboards
- Composite stone worktops
- Undermounted stainless steel sink with contemporary mixer tap
- Full height stone splashback
- Under shelf lighting
- Integrated Miele branded appliances including: steam combi oven, microwave, warming drawer, induction hob, dishwasher, fridge/freezer. Drinks coolers included
- Compartmentalised waste storage under sink

BATHROOMS & ENSUITES

- Fully tiled walls including a feature tiled wall
- Porcelain tile floor finish
- Crown Cut Bolivar veneered mirrored cabinet with integrated lighting, feature shelf and internal shaver socket
- Contemporary towel hooks with heated wall area
- Single piece white ceramic basin
- Marble stone top to bath
- Contemporary white wall mounted WC with soft-close seat and push button flush
- Ceiling mounted showerhead and handheld shower with thermostatic controls
- Glazed shower/bath screen

WALL & FLOOR FINISHES

- Herringbone timber floor finish to living space and hallway
- Luxury carpet to bedrooms
- Painted internal walls, ceilings, skirting and door frames

DOORS

- Full-height entrance door
- White internal doors with high-quality door furniture throughout

WARDROBES

- Bespoke frosted glass wardrobes with internal fittings to include high level shelf, hanging rail and lighting to master bedroom†
- Bespoke fitted wardrobes to bedroom two†

HEATING, COOLING & HOT WATER

- The buildings are served by the development's central energy centre providing metered hot water, heating and cooling to all apartments
- Underfloor heating throughout
- Mechanical ventilation system
- Comfort cooling provided to living rooms and all bedrooms
- Washer dryer in separate utility cupboard

OUTDOOR PROVISIONS

- Balcony and terraces with balustrades where applicable

LIGHTING

- LED downlights throughout
- Dimmable lights to living and all bedrooms
- 5-amp lighting in living room

AV, DATA & TELEPHONE SYSTEMS

- High speed internet with BT and hyperoptic connection available
- Television point to living room and all bedrooms (Sky Q enabled)
- Telephone points to living room and all bedrooms
- Data points in living room and bedrooms

LIFTS

- Passenger lifts to all floors and basement car park

SECURITY

- Secure access control to all building entrances
- Video entry to all apartments with direct link to concierge
- Mains supply smoke and heat detectors with sprinkler fire protection system
- Multi-point high security door locking system to entrance door with spy hole

RESIDENTS' FACILITIES**

Residents will have access to the Residents' club. The amenities will include but are not limited to:

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

CAR PARKING

- Car parking spaces are available to purchase by separate negotiation
- Secure cycle storage
- Charging points for electric cars

GENERAL

- All apartments will be sold with a NHBC warranty

† Penthouse apartments only

* Select suites and one bedroom apartments have combination microwave oven

** The services listed are indicative of those services which will initially be provided at the development, but St William Homes LLP reserves the right to remove or amend these services in the future in accordance with the terms of the lease

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Created by
ST WILLIAM

DESIGNED FOR LIFE

*King's Road Park is a place to enjoy life,
put down roots and start to build memories.*



Created by ST WILLIAM

St William is a joint venture between Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space.

The term 'landscape' comes from two words meaning 'to shape a place where people belong'. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful landscaped open spaces give room to breathe and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments.

To pioneer a landscape-led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's wellbeing within that space can be emphasised through positive design.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for everyone.

"Our goal is to transform industrial sites from a bygone age into beautiful places, which people call home".

Tony Pidgley CBE
Chairman of Berkeley Group



CURRENT PROJECTS



St William
Designed for life

King's Road Park DESIGNED FOR LIFE

At St William, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two St William customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of St William developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from St William you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

For St William, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



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www.berkeleygroup.co.uk

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life

Customer
RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated St William Customer Service Representative will help with any questions you may have.

HERE IS WHAT YOU CAN EXPECT

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus online account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- Upon handover, we'll meet you on site to demonstrate all the functions and facilities of your new apartment
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year building warranty
- Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... perfectly



King's Road Park

SUSTAINABILITY

This is how we are ensuring sustainability at King's Road Park.

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at King's Road Park.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments.

Within and around King's Road Park, we have created natural habitats that encourage wildlife to flourish. We are working with Gillespies to engage residents in the natural landscapes that we have created.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout King's Road Park we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are [A++/A+/A] rated.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with POD Management and residents to ensure the development remains in pristine condition.

SUSTAINABLE TRANSPORT

Less than 10 mins walk to both an Underground and Overground station. Multiple bus routes up and down the King's Road.

We also provide secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



Our Vision 2030

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW



The Berkeley FOUNDATION

WE ARE COMMITTED TO MAKING A REAL AND LASTING DIFFERENCE TO THE COMMUNITIES WE SERVE.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future. Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

BERKELEYFOUNDATION.ORG.UK
BERKELEYGROUP.CO.UK



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Appointed agents:



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