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HURLINGHAM  
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WATERFRONT  
LONDON SW6



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*It's refreshingly different.*

Peace and privacy set on the water's edge in one of London's most exclusive neighbourhoods – that's Hurlingham Waterfront.

Designed with nature and your comfort in mind, this stylish collection of studio, 1, 2, 3 and 4-bedroom apartments and penthouses offers a fresh perspective on the London skyline and uninterrupted Thames views.

*Set in West London on the north bank of the River Thames, Hurlingham Waterfront combines the tranquillity of waterside living with the excitement of the city.*



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# D N I W N D



*Unmissable Hurlingham* 09 —  
DIFFERENCE IN THE  
DETAIL — *Out and About* 23  
— AN UNEXPECTED STYLE  
OF LIVING — *Best Education*  
30 — REFRESHINGLY  
DIFFERENT — *Waterfront*  
*Living* 35 — LEAVE YOUR  
EXPECTATIONS AT THE  
DOOR — *Living Spaces* 47 —  
THE GREAT INDOORS —  
*Inner Beauty* 63 — POINTS OF  
VIEW — FINE COMPANY  
— OUT WITH IN — *Refined*  
*Homes* 85 — ELEGANTLY WILD

U N M I S S A B L E

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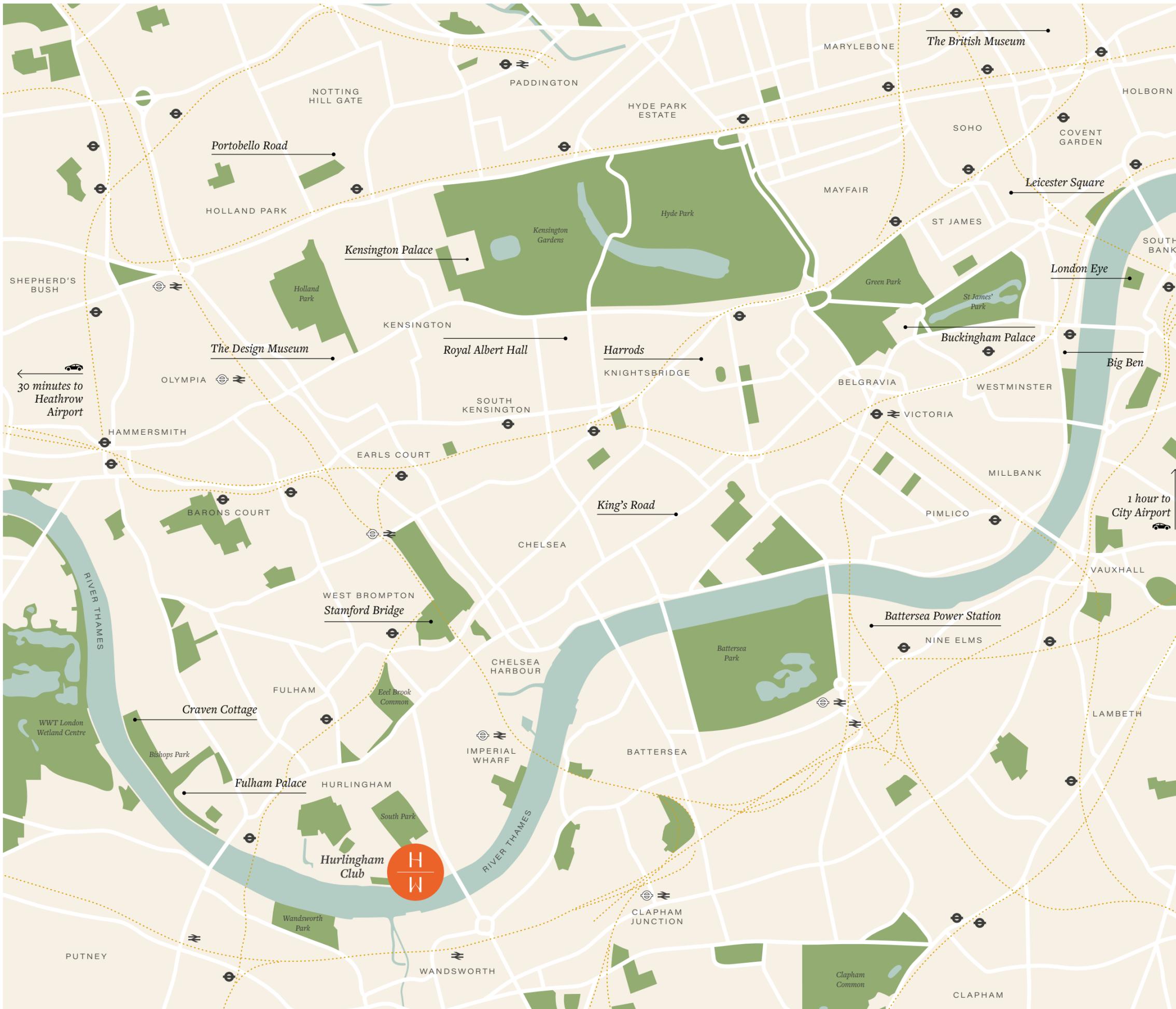


*North of the Thames, you'll find the world-class dining, fashion and art of Hurlingham and its impressive neighbours, Fulham and Chelsea. A masterful curation of designers and creatives have earned this part of London an international reputation.*

It's not short of green spaces or iconic British landmarks, either. The Royal Albert Hall, Saatchi Gallery, world-famous King's Road and 230 hectares of open spaces all add to this corner of London's sophisticated and enviable appeal.

You'll also find this sought-after address perfectly located in Zone 2, with access to some of the very best transport links that London has to offer.

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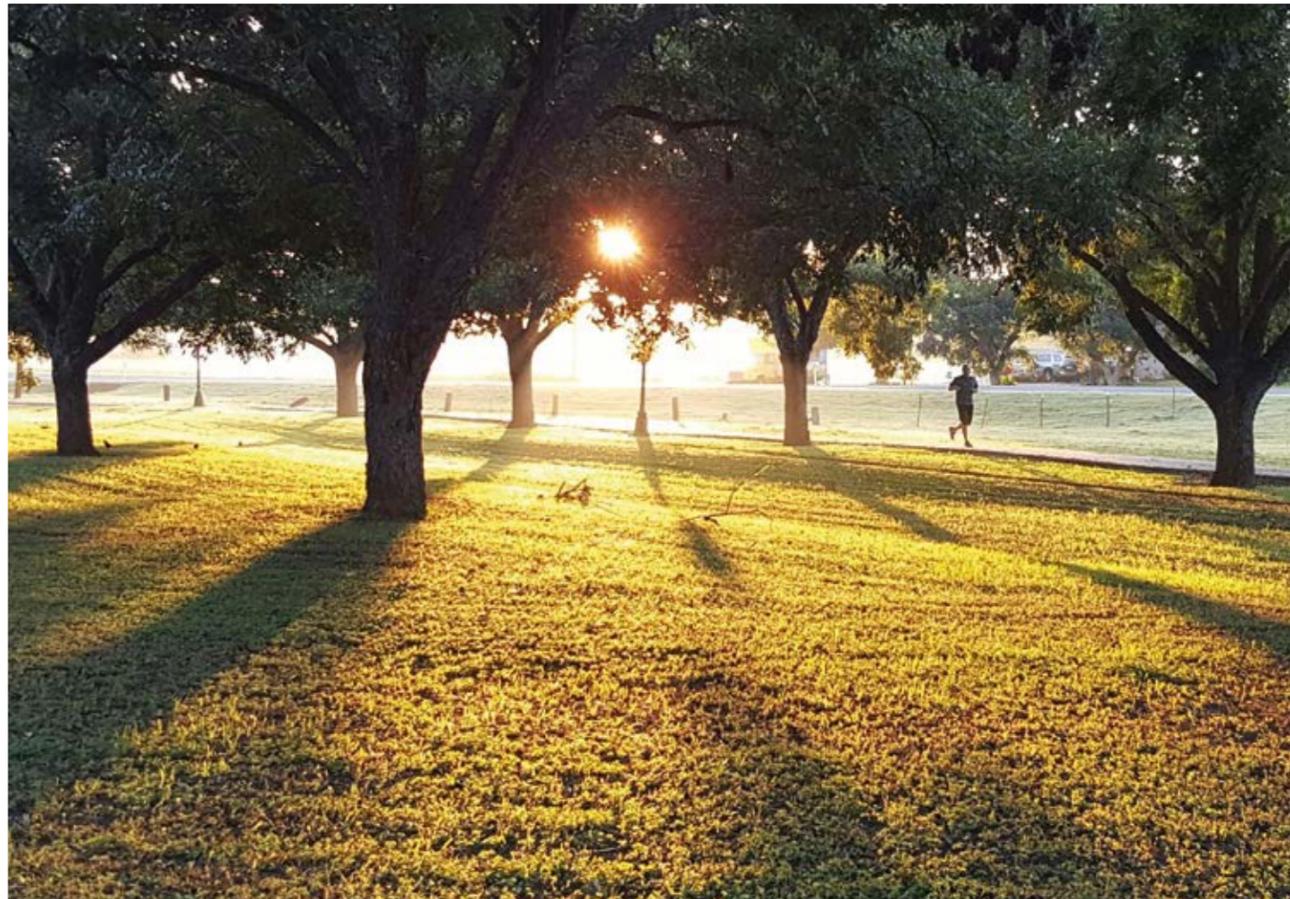
SW6 is amongst one of London's most desirable postcodes. It's perfectly located in Zone 2 among green spaces and some of the best dining and shopping the city has to offer.

← 30 minutes to Heathrow Airport

↑ 1 hour to City Airport

**MAP LEGEND**

-  Rail Station
-  Overground Station
-  Underground Station



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MINUTES TO  
HYDE PARK  
CORNER

MINUTES TO  
WATERLOO  
STATION

10 minutes

WALK TO WANDSWORTH  
TOWN TRAIN STATION

FROM PARSONS GREEN  
UNDERGROUND STATION

Sloane Square  
10 MINUTES

Kensington (Olympia)  
12 MINUTES

12 MINUTES  
VICTORIA  
STATION

Hyde Park Corner  
13 MINUTES

Green Park (8 minutes' walk  
to Buckingham Palace)  
15 MINUTES

Oxford Circus  
16 MINUTES

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

HURLINGHAM CLUB

08 mins' walk from  
HURLINGHAM  
WATERFRONT

Six stations

IN CLOSE PROXIMITY TO  
HURLINGHAM WATERFRONT

IMPERIAL WHARF  
TRAIN STATION  
13 MINUTES WALK

EIGHT PARKS IN  
WALKING DISTANCE

Bond Street  
16 MINUTES

30

MINUTES DRIVE TO  
HEATHROW AIRPORT

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# Deliciously fresh

*There is no greater luxury than our planet. Hurlingham Waterfront celebrates the natural world, from its re-wilded roofscapes to its roots, in one of **London's greenest boroughs**. An oasis at the heart of the city, its verdant design includes 39,000 square feet of sustainably planted resident-only gardens and quiet nooks to relax in.*

Explore further and you'll discover more than 230 hectares of parks and open spaces in Hammersmith and Fulham alone, including Hurlingham Park and the riverside vistas at Bishops Park. Many of which fly the prestigious Keep Britain Tidy Green Flag award – the highest possible standard in recognition of their excellent facilities and well-maintained grounds.





The Walled Garden can be found within the botanic garden of Fulham Palace.  
In this enclosed oasis, you can enjoy 3.5 acres of beautiful plants, fruit trees and bee hives.



*The great outdoors. A breath of fresh air at the heart of the city.*

Our surroundings have the power to shape our emotions and health, such is the restorative power of nature. Getting outdoors can not only lift our spirits and help our mental and physical wellbeing, but it can help us to feel more inspired and creative.

Hurlingham residents have access to a number of wide open spaces and green areas designed with their wellbeing and that of their wildlife neighbours in mind. Thanks to a focus on rewilding, you'll find goldfinches, robins and great spotted woodpeckers among the residents here.



*With its waterfront walks and world-class dining, it's easy to see why locals and visitors alike love this picturesque pocket of London.*



A sunlit Bishops Park in autumn



## SHOP

**BAYLEY & SAGE**  
30-34 New King's Road, SW6 4ST

Serving London's local communities since 1997, this popular deli prioritises quality and provenance with its focus on the best the seasons have to offer. Regular in-store tastings and events also make it a must to visit.

**COACH HOUSE PIANOS**  
79-91 New Kings Rd, SW6 4SQ

The only UK supplier of all the world's leading piano brands, including Steinway & Sons and Bösendorfer, this family business carries one of the largest selections of new and used pianos, not only in Fulham, but the entire country.

**FRIARWOOD FINE WINES**  
26 New Kings Rd, SW6 4ST

From small Burgundy producers, to some of the most prestigious vineyards and wineries in the world, Friarwood will keep your wine suitably cellar-stocked with bottles from the very best regions.

**KATIE & JO**  
253 New Kings Rd, London SW6 4RB

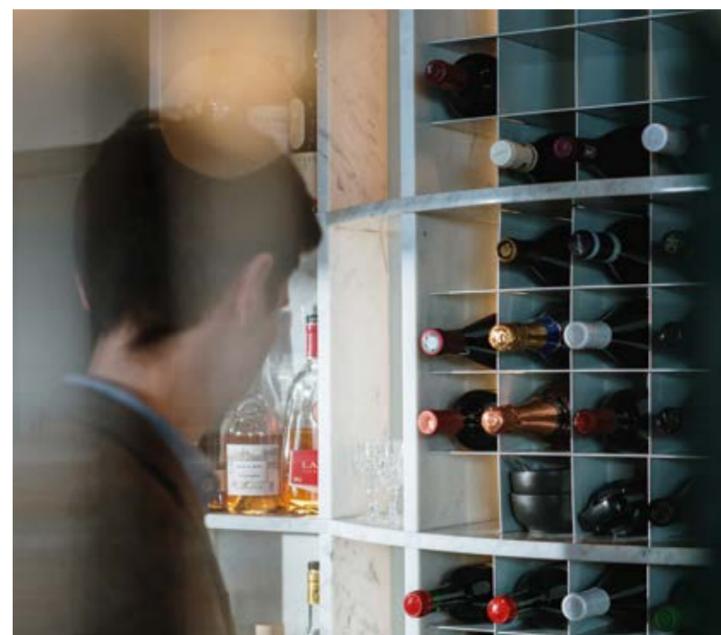
Trained stylists Katie and Jo have carefully curated a collection of designers you won't normally find on the high street in this award-winning boutique in Parsons Green. With an extensive stylist background, styling advice is always on hand.

**ONE.WORLD**  
41-43 Parsons Green Lane, SW6 4HH

One.World's love of beautifully handmade furniture helps to breathe easy elegance into interiors. Its flagship showroom sits at the heart of Parsons Green and is as beautiful as you'd expect.

**GOLDEN STITCHES**  
158 New Kings Rd, SW6 4LZ

An impressive attention to detail has helped the family-run Golden Stitches to become the tailor of choice for Fulham and a number of fashion designers. Its expertise knows no bounds.



## AROUND HURLINGHAM

### RESTAURANTS & BARS

- |                             |                                 |
|-----------------------------|---------------------------------|
| 1 Maria G's                 | Unit 4, 20 Central Ave          |
| 2 FENN                      | 194 Wandsworth Bridge Rd        |
| 3 Bonbon                    | 129 Wandsworth Bridge Rd        |
| 4 Brinkley's                | 130 Wandsworth Bridge Rd        |
| 5 The Waterside             | Imperial Wharf, The Blvd        |
| 6 The Ship                  | 41 Jews Row                     |
| 7 The Waterfront            | Baltimore house, Juniper Dr     |
| 8 Konnigans                 | 344-346 Old York Rd             |
| 9 Little Frenchies          | 354 Old York Rd                 |
| 10 London Stock             | 2 Bubbling Well Square          |
| 11 Sambrook's Brewery       | 1 Bellwether Ln                 |
| 12 Sushi Moka               | 8 Bellwether Ln                 |
| 13 Schooner Bar             | The Ram Quarter, 13 Barley Walk |
| 14 The Copper Club          | 29 Brewhouse Ln                 |
| 15 The Boathouse            | 32 Brewhouse Ln                 |
| 16 The Half Moon            | 93 Lower Richmond Rd            |
| 17 Fulham Palace Cafe       | Fulham Palace                   |
| 18 Ta'mini Bakery           | 801 Fulham Rd                   |
| 19 Naive                    | 75 Parsons Green Ln             |
| 20 The White Horse          | 1-3 Parsons Grn                 |
| 21 Cocoette                 | 271 New Kings Rd                |
| 22 Aragon House             | 247 New Kings Rd                |
| 23 West 4th                 | 65 New Kings Rd                 |
| 24 Brook House              | 93 Lower Richmond Rd            |
| 25 Restaurant Gordon Ramsey | 68 Royal Hospital Rd            |
| 26 The Harwood Arms         | Walham Grove                    |
| 27 Fulham Kitchen           | 228 Munster Rd                  |

### RETAIL

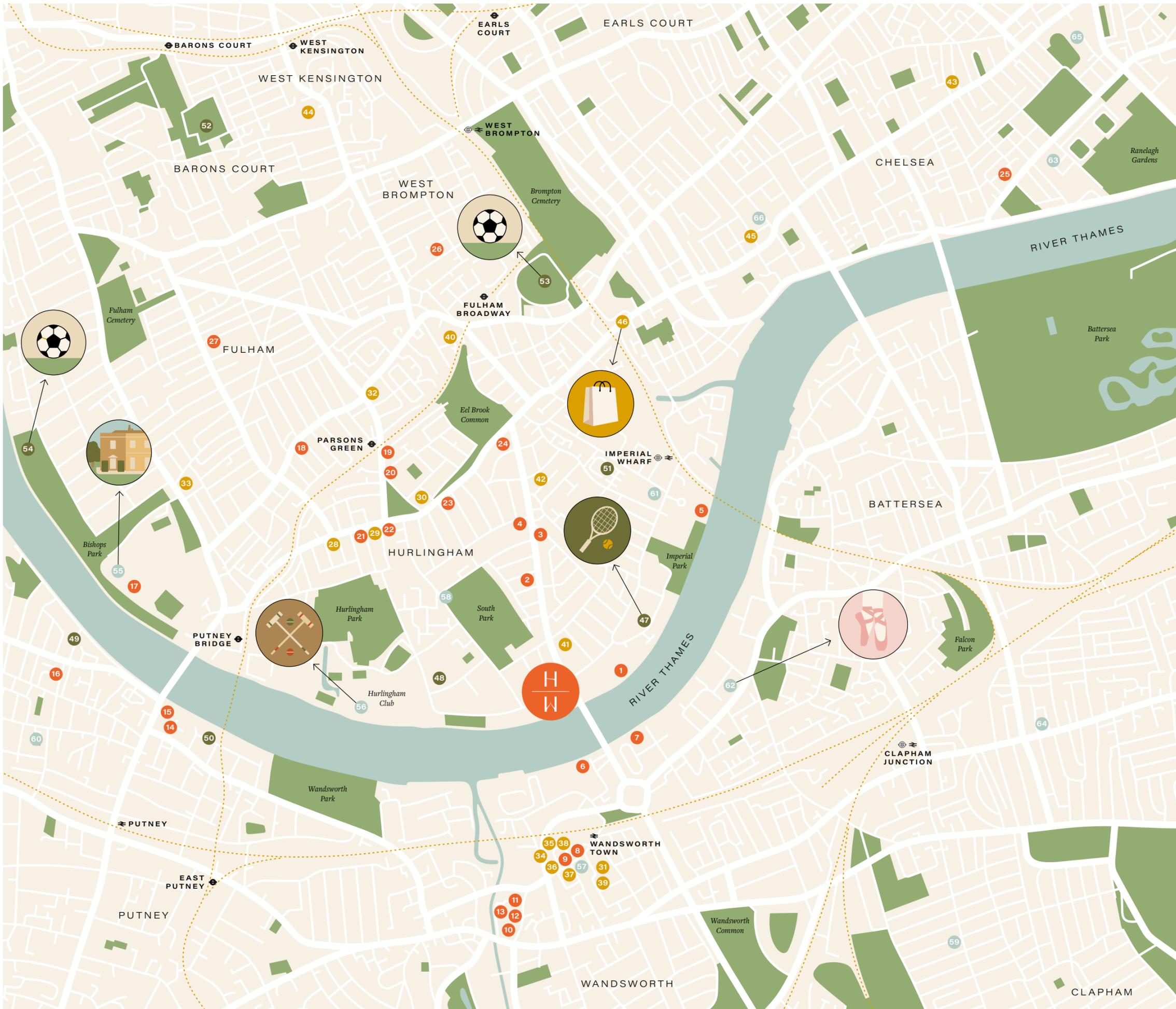
- |                                      |                            |
|--------------------------------------|----------------------------|
| 28 Fin + Bone                        | 303 New Kings Rd           |
| 29 Katie & Jo                        | 253 New Kings Rd           |
| 30 Bayley and Sage Gourmet Groceries | 34 New Kings Rd            |
| 31 Bayley and Sage Gourmet Groceries | 509 Old York Rd            |
| 32 One World                         | 41-43 Parsons Green Ln     |
| 33 The Palace Gardener               | Bishop's Ave               |
| 34 Crumbs and Doilies Cupcakes       | 5 Morie St                 |
| 35 Lockdown Bakehouse                | 6 Ferrier St               |
| 36 Un-Common Clothing                | 366 Old York Rd            |
| 37 Bramble & Willow                  | Bramble & Willow           |
| 38 Marlo Wines                       | 13 Ferrier St              |
| 39 Kate Thurlow   Tony Bunzl         | 1A Ebner St                |
| 40 Whole Foods Market                | 2-6 Fulham Broadway        |
| 41 Kenrick's Wine Merchant           | 275 Wandsworth Bridge Rd   |
| 42 Neptune Furniture                 | 87-93 Wandsworth Bridge Rd |
| 43 Zadig & Voltaire                  | 164-166 King's Rd          |
| 44 Waitrose                          | 116-128 North End Rd       |
| 45 Vivienne Westwood                 | 430 King's Rd              |
| 46 King's Road                       | King's Rd                  |

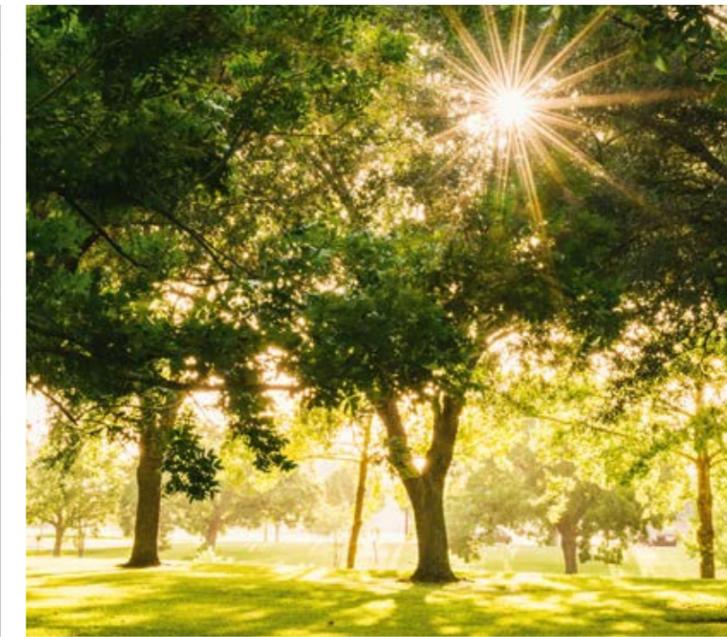
### SPORTS & LEISURE

- |   |                   |
|---|-------------------|
| 47 Harbour Club Chelsea                   | Watermeadow Ln    |
| 48 The Parsons Green Sports & Social Club | 31 Broomhouse Ln  |
| 49 London Rowing Club                     | Putney Embankment |
| 50 Hurlingham Yacht Club                  | 43A Deodar Rd     |
| 51 Chelsea Golf Club Chelsea Creek        | 29 Imperial Rd    |
| 52 Queen's Club                           | Palliser Rd       |
| 53 Stamford Bridge   Chelsea FC           | Fulham Rd         |
| 54 Craven Cottage   Fulham FC             | Stevnage Rd       |

### CULTURE & ARTS

- |                                      |   |
|--------------------------------------|---|
| 55 Fulham Palace                     | Bishop's Ave                            |
| 56 The Hurlingham Club               | Ranelagh Gardens                        |
| 57 Kristin Hjellegjerde Gallery      | 533 Old York Rd                         |
| 58 Sands End Arts & Community Centre | Peterborough Rd                         |
| 59 Northcote Gallery                 | 110 Northcote Rd                        |
| 60 Putney Arts Theatre               | Ravenna Rd                              |
| 61 Roca London Gallery               | Station Court Rocket House, Townmead Rd |
| 62 Royal Academy of Dance            | 188 York Rd                             |
| 63 National Army Museum              | Royal Hospital Rd                       |
| 64 Battersea Arts Centre             | Lavender Hill                           |
| 65 Saatchi Gallery                   | Duke of York's HQ, King's Rd            |
| 66 Box Galleries                     | 402 King's Rd                           |





## EAT

**COCOTTE PARSONS GREEN**  
271 New Kings Rd, SW6 4RD

This French rotisserie restaurant arrived in Parsons Green after successful stints in Notting Hill and Hoxton. Its slow-cooked rotisserie chicken, which is marinated for 24 hours before being cooked, is the main event.

**ARAGON HOUSE**  
247 New Kings Rd, SW6 4XG

When the sun is shining, locals soak it up the rays in the sun-trap garden terrace within Aragon House. As well as royal connections, the former house of Catherine Aragon has a restaurant that's open for lunch and dinner.

**THE PALACE GARDENER CAFE**  
Bishops Avenue, SW6 6EE

Three generations of the Fenwick family have helped to make this garden centre a local favourite. Its Glasshouse Café is a great place to enjoy brunch on a sunny day, too.

**THE WHITE HORSE**  
1-3 Parsons Green, SW6 4UL

Fondly known as the Sloaney Pony, this lovingly restored traditional Victorian pub sits on the edge of picturesque Parsons Green. A gourmet menu and popular beer garden make it a year-round favourite.

**HARWOOD ARMS**  
Walham Grove, SW6 1QP

This hidden gem is the only Michelin-starred pub in London and well worth uncovering. Its award-winning menu brings the best British produce to the back streets of Fulham.

**MERIDIONALE**  
311 New Kings Rd, SW6 4rf

Bringing southern Italy to Fulham – Meridionale invites diners to relax in rustic, warm surrounds and celebrate all things Italian. Creating a culinary journey through fresh, top quality ingredients – a firm favourite when it comes to home made fresh pasta and Neapolitan pizzas.

## EXPLORE

**CHELSEA FC**  
Fulham Rd

The world-famous Chelsea FC, and 2021 European Champions, play their home games at Stamford Bridge. A stadium tour will not only allow you a peek at their well-stocked trophy cabinet, but take you on an immersive journey through the history of the club.

**FULHAM FC**  
Stevenage Rd

A visit to Craven Cottage is one for the history books. Established in 1879, Fulham FC is London's oldest professional football club. You can perch on one of the original Grade II listed seats in the Johnny Haynes Stand while catching a match here.

**SAATCHI GALLERY**  
Duke of York's HQ, King's Rd, SW3 4RY

See the best names in contemporary art at Saatchi Gallery. This 70,000-square-foot space is home to the works of up-and-coming talent and international artists, whose work has been rarely or never exhibited in the UK.



# TASTES



*From long-standing institutions to cutting-edge dining, you'll find some of the best restaurants in the city on your doorstep.*

You can satisfy your taste for riverside restaurants and find the best Sunday Roast in London, all without leaving SW6.

As well as being home to the only Michelin-starred pub in the city – The Harwood Arms – this corner of London is home to several Michelin star eateries including Chez Bruce, River Cafe, Claude Bosi at Bibendum and Restaurant Gordon Ramsay. A walk along the Thames Path will also reveal waterfront favourites, Maria G's and The Waterside.

# S S A L C



*Thanks to the presence of world-leading universities such as Imperial College and King's College, London is one of the best cities in the world to study in and consistently tops global rankings for higher education.*

You'll find many of the country's highest-achieving schools, including the leading Putney High School and Francis Holland School, within easy reach of Hurlingham Waterfront. What's more, the borough of Hammersmith and Fulham has one of the country's highest percentages of schools ranked "outstanding".

## EARLY YEARS

- Thomas's Fulham Primary School  
0.3 MILES
- Langford Primary School  
0.7 MILES
- The Fulham Bilingual Primary School  
0.7 MILES
- St Anne's C of E School  
1 MILES
- Evergreen Primary School  
1 MILES
- The Roche School  
1.1 MILES
- Allfarthing School  
1.2 MILES
- Kensington Prep School  
1.2 MILES
- Parsons Green Prep School  
1.2 MILES
- West Hill Primary School  
1.3 MILES
- Brandlehow Primary School  
1.4 MILES
- Thomas's Battersea Primary School  
1.5 MILES
- The London Oratory School  
1.5 MILES
- Ashburnham Community Primary School  
1.6 MILES
- Servite RC Primary School  
1.6 MILES
- Redcliffe School  
1.7 MILES
- The Hampshire School  
2.1 MILES

## SECONDARY YEARS

- Lady Margaret School  
0.9 MILES
- South Thames College  
1 MILES
- Thames Christian School  
1.1 MILES
- Chelsea Academy  
1.2 MILES
- The London Oratory School  
1.5 MILES
- Fulham College Boys School  
1.8 MILES
- Putney High School  
2 MILES
- The Hampshire School  
2.1 MILES
- Chelsea Independent College  
2.2 MILES
- Francis Holland School  
2.9 MILES

## UNIVERSITIES

- Royal Academy of Dance  
0.8 MILES
- Putney School of Art and Design  
1.7 MILES
- Royal College of Art (Battersea and Kennington)  
1.8 MILES
- Imperial College London  
2.7 MILES
- Royal College of Music  
2.9 MILES
- Roehampton University  
3.3 MILES
- Chelsea College of Arts (UAL)  
3.8 MILES
- King's College London  
5.1 MILES
- London School of Economics  
5.3 MILES
- University College London  
5.7 MILES
- Central Saint Martins  
6.8 MILES



# G O O D

*Hurlingham has a **rich sporting history** which even rivals nearby Wimbledon. The Hurlingham Polo Association is the founder of the modern game, and governing body for the sport in the UK.*

A centre for sporting excellence dating back as far as 1869, The Hurlingham Club has hosted two Olympic Games, whilst Hurlingham Park has even seen Lord Sebastian Coe set an 800m record on the Park's cinder track.

More than 100 years ago, Hurlingham Park was also the home of weekly polo fixtures and the Club earned its status as the historic home of the sport. In 1875, it drew up the rules of the game we still know and love. Today, Hurlingham Park still welcomes the best polo players from across the globe for the biggest three-day polo event in the world, Polo in the Park.

A short walk also takes you to the renowned Chelsea Harbour Club. Another luxury sports club with a wide range of fitness and spa facilities.

*Hurlingham Park hosted the polo final of the 1908 Olympics where England won gold.*



# S P O R T

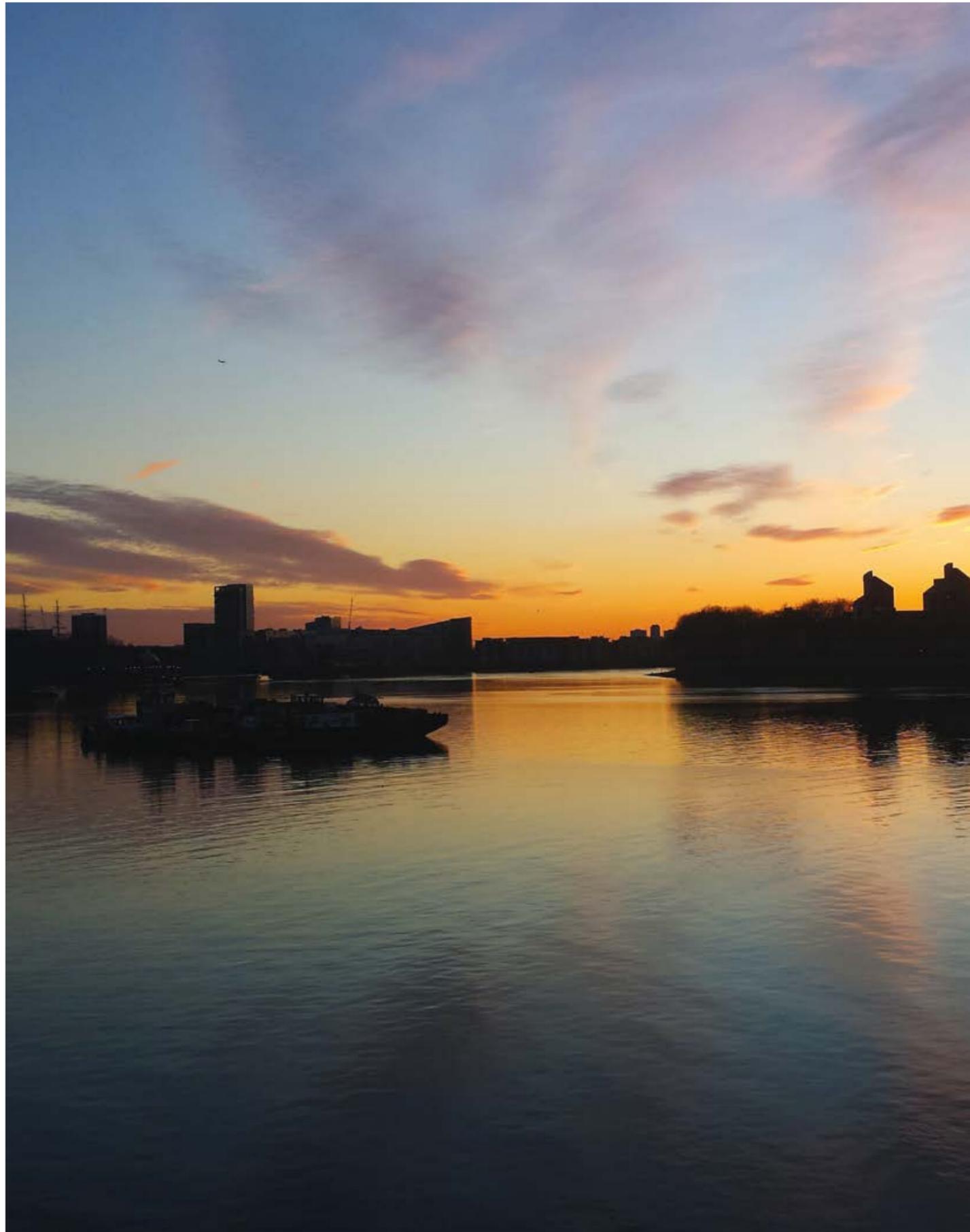
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F R O N T



*Out of the blue. The perks of living by the River Thames are plentiful – you only need to watch the water flow by for an instant dose of tranquillity.*

Just as urban green spaces have a positive effect on your physical and mental wellbeing, blue spaces do too. The sounds and smells of waterfront living help to relax your mind and body, and wash away day-to-day hassles. At Hurlingham Waterfront, you're spoiled with riverside walks to Wandsworth, Putney and Battersea, and nearby boat rental services.



Hurlingham Waterfront is your new, stylish destination in SW6. The ground floor cafés and restaurants will be a leisurely haven on the waterfront. Even on stressful days, it will be hard not to feel peaceful living by the River Thames, with ample opportunities to stroll along the walkway and enjoy a drink or meal with tranquil views.

# HERLAND GARDENS

Looking to the past for inspiration for the present, Herland Gardens honours the respected royal architect Hugh Herland, a distinguished Hurlingham Club member and master carpenter who worked on Windsor Castle and the Palace of Westminster.

# ADMIRAL POINT

Hurlingham Waterfront's riverside location influences every aspect of its design, down to its names. Just as an admiral commands their fleet, it commands attention on the north bank of the River Thames.

## LEGEND

- Herland Gardens
- Residents' Facilities
- Admiral Point
- Ground Floor Retail
- Café, Restaurants & Walkways



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Map is for illustrative purposes only. Podium Garden is situated on level 3.

# LAND

*An oasis in the city. The outdoor spaces are an integral part of the wellness of residents.*

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Access to inviting, safe, and green outdoor spaces is crucial for both physical and mental wellbeing. At Hurlingham Waterfront, we've prioritised the outdoor spaces as much as the interiors, with your wellness in mind.

Based on initial podium garden concept designs from landscape architect Tom Stuart-Smith, Exterior Architecture has designed roof terraces, green streetscapes and courtyards. This is inspired by London's historic garden squares to create a private oasis and verdant respite for residents in the heart of London with green corridors to relax and play in.

**What are the key inspirations behind your design for Hurlingham Waterfront?**

The original podium garden concept was designed by Tom Stuart-Smith. The current proposal aims to maintain the design integrity, seasonality, and lush planting typologies proposed in his original scheme. The goal for the ground floor planting is to create inviting, green streetscapes that create a sense of human scale. The courtyard takes its inspiration from the great tradition of the garden squares of London but incorporates a greater naturalism within this classic idea. The Roof Terrace areas aim to provide an elevated, private green oasis for residents.

**How will the design increase biodiversity?**

The planting design within the scheme keeps biodiversity at the forefront. Species have been chosen to provide a variety of flowering, fruiting, and

pollinator species with a mix of native and evergreen species. Green roofs will help to increase biodiversity within the scheme by providing pollinator species as well as places for birds to use as bird washes and for invertebrates to create habitats. The aim is not only to create green corridors but to help anchor the building in its surroundings.

**What do you hope to achieve with the different outdoor spaces and do the purposes differ across the development?**

The aim of the different outdoor spaces is to create a variety of 'outdoor rooms' for residents and visitors to experience.

The ground floor planting aims to root the building within its context. The use of planting and trees helps to delineate specific areas and functions throughout the ground floor, such as pedestrian access, children's play areas, and communal garden seating, while hedges and dense planting create outdoor rooms with quiet recesses.



Along the waterfront, large native trees, as well as biodiverse planting, will activate the riverwalk, as well as biodiverse planting to help create an active front alongside the development along the river.

The design for the podium garden includes a large oval lawn and a surrounding area of lush pockets of planting, inspired by open woodland plant palettes, with the lawn appearing as a lightwell from the flats above. The courtyard acts as both a private retreat, and a social node. It also allows a variety of experiences to take place, incorporating open lawn for

*The seeds of something incredible. Importance is placed on evergreen species which provide year-long beauty and habitats for wildlife.*



sunbathing, meandering paths and seating under tree canopies to offer shaded escapes.

Residents will be able to admire a mix of native and evergreen flowering, fruiting, and pollinator species that change colour with the seasons and provide year-round habitats for wildlife.

Herbaceous species and high-value pollinators such as lavender, thyme, geraniums, crab apples, wild garlic and snowdrops will provide pollen, nectar and fruits to attract neighbours of a wilder nature.

# SCAPE



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Private podium garden

Indicative CGI, private podium garden

L I V I N G



S P A C E S

# Upping the game

Whether you're entertaining or enjoying a moment of quiet reflection, *Hurlingham Waterfront* raises the bar on *waterside living*. The social and living spaces anticipate every need you could think of, and even some you didn't. There's inspiration at every corner too, from the workspaces to the extensive wellness facilities.



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## Meet the designers behind a new vision for Hurlingham.

FLINT design studio doesn't follow trends, it aims to create enduring interiors. In Hurlingham Waterfront, it has designed a future that's elegant, timeless and built with your wellbeing in mind. Here, its team shares the inspiration behind its plans.



The residents' lounge, a place to relax



The residents' cinema room, designed with comfort in mind

### Did the riverside location influence your design?

The river as well as the gardens are the two important inspirations for the interior design of Hurlingham Waterfront.

The reflection of the sky at different times of the day, and the different colours it creates, have influenced our choices for the interiors palette – whether it's the colour of the tiles or the wall fabrics that we have used. We have also been inspired by the future gardens of Hurlingham Waterfront – the fantastic shrubs, flowers and greenery that will be planted for the residents. We wanted to bring the garden inside, which led to the design of the garden lounge and incorporating warm, natural tones of timber and tiles, and colours that reflect the changing seasons.

### What materials will be prevalent and what effect do you hope to achieve with them?

Being inspired by both the river and the gardens, we have created a scheme that balances both, mixing cold and warm tones, matt and reflective surfaces

such as high gloss tiles. To bring nature inside, we have used natural and warm materials including timber.

We have also incorporated mixed tiles and terrazzo floors to create texture and bring pattern and warmth to spaces. It is very much about the harmony of these materials and how they interact in each area.

### Are you working with any London-based artists?

We are working with the artist Anna Skladmann to create a bespoke piece for Hurlingham Waterfront. She is bringing the water and the gardens, the past and the present into her work, and will be reflecting some of the thoughts that we have had about the interiors, such as what plants are in the nearby Fulham Palace Garden and what are the colours of the water. We love working with local artists and ceramicists, so we will try to incorporate special pieces and local photography.

### What can we expect from the communal spaces?

A good communal space is one that understands the human experience and evokes positive emotions. It's important to look at the scale, the circulation, the long and short views, the natural and artificial light.

The communal areas of Hurlingham Waterfront are like no other development in the area. The design is incredibly contemporary, taking into account the recent lifestyle changes to work and free time that have been evolving around the globe. There is such an incredible choice – if you are working from home, you can use the co-working space, if you want to relax, you can use the garden lounge. Plus, you've got an extensive gym, indulgent swimming pool and spa facilities – each meticulously crafted to provide a luxurious experience.



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### Residents' Lounge

Organic materials and rooms flooded with natural daylight help to bring the outside in.



**Lobby and concierge**

The interiors celebrate natural materials and textures to create warm and inviting spaces.

### Swimming pool

Nature is our biggest inspiration.  
The surroundings, the river, and parks  
all feed into our tranquil vision.



# THE ALL TIME

Fitness centre





*Whether you want to focus on work or your wellbeing, there are a variety of residents' spaces to help you achieve your goals.*

Sound-proofed quiet zones and cosy corners are perfect for moments of reflection and concentration. You'll also find bookable meeting rooms in the onsite co-working space, fully equipped to accommodate your next team meeting or conference, plus a 24-hour concierge on hand to help you manage your day-to-day life.

When the work day is done, there are a number of areas designed with your relaxation in mind. You can put your feet up while watching the latest release in the cinema room, soak the day away in the pool, sauna and steam room, take advantage of the state-of-the-art equipment in the residents' gym, or retire to one of the lounges where your comfort is the priority.

I N N N E R

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63

B E A U T Y

Indicative CGI, one bedroom living space





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Indicative CGI One bedroom apartment kitchen

One bedroom apartment kitchen

Indicative CGI, two bedroom living space

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68  
69

Two bedroom apartment living space

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Indicative CGI, two bedroom apartment kitchen and dining space

70  
71

Two bedroom apartment kitchen and dining space

Two bedroom apartment master bedroom



Indicative CGI, two bedroom apartment master bedroom

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*Light flows through internal spaces to create an effortless dialogue between the indoors and outside, and calming views that never end.*

### Classic collection

The generously sized open-plan living areas have been designed around wellness principles and, with its residents in mind. Floor-to-ceiling windows and a colour palette inspired by the natural world help to celebrate the inspirational surroundings and create a conversation between the exterior and the interior. Warm natural materials and organic textures also help to create a calm and sumptuous sanctuary in the heart of the city.

Bathroom



Indicative CGI, bathroom

72  
73

Three bedroom apartment living space



Indicative CGI, living space

**The Prime Collection**

Experience unparalleled luxury in our Prime Collection apartments, complete with generously sized outdoor spaces that offer breathtaking views of the Thames and lush podium gardens. Designed by Flint, these apartments feature bespoke kitchens with upgraded appliances, timeless design, and stunning timber flooring throughout. The elegant hallway, inlaid with rich terrazzo, sets the tone for the elevated living experience.



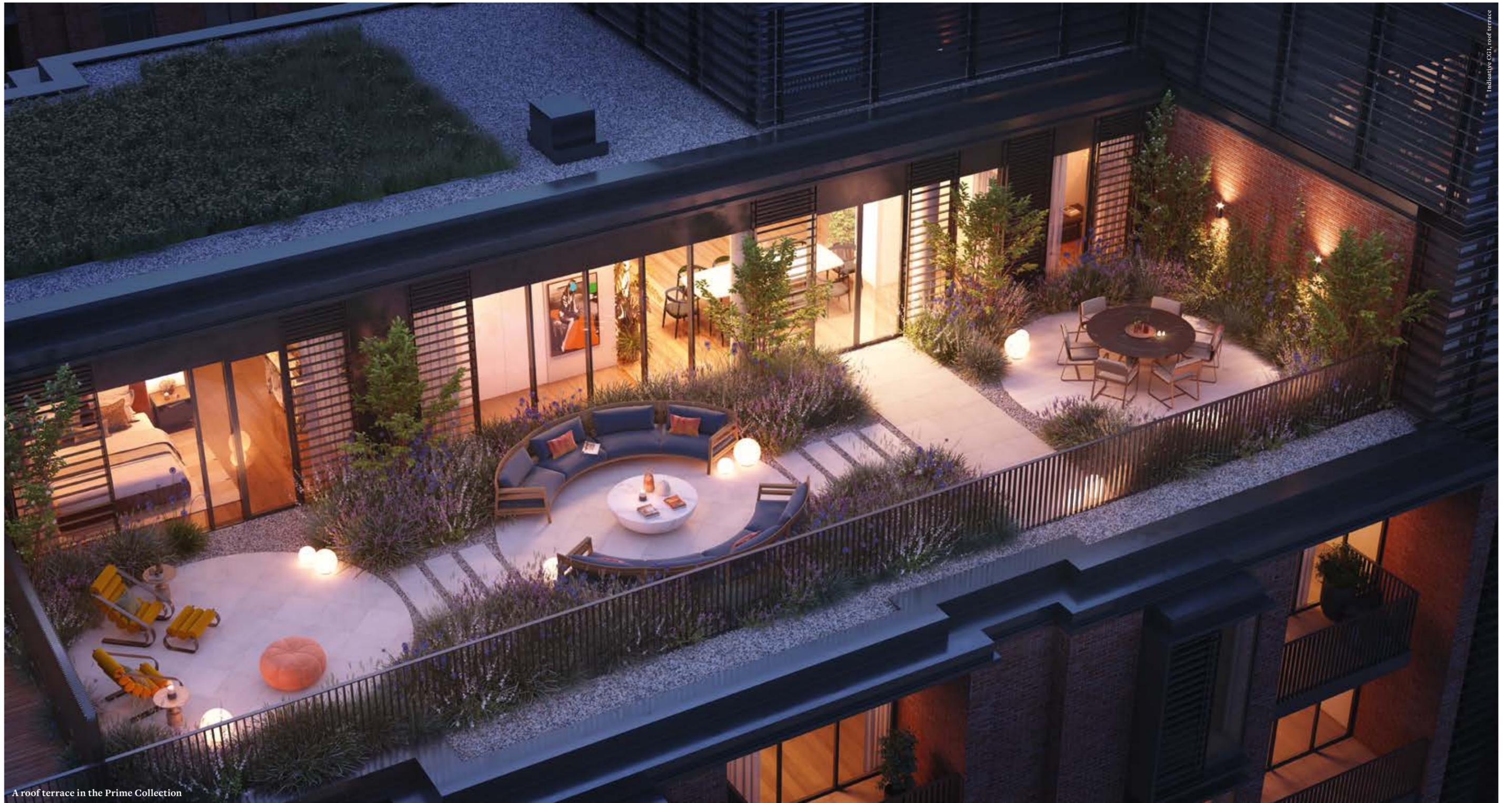
Indicative CGI, living space

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77

Prime kitchen





A roof terrace in the Prime Collection



View of the Thames from the private terraces

# Inside out

*Hurlingham Waterfront surprises at every level.*

*From its roof terraces to its central landscaped garden, you'll find an abundance of **large private spaces designed with residents in mind.***

*Green areas to unwind, play and connect in – to nature and your fellow neighbours.*



Terrace overlooking the river in a four bed apartment



R E E F I N E D



H O M E S

*A meticulously designed development, unlike any other along the River Thames.*

With an intricately detailed form, Hurlingham Waterfront is a development that confidently asserts its presence in the surrounding townscape whilst providing a stunning living experience on the banks of the River Thames.

Carefully considered design ensures that breath-taking views of the river and verdant garden areas are enjoyed from all sides of Hurlingham Waterfront.

With 90 different apartment types to choose from; this is a bespoke development where there is no place for the formulaic.



Herland Gardens entrance

## CLASSIC SPECIFICATION

*Stone worktop*IN KITCHEN & TERRAZZO  
TILE SPLASHBACK*Oak timber*FLOORS IN LIVING  
SPACE AND KITCHEN

Classic Collection Dining Area

**KITCHEN**

- Contemporary bespoke kitchen with feature timber effect open shelving
- Undermounted stainless steel sink with contemporary single lever mixer tap
- Reconstituted stone worktop and terrazzo tile splashback
- Continuous linear LED under cabinet strip lighting
- Integrated Siemens (or similar) appliances including:
  - Siemens (or similar) induction hob
  - Siemens (or similar) single oven
  - Siemens (or similar) microwave oven\*
  - Siemens (or similar) fridge / freezer
  - Siemens (or similar) integrated dishwasher
  - Integrated extractor fan over hob
  - Siemens (or similar) washer / dryer in utility cupboard
- Integrated segregated under-sink waste bin

**BATHROOMS & ENSUITE**

- Porcelain large format wall tiles
- Porcelain feature wall tiles behind basin and mirrored wall cabinet
- Porcelain hexagonal floor tile with underfloor heating
- Bespoke black framed mirrored wall cabinet with heated mirror and built-in shaver socket
- Brushed nickel finish brassware
- Decorative wall light
- Brushed nickel finish heated towel rail and robe hook
- White ceramic washbasin and wall mounted WC with solid surface enclosure and low shelf to vanity wall
- White enameled steel bath / shower tray with brushed nickel finish
- Thermostatically controlled fixed overhead rain shower and hand held shower
- Glass bath / shower screen

**WALL & FLOOR FINISHES**

- Oak finish timber floors to hallway, living space and kitchen
- Luxury carpet to bedrooms
- White painted plasterboard walls and ceilings to all rooms
- White painted skirtings, doors and architraves to all rooms

**DOORS**

- Solid core timber veneered entrance door
- Solid core white painted internal doors
- High quality brushed stainless steel lever handles

**WARDROBES**

- Bespoke fitted wardrobes with integrated LED lighting to master bedrooms

**HEATING, COOLING & HOT WATER**

- Mechanical ventilation and heat recovery system to the full apartment
- Mechanical cooling provided to living rooms and all bedrooms
- Washer dryer in separate utility / services cupboard

**OUTDOOR PROVISIONS**

- Balustraded balconies and terraces to apartments where applicable
- Paving to outdoor balconies
- Paving to outdoor terraces
- Outdoor wall lighting

**LIGHTING**

- Recessed energy efficient LED downlights throughout
- Dimmable recessed energy efficient LED downlights to living rooms and master bedrooms
- Feature wall lights to every apartment entrance door

**AV, DATA & TELEPHONE SYSTEMS**

- High speed internet with BT Openreach and alternative fibre provider connection available
- Television point to living room and all bedrooms (Sky Q enabled)
- Data points in living room and utility cupboard

**LIFTS**

Passenger lifts to all floors and undercroft car park\*  
\*for Herland Gardens only

**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 fire suppression system to all apartments and communal areas
- Multi-point high security door locking system to entrance door with spyhole and security chain

**RESIDENTS' FACILITIES**

The amenities will include but are not limited to:

- 24hr on-site concierge
- 19m swimming pool
- Large spa pool
- Steam room & sauna
- Changing rooms
- Treatment rooms
- Gym and fitness studios
- Private cinema room
- Residents' reception lounge
- Residents' co-working space
- Residents' informal and private meeting rooms
- Pet grooming room
- Residents' private podium garden
- Residents' wellness garden lounge

**CAR PARKING**

- Car parking spaces are available to purchase by separate negotiation
- Charging points for electric cars will be installed within the undercroft car park
- Secure cycle storage

**GENERAL**

- All apartments will be sold with a BLP warranty
- Wheelchair accessible units available

## PRIME SPECIFICATION

*Upgraded*APPLIANCES IN PRIME  
COLLECTION KITCHENS*Terrazzo tile*FLOORING TO  
ENTRANCE AREA**KITCHEN**

- Contemporary bespoke kitchen with feature timber effect open shelving
- Undermounted stainless steel sink with contemporary single lever mixer tap
- Reconstituted stone worktop and terrazzo tile splashback
- Continuous linear LED under cabinet strip lighting
- Integrated Miele (or similar) appliances including:
  - Miele (or similar) induction hob
  - Miele (or similar) single oven
  - Miele (or similar) microwave oven
  - Miele (or similar) fridge / freezer
  - Miele (or similar) integrated dishwasher
  - Miele (or similar) Integrated extractor fan over hob
  - Miele (or similar) washer / dryer in utility cupboard
- Integrated segregated under-sink waste bin
- Wine cooler in selected apartments

**BATHROOMS & ENSUITE**

- Porcelain large format wall tiles
- Porcelain feature wall tiles behind basin and mirrored wall cabinet
- Porcelain hexagonal floor tile with underfloor heating
- Brushed nickel finish brassware
- Bespoke black framed mirrored wall cabinet with heated mirror and built-in shaver socket
- Contemporary heated towel rail
- Brushed nickel finish heated towel rail and robe hook
- White ceramic washbasin and wall mounted WC with solid surface enclosure and low shelf to vanity wall
- White enameled steel bath/ shower tray with brushed nickel finish
- Thermostatically controlled fixed overhead rain shower and hand held shower
- Glass bath and shower screen

**WALL & FLOOR FINISHES**

- Oak Finish timber floors to hallway, living space, bedrooms and kitchen
- Inlaid terrazzo tile flooring to entrance area
- White painted plasterboard walls and ceilings to all rooms
- White painted skirtings, doors and architraves to all rooms

**DOORS**

- Solid core timber veneered entrance door and panel
- Solid core white painted internal doors
- High quality brushed stainless steel lever hand

**WARDROBES**

- Bespoke fitted wardrobes with integrated LED lighting to master and second bedrooms

**HEATING, COOLING & HOT WATER**

- Mechanical ventilation and heat recovery system to the full apartment
- Mechanical cooling provided to living rooms and all bedrooms
- Washer dryer in separate utility / services cupboard

**OUTDOOR PROVISIONS**

- Balustraded balconies and terraces to apartments where applicable
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- Paving to outdoor terraces
- Outdoor wall lighting

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- Wheelchair accessible units available



Hallway showing inlay flooring

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# Rockwell

*Transforming places transforms lives. That's something we're committed to. At Rockwell, we build to a different beat. We move past the ordinary to make places that will last beyond a lifetime. Vision and insight lead us. Confidence and diligence define us. We build boldly, for the better.*

Bringing together a stellar team, we are at the forefront of creating landmark multi-use developments, with expertise spanning land acquisition, planning, development management and construction. Rockwell is a true believer in London, both as a unique opportunity for development and due to its status as a cultural melting pot on the world stage. This confidence in the capital has underpinned Rockwell's involvement with a variety of development projects worth over £1.5 billion, such as Vetro and Quay House in the Canary Wharf area, 101 Newington Causeway and 1 Battersea Bridge Road.

The way we deliver visionary concepts through considered execution sets us apart. We embrace ambitious thinking with a meticulous focus on every detail. The results are not just transforming people's lives but are leaving a positive impact on the wider community, instilling pride in places that will leave a lasting legacy.

At Hurlingham Waterfront, we are committed to delivering a landmark, best-in-class mixed-use development on the banks of the River Thames.

Founded by Donal Mulryan, Rockwell represents something vital – a way to build with purpose, and passion, with a clear vision for the future. Rockwell is testament to this highly successful and trusted property professional with over 30 years' experience in the UK development and construction industry.

To date Donal has conceived and delivered over £8 billion worth of various award-winning schemes across the UK and Europe, having worked in Joint Venture Partnership with Cerberus, Morgan Stanley and other global institutions such as Aviva Investors.

Donal has poured his expertise into Rockwell, laying the foundation for our company's unwavering standards of excellence. Working in conjunction with renowned architects, he continues to deliver exemplary developments, designed and executed to his exacting standards.



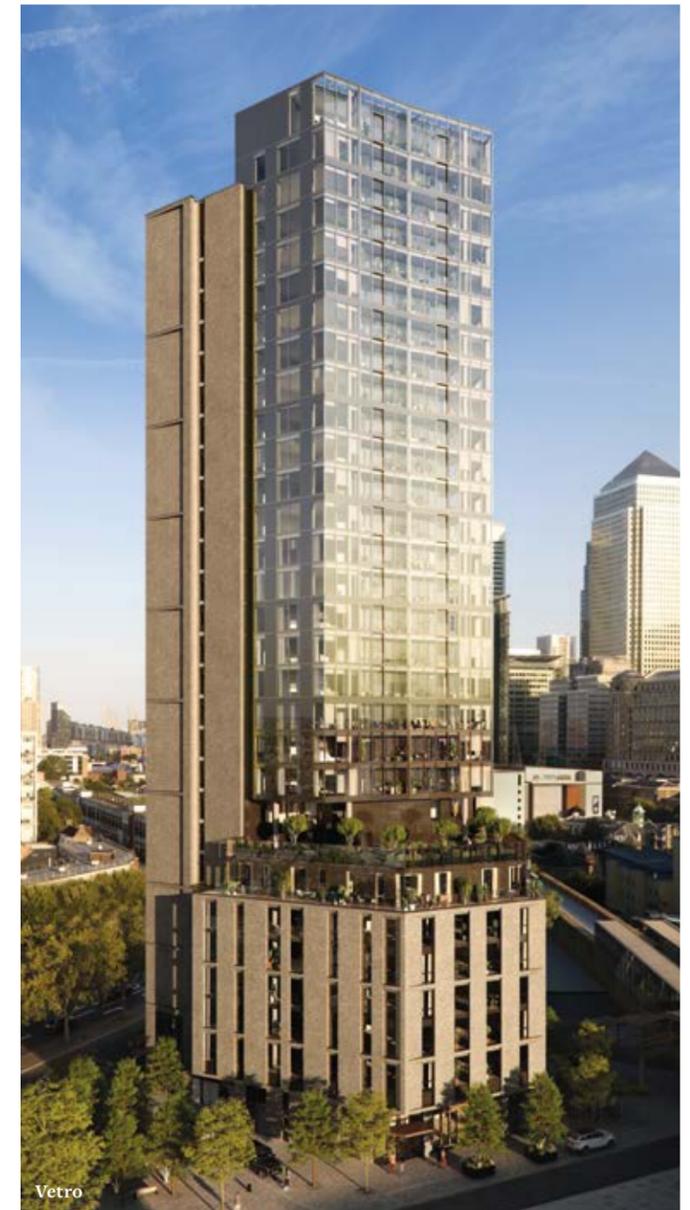
Quay House



Donal Mulryan: Founder of Rockwell



Vetro



Vetro

# Sustainability

Sustainability is at the heart of Rockwell's approach to the places we create and this thinking is embedded in the Hurlingham Waterfront development, which brings together new life, generous green spaces and a diverse range of new homes, with many health and living related facilities.



*Sustainability refers to the respect and care for the environment, minimising the depletion of natural resources and considering the needs of future generations to meet their changing lifestyles. Hurlingham Waterfront proactively embraces these.*

#### **Biodiversity – Flora and Fauna**

*For the public* – The regeneration of the river frontage and the enhanced permeability of the site with the introduction of a comprehensively landscaped boulevard will provide a much improved public realm for the local residents. The introduction of trees, hedging and planting to create a series of gardens, access routes and play spaces will be a welcome addition to the local neighbourhood.

*For residents* – The landscaped courtyard to Herland Gardens at level 3 creates a private garden, in keeping with the traditional London landscaped squares originating across the capital from the 17th century to provide quiet, green spaces. This courtyard has an informal layout, is extensively landscaped with trees, planting and secluded areas. Biodiverse roofs have been created wherever possible to enrich views from the apartments, support wildlife and create a healthy habitat.

*For insects, birds and bats* – The green roofs are attractive to pollinators and provide a biodiverse, colourful and drought-tolerant range of wildflowers, herbs and flowering perennials to visually create a meadow and encourage insects and birds to the surroundings.

Specialist studies identified enhancement opportunities, including incorporating bat boxes within the building facades. Bird nesting boxes create additional habitats for sparrows and swifts, which are both priority species within the City of London Biodiversity Action Plan. The development will deliver an increase in tree cover across the site comprising native and naturalised species with complementary tree planting continuing along the Carnwath Road frontage.

#### **Climate**

Microclimate studies have been undertaken to ensure that the development delivers comfortable conditions for pedestrians and users throughout the scheme. These studies have informed the landscaping design at ground level, and the design of the roof terraces.

Flood risks have been assessed, considering the next 100 years, and the development increases the height of the river wall to provide a long-term defence barrier for the site.

#### **Energy efficiency**

Renewable energy is used in the form of air-source heat pumps for heating and cooling and eliminates the use of any combustion appliances. This is a very green, and environmentally responsive development. The homes incorporate mechanical ventilation with inbuilt heat recovery, to reclaim heat and minimise losses. The buildings are well sealed and highly energy efficient, incorporating the use of low energy LED fittings for the lighting throughout.

#### **Water**

Efficient use of water is built into these new homes. Taps and fittings have flow restrictors to ensure they achieve the very latest standards to limit domestic water consumption. This is combined with dual flush WCs and controlled capacity baths. The separate metering of water supplies to each home ensures that owners are in full control of their consumption. The rainwater harvesting for the development also helps to reduce the need for mains-supplied water.

#### **Waste and recycling**

Bulk waste is managed centrally with separate recycling storage within the apartments themselves and the central store rooms, encouraging as much recycling as possible. Dedicated compaction equipment reduces the volume of waste, which helps minimise transport requirements and resulting energy use.

Rainwater is attenuated within landscaped areas for gradual release. A large proportion of the roof areas are green roofs and the majority of the external paving is permeable. The below-ground attenuation tank also provides storage during tidal locking events.

#### **Air quality and pollution**

Clean air technologies are adopted throughout and as there are no combustion appliances, no exhaust gases pollute the environment. To assist with filtering the air from adjacent streets, the intensive landscaping provides a barrier and improves the local air quality. The home ventilation includes filtering to assist with air quality.

#### **People and lifestyles**

The scheme caters for all ages and levels of mobility. Homes incorporate features to enable them to be adapted through the residents' lifetime to suit their changing requirements. Generously sized residential lifts, ensure that all upper floors are accessible to less



mobile users and an evacuation lift enables their safe exit from any floor to a point of safety at ground level. This is combined with a refuge area within the lift lobbies with a linked communication system assisting with the safety of wheelchair users.

With the increasing requirement for greater flexibility in our lifestyles, and many overlapping living and working functions from home, the development provides, within a single hub, all of the facilities required. The residents' fitness centre and pool provide health and wellbeing facilities including treatment rooms. The business centre gives residents a separate workspace to support their business needs very close to home. The residents' lounges also create comfortable break-out spaces to allow them to meet with family members and friends.

#### **Transport**

Various public transport modes are within easy reach for residents; including the London underground serviced from Parsons Green, Overground services from Imperial Wharf and Southwestern railway routes from Wandsworth Town. Multiple bus routes can also be accessed from the immediate road network. Cycling is encouraged as a healthy and green form of transport, with over 500 cycle storage spaces included within the scheme. Electric car charging is included, with additional future provisions to cater for the increasing transition to electric vehicles.

# Legacy & community

Providing opportunities to those without

*Rockwell is committed to building and enhancing local communities, whilst bringing investment to the neighbourhood. It believes that long-term partnerships, carefully designed to bring tangible benefits to local people, can transform communities for the better, much in the same way that its buildings do.*

*Rockwell has built relationships with charities and organisations at both national and local levels with the intention of creating a legacy of economic and social benefit around its developments. Community and charity are central to the Rockwell ethos, and it is committed to providing opportunities to those without, primarily through education, training and sport.*



Donal Mulryan with Rockwell team members and Patchwork Cohort

## Patchwork Foundation

Rockwell is passionate about levelling the playing field, and through its partnerships seeks to help as many people as possible have access to the great opportunities in London. This is why it is a Corporate Patron of the Patchwork Foundation, a UK-based charity focussing on increasing participation by communities and individuals traditionally under-represented in British politics.

As a Corporate Patron, Rockwell personally sponsors a cohort of 30 ‘Patchworkers’ every year, funding their pathway through the programme. But its support of Patchwork doesn’t end there – Rockwell’s Management Board regularly give up their time and energy to help support Patchwork and. In a recent ‘Patchwork Masterclass’, Rockwell’s Founder, Donal Mulryan, delivered a presentation and Q&A session, sharing his life and career in property and offering advice to Patchworkers on how to face up to challenges and seize opportunities – both inside and outside the work environment.

*“We are extremely grateful to Rockwell for its continued support over the years, helping us to ensure young people – irrespective of their background or start in life – have the same opportunities to excel within public life. Rockwell is extremely hands-on with its support, assisting in interviewing and shortlisting candidates for our Patchwork programme, in addition to the delivery of informative and engaging Masterclasses from Rockwell’s Founder, Donal Mulryan.”* Esmat Jeraj, Chief Operating Officer, Patchwork Foundation

## Rockwell Hospitality Skills Initiative

The Rockwell Hospitality Skills Initiative began in 2019, during the planning phase for the recently completed landmark scheme in Westferry, Vetro. The initiative saw Rockwell partner with the London Training Centre to deliver skills training and qualifications to local people and help them to access jobs in the hotel and hospitality sector. To date, the initiative has delivered over 300 training and skills qualifications, free of charge, to those from the communities in which they work.

The initiative has since been recognised as an example of industry best practice by local authorities, civil society organisations, and the media, and subsequently expanded to all hospitality/hotel projects delivered by Rockwell, with a commitment to take over 1,000 people from communities across London into targeted training and apprenticeship schemes. Abdul Hoque Habib ACIEH BSc Hons, Managing Director of the London Training Centre: “I would like to thank Rockwell for the passion and leadership which they have shown in going above-and-beyond to ensure that local people are supported in their search for jobs and training. This is a clear testament to the importance Rockwell places on community.”



Donal Mulryan at The London Training Centre

## Enriching lives and communities through sport

### Westferry FC

Westferry FC is not only an impressive youth football side, but also a tight-knit community group, committed to supporting its players, on and off the pitch. The club actively encourages its members to adopt a healthy, balanced lifestyle through regular training sessions and workshops, helping young people develop important life skills through football.

The team trains just a stone’s throw away from Rockwell’s £151m regeneration scheme, Vetro. When Rockwell heard about Westferry FC’s inspiring mission to foster inter-community connections and peer-to-peer care through sport, they sought ways to support the club, its players, coaches and fans. In addition to a head-to-head fundraising charity match, Rockwell committed £6,000 in a new sponsorship deal, helping Westferry FC to continue benefiting young people from the local community.



Matt Hampson Foundation Event

### Matt Hampson Foundation

Sport plays a significant role in so many people’s lives, often providing them with a great sense of belonging and achievement.

This means that, for those who suffer serious injury or disability from participating in sport and can no longer take part, causing their lives to change unrecognisably. This is why Rockwell is working closely with The Matt Hampson Foundation, which offers social, physical and emotional support to those who have been injured whilst participating in or training for sport.



Rockwell team members with Westferry FC

### The Kerslake Robshaw Foundation

The impact of music and sport on young people’s overall wellbeing cannot be overstated, and Rockwell is well aware of the potential benefits both can deliver to young people’s lives. In 2022, it was proud to support the Kerslake Robshaw Foundation’s inaugural fundraising dinner. As a key sponsor for the charity’s fundraising dinner, Rockwell helped the Foundation – founded by classical singer Camilla Kerslake and former England captain Chris Robshaw – raise funds for various initiatives supported by the Foundation, all aiming to transform less advantaged children’s lives through access to either sport or music.



Our brochure is a sustainable choice as it is printed on FSC certified paper using vegetable-based inks and produced in a zero-waste factory.

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HURLINGHAMWATERFRONT.CO.UK



A development by **Rockwell**