

F A C T



S H E E T



Two bed living space with views of the River Thames



Private podium garden



Residents' Lounge

AMENITIES

- Private residents' podium garden
- 19m swimming pool
- Luxury spa facilities including sauna, steamroom, jacuzzi and treatment rooms
- Gym and wellness studios
- Flexible co-working space with meeting rooms and focus zone
- Residents' lounge and reading nooks
- Cinema room
- 24-hour concierge
- Private secure residents' car parking available to purchase
- Cycle storage facilities
- Pet grooming station

EDUCATION

EARLY YEARS

The capital leads the way in educational excellence, from its impressive nurseries and primary schools all the way up to its world-leading universities. Thomas's Fulham and The Roche School aim to inspire future generations with their broad and stimulating curriculums.

SECONDARY SCHOOLS

The boroughs of Kensington & Chelsea and Hammersmith & Fulham have two of the country's highest percentages of schools ranked "outstanding". Among its high achievers are Chelsea Academy and The London Oratory School.

UNIVERSITIES

With more than its fair share of the world's best universities, including Imperial College, King's College and the London School of Economics, London is one of the best cities in the world to study in and consistently tops global rankings for higher education.

THE ROCHE SCHOOL
1.1 MILES

THOMAS'S FULHAM
PRIMARY SCHOOL
0.3 MILES

CHELSEA ACADEMY
1.2 MILES

THE LONDON
ORATORY SCHOOL
1.5 MILES

IMPERIAL COLLEGE
2.7 MILES

KING'S COLLEGE
5.1 MILES

LONDON SCHOOL
OF ECONOMICS
5.3 MILES

13 MINUTES TO
HYDE PARK CORNER
MINUTES TO
WATERLOO STATION

39,000 SQ FT
GREEN SPACES

eight MIN
WALK TO THE
HURLINGHAM
CLUB

ASTONISHING **WATERFRONT** VIEWS



10 mins
WALK TO
WANDSWORTH
TOWN TRAIN
STATION

- Clapham Junction
2 MINUTES
- Richmond
12 MINUTES
- Waterloo
13 MINUTES
- Bank
20 MINUTES

FROM PARSONS
GREEN
UNDERGROUND
STATION

- Sloane Square
10 MINUTES
- Kensington (Olympia)
12 MINUTES
- Victoria Station
12 MINUTES
- Hyde Park Corner
13 MINUTES
- Green Park (8 minutes
walk to Buckingham Palace)
15 MINUTES
- Oxford Circus
16 MINUTES



Indicative CGI

Swimming pool

APARTMENT TYPES STUDIO, 1, 2, 3 & 4 BEDS

The Classic Collection: Generously sized apartments have been designed with residents in mind, timber flooring in living and kitchen spaces, floor-to-ceiling windows and warm neutral colour palette.

Studio: 406 – 560 sq ft

12 UNITS

1 Bed: 562 – 1,021 sq ft

100 UNITS

2 Bed: 812 – 1,241 sq ft

47 UNITS

3 Bed: 1,489 sq ft

1 UNIT

The Prime Collection: Featuring generously sized indoor and outdoor spaces with views of the Thames and podium gardens. These apartments boast bespoke kitchens with upgraded appliances, stunning timber flooring throughout, and a timeless design. Rich terrazzo-inlaid hallways elevate the living experience.

2 Bed: 1,054 – 1,792 sq ft

46 UNITS

3 Bed: 1,529 – 2,218 sq ft

14 UNITS

The Penthouse Collection

3 Bed: 2,086 sq ft

1 UNIT

4 Bed: 3,052 – 4,578 sq ft

3 UNITS

Wheelchair accessible units available.

PAYMENT SCHEDULE

£2,000 reservation fee payable for apartments up to £1,000,000.

£5,000 reservation fee payable for apartments from £1,000,001 – £2,500,000.

£10,000 reservation fee payable for apartments from £2,500,001 upwards.

- 10% (less reservation fee already paid) payable upon exchange of contracts
- 5% payable within 6 calendar months from the date of exchange of contracts
- Balance payable upon completion

LAWYERS

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Legal contribution of £1,000.

DOCUMENTATION REQUIRED FOR RESERVATION

- Photo identification: Passport or ID card
- Proof of address: a current utility bill or bank statement no older than 3 months

LEASEHOLD

All apartments sold on a 999-year lease

COMPLETION

Q3 2025

SERVICE CHARGE

£6.75/PSF pa
Estimate and subject to change

GROUND RENT

Peppercorn

BUILDING INSURANCE

BLP

ASSIGNMENT

Please discuss with agent for further details.

Selling agents



HURLINGHAMWATERFRONT.CO.UK

A development by

Rockwell

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