

WESTWOOD HOUSE

CHELSEA



A MODERN *RESIDENCE*

Chelsea Creek is the exciting transformation of a 7.8 acre brownfield site into a new development based around waterside living. Over half of Chelsea Creek is dedicated to carefully considered open spaces, such as landscaped gardens, lawns and flowerbeds. Wander down tree-lined avenues, cross footbridges and enjoy the meandering waterways unique to Chelsea Creek.

Westwood House offers a collection of Manhattan, 1, 2 and 3 bedroom apartments in one of the capital's most sought-after locations, just moments from the King's Road and River Thames.



THE DEVELOPMENT

- Located in one of the world's most exclusive neighbourhoods, close to the shops, bars and restaurants of the popular King's Road
- A collection of 1, 2 and 3-bedroom luxury apartments in a unique waterside setting
- Each apartment features a balcony and floor-to-ceiling windows, ensuring impressive vistas and an abundance of natural light
- Set within a landscaped park, featuring waterways and a dockside plaza
- Highly specified interiors, including custom-designed shaker-style kitchens and bespoke bathrooms with porcelain floor and wall tiles
- Situated in Zone 2 with Imperial Wharf station (Overground) just a three-minute walk away and Sloane Square just eight minutes by taxi
- Over 16,000 sq ft of commercial space to provide residents with useful amenities
- Perfectly located for shopping in the West End, including Harrods, Selfridges and Harvey Nichols

FACILITIES

- Exclusive access to The Spa with swimming pool, sauna, steam room, treatment and gym
- Stylishly designed entrance lobby and corridors
- 24-hour concierge
- Access to the residents' lounge, private cinema and roof terrace, located in The Imperial

APARTMENT MIX

APARTMENTS	QUANTITY	AVERAGE SQ. M.	AVERAGE SQ. FT.
Manhattan	7	310.9	3,347
1 bedroom	33	1,846.40	19,874
2 bedroom	66	5,314.60	57,206
3 bedroom Duplex Penthouse	6	925.3	9,960
Total	112	8,397	90,387



INTERIOR PHOTOGRAPHY IS OF THE KITCHEN AND IS INDICATIVE ONLY



INTERIOR PHOTOGRAPHY IS OF THE BATHROOM AND IS INDICATIVE ONLY



CGI OF RESIDENTS' LOUNGE. INDICATIVE ONLY



RESIDENTS' CINEMA



RESIDENTS' GYM

KEY FACTS

THE DEVELOPER
St George City, committed to delivering very high standards of design and quality whilst maintaining low environmental impact and exceptional customer experience

LOCATION
Chelsea Creek, adjacent to Imperial Wharf and Chelsea Harbour, London SW6

LOCAL AUTHORITY
London Borough of Hammersmith & Fulham

TENURE
999 year lease from 2010

PLANNING ARCHITECTS
Squire and Partners

PRINCIPAL ARCHITECTS
DDU - Scott Brownrigg

LANDSCAPE ARCHITECTS
Broadway Malyan

BUILDING INSURANCE
10-year warranty

COMPLETION
Q2 2023

ESTIMATED SERVICE CHARGE**
G1 £5.91, G2+3 £6.29 per sqm

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

** "Anticipated service charge" is an estimate only and subject to change. The estimate is dated 08/20 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack.

EXPLORE THE **CAPITAL**

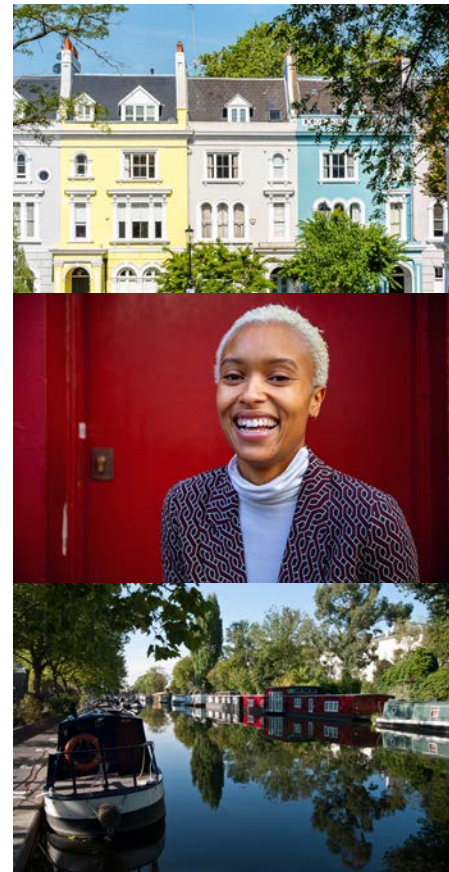
Whether you travel by foot or by taxi, you needn't go far to find the very best that London has to offer. From world-famous shopping to Michelin-starred dining, must-see art exhibitions to peaceful havens in the neighbourhood's many gardens and parks, the area is yours to explore.

TRANSPORT LINKS

Two train stations are a short walk away offering direct links to central London.

WALK FROM WESTWOOD HOUSE	TUBE FROM WESTWOOD HOUSE OR FULHAM BROADWAY	DRIVE FROM WESTWOOD HOUSE BY ROAD	AIRPORTS FROM WESTWOOD HOUSE BY ROAD
Imperial Wharf 4 mins	West Brompton 3 mins	Sloane Square 10 mins	London Heathrow 35 mins
Fulham Broadway 14 mins	Clapham Junction 5 mins	Knightsbridge 12 mins	London Gatwick 45 mins
	Kensington Olympia 6 mins	Westfield 14 mins	London City Airport 1hr
	Shepherd's Bush 8 mins	Hyde Park 16 mins	London Luton 1hr 15 mins
	Victoria 21 mins	Park Lane 16 mins	London Stansted 1hr 30 mins
	High Street Kensington 23 mins	Oxford Street 20 mins	
	Bond Street 24 mins	King's Cross 30 mins	
	Oxford Circus 25 mins		

Journey time are approximate only and measured by fastest route source: tfl.gov.uk fastest route



EDUCATION

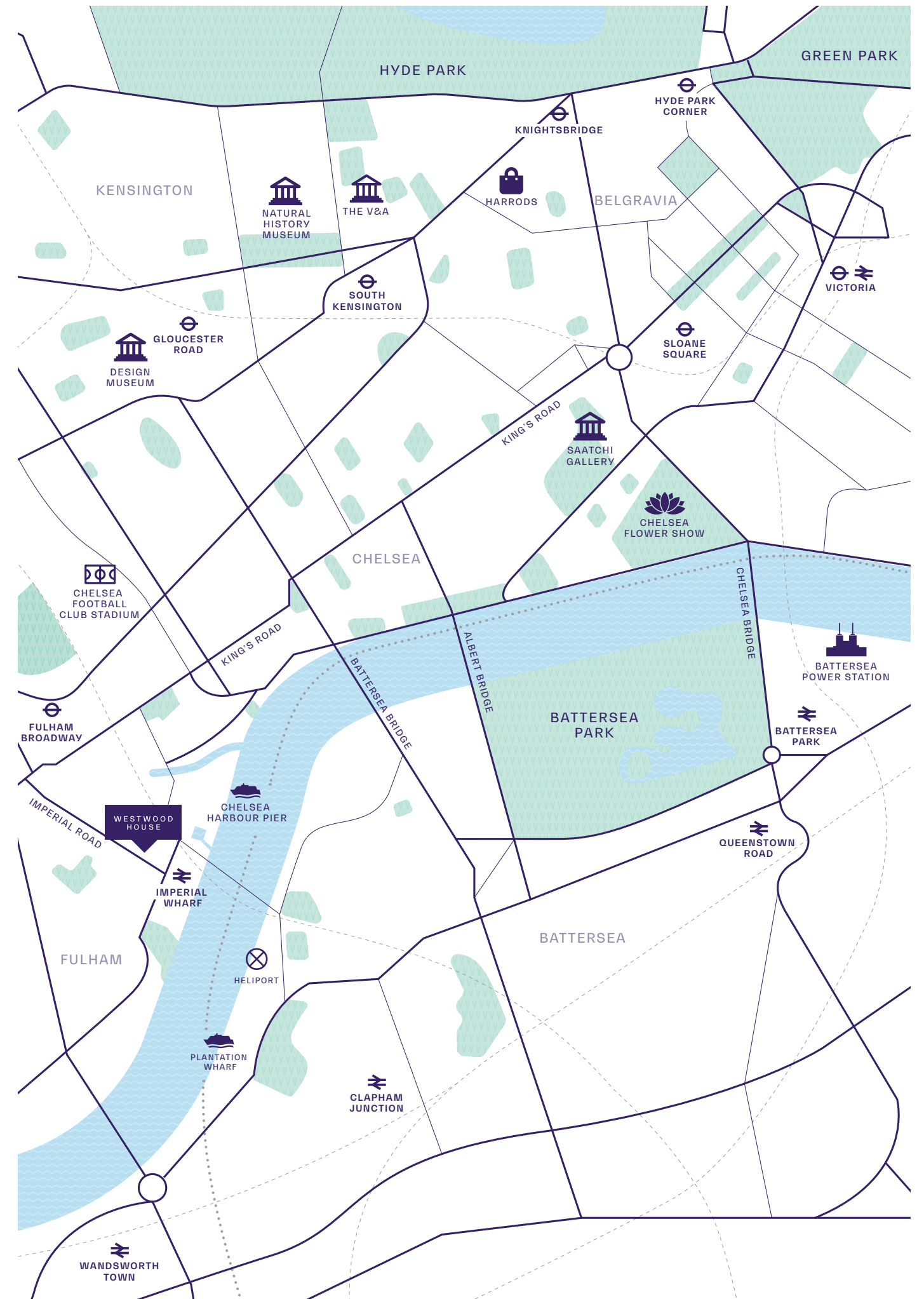
Chelsea Creek is within easy reach of many of the capital's best-ranked universities and schools.

SCHOOLS

- Thomas's Battersea
- Eaton Square School
- Godolphin and Latymer School
- St Paul's School

UNIVERSITIES

- Imperial College London
- University College London
- King's College London
- London School of Economics



Maps are not to scale and show approximate locations only



INTERIOR PHOTOGRAPHY IS OF THE LIVING AND DINING AND IS INDICATIVE ONLY

RESERVATION TERMS

1. £10,000 reservation fee is payable on all properties.
2. 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 months after exchange of contracts.
4. A further 5% advance payment payable within 18 months of exchange of contracts.
5. Balance of 75% payable on completion.

For reservation payment:

We accept Visa and Mastercard, however we do not accept American Express or Union Pay

GROUND RENT

- Manhattan £350.00 pa*
- 1 bedroom £450.00 pa
- 2 bedroom £600.00 pa
- 3 bedroom £750.00 pa
- 3 bedroom duplex penthouse £750.00 pa

*The ground rent premium is as per the ground rent schedule in the legal pack and will increase in accordance with RPI every 21 years.

COUNCIL TAX

LONDON BOROUGH OF
HAMMERSMITH & FULHAM

Average (2 occupants) per annum in 2020/21

Band A	£749.66 pa
Band B	£874.61 pa
Band C	£999.54 pa
Band D	£1,124.49 pa
Band E	£1,374.37 pa
Band F	£1,624.27 pa
Band G	£1,874.15 pa
Band H	£2,165.06 pa

Source: www.lbhf.gov.uk. Prices correct at time of going to press.

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

1. Photo identification – passport/driving license or official identification card; and;
2. A current utility bill or bank statement showing name and home address, no older than 6 months.

Please be advised that if originals are not certified by the Sales Office, St George Plc must be provided with certified copies of the above documents.

IF THE PURCHASE IS BEING TAKEN IN A COMPANY NAME, THEN THE FOLLOWING MUST BE PROVIDED:

1. A copy of the certificate of incorporation and memorandum of articles & association.
2. Evidence of the company's registered address.
3. A list of Directors.
4. List of Shareholders.
5. Individual photo identification and address identification for Directors and Shareholders.

VENDOR'S SOLICITORS

Gateley Plc
3000 Cathedral Square
Cathedral Hill
Guildford
Surrey
GU2 7YL

CHELSEA CREEK SHOW APARTMENTS & MARKETING SUITE

9 Park Street, Chelsea Creek, London SW6 2FS | +44 (0)20 7610 9693 | www.chelseacreek.co.uk



Proud to be a member of the Berkeley Group of companies

