Chelsea Creek

Overview

The Developer: St George Central London Ltd.
Location: Chelsea Creek, adjacent to Imperial Wharf and Chelsea Harbour, London SW6.
Local Authority: London Borough of Hammersmith & Fulham.
Tenure: New 999-year lease.
Building Insurance: 10-year warranty.
• London’s prime waterside address offers a selection of superb 1 bedroom Manhattan, 1, 2 and 3 bedroom apartments in its latest phase, Lockside House. Chelsea Creek sets the highest standard for contemporary living in a tranquil waterside setting.

• Prime Central London location, moments from Chelsea Harbour and Imperial Wharf by London’s leading developer, St George, on the North bank of the River Thames.

• Designed by award-winning architects Michael Squire & Partners.

• Located adjacent to fashionable King’s Road, Chelsea, Knightsbridge and Belgravia, and just 8 minutes to Sloane Square by taxi.

• Stunning views over tree-lined promenades, parkland, creekside avenues, and beyond towards the unmistakable King’s Road and Sloane Square.

• Among the waterways, landscaped courtyards and gardens, the exclusive selection of bars and restaurants provide the perfect place to unwind, socialise and experience city living at its best.

• Prestigious new dockside location, with 24-hour concierge, Health & Fitness Suite, swimming pool, sauna, steam room, shops, bars, restaurants and car parking, all moments from the King’s Road.
Unrivalled transport connection, with easy access to Imperial Wharf railway station, providing convenient connections throughout London. Easy access to the City, via public transport, car or river taxi.

Imperial Wharf provides a selection of shops, bars and restaurants. There are four restaurants including the Blue Elephant and the award winning Young’s Pub and Restaurant. There is also a Karen Hardy Dance Studio, Wimbledon Wine Cellar, Jury’s Inn Chelsea Hotel, Gambado children’s indoor play centre, Bright Horizons nursery, and a Tesco Express.

Perfectly located for shopping in the West End, Harrods, Selfridges and Harvey Nichols.

Highly specified interiors, including custom-designed fitted-kitchens, luxurious bathrooms and enviable living spaces.

Balconies and terrace living.

Private Health & Fitness Suite with Spa and swimming pool – exclusive to Chelsea Creek residents.

Right to park car parking, £50,000 each.

Video entry-phone system to all properties.

24-hour concierge and monitored by CCTV.
The Spa

- Exclusive Chelsea Creek residents Health & Fitness Suite.
- Reception.
- Gymnasium.
- 13 x 6 metre swimming pool.
- Sauna.
- Steam Room.
- Wi-fi enabled residents lounge.
- Services are all included within the service charge.
- Treatment Room. Available for residents to hire for external massage or facial treatments (at extra cost).

Concierge

- 24-hour dedicated Chelsea Creek estate management and concierge service.
- Monitored CCTV throughout the development.
- Security video entry-phone system to all apartments.
Chelsea Creek is named after the historic tributary of the River Thames which will flow into this now fashionable London address.

The creek, also known as Counter’s Creek, was opened in 1828 for barges to navigate from Kensington to the wharfs on the Chelsea riverside.

Chelsea Creek will bring a new lease of life to this landmark location, with a stunning new dock as its centrepiece, where boats can once again navigate to the River Thames.

The Dock and waterways will form the centrepiece of the development, a beautiful landscaped setting, surrounded by shops, bars and restaurants for residents and the local community to wine, dine and relax.

An architecturally strong style akin to the property surrounding the waterways of Amsterdam and Copenhagen.

Boats will be able to moor in the Dock, and navigate once again to the River Thames through a tidal dock. Maximum vessel size is anticipated to be: 2.1m below the waterline, 4.85m beam, 1.99m to 2.75m height above the waterline, tide dependent.

A new pedestrian footpath on the river will link the dock to Lots Road (phased in over the course of the development).
Lockside House
78 private apartments

- 1 x1 Bedroom Manhattan
- 34 x1 Bedroom apartments
- 33 x2 Bedroom apartments
- 4 x3 Bedroom Premier apartments
- 6 x3 Bedroom Duplex Penthouses

Gross Internal Floor Areas: Apartments: 485 sq ft to 2,834 sq ft
(Usable internal area excludes balconies or terraces).
Local amenities

- Wide selection of local shops, bars and restaurants.
- Convenient public transport with easy access to London Underground from Fulham Broadway and overground from Imperial Wharf.
- Close to numerous Royal London parks, sports grounds and leisure facilities including Hyde Park, St. James’s Park and the fashionable Chelsea Harbour Club.

London universities

<table>
<thead>
<tr>
<th>University</th>
<th>Travel time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Imperial College London</td>
<td>17 mins</td>
</tr>
<tr>
<td>Kings College London</td>
<td>28 mins</td>
</tr>
<tr>
<td>University of Westminster</td>
<td>28 mins</td>
</tr>
<tr>
<td>London Business School</td>
<td>31 mins</td>
</tr>
<tr>
<td>London School of Economics &amp; Political Science</td>
<td>31 mins</td>
</tr>
<tr>
<td>University College London (UCL)</td>
<td>34 mins</td>
</tr>
</tbody>
</table>

Timings are approximate only. Source: www.tfl.gov.uk
Chelsea Creek
Council Tax & Ground Rent

London Borough of Hammersmith & Fulham – Council Tax Bands

<table>
<thead>
<tr>
<th>Council Tax Band</th>
<th>Average Tax Per Annum (2 occupants)</th>
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<tbody>
<tr>
<td>A</td>
<td>£707.27</td>
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<tr>
<td>B</td>
<td>£825.15</td>
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<tr>
<td>C</td>
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<td>E</td>
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<td>F</td>
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<td>G</td>
<td>£1,768.17</td>
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<tr>
<td>H</td>
<td>£2,121.80</td>
</tr>
</tbody>
</table>

Apartment Type Ground Rent Per Annum

- Manhattans: £350.00
- One Bedroom: £350.00
- Two Bedroom: £450.00
- Three Bedroom: £550.00

Service Charge: £4.78psf

Assignment:
Assignment of contracts available with written permission from St George.
Chelsea Creek
Terms / Documentation

Terms of payment

1. Non refundable booking fee of £2,000 payable upon reservation.
2. A further 10% of purchase price, less reservation fee paid, payable within 21 days on exchange of contracts.
3. A further 5% of purchase price payable 6 months after exchange of contracts.
4. A further 5% of purchase price payable after 12 months.
5. Balance of 80% payable upon completion.

Documentation required for exchange of contract

1. Passport or identification card.
2. A current utility bill (not mobile phone) or bank statement showing name and home address to be no older than 3 months.
   Please be advised that the solicitors must have the signed and certified original copies of the above.
   OR
3. A third-party letter of compliance from the purchaser’s solicitor.

If the purchase is being taken in a company name then the following documentation must be provided:

a) A copy of the Certificate of Incorporation and Memorandum of Articles and Association.
b) Evidence of the company’s registered address.
c) A list of directors and shareholders.
d) Individual photo identification and address identification for directors and shareholders.
Conveyancing fees

- Properties between £500,000 and £1,000,000
  - £1,700 plus VAT and disbursements.
- Properties over £1,000,000
  - £1,900 plus VAT and disbursements.

70% of legal fee payable on exchange and 30% at completion.

Developer

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Vendor’s solicitors

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Connaught House, Alexandra Terrace
Guildford, Surrey GU1 3DA
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Acting solicitors

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Chelsea Creek Letting agents

Recommended letting agents

**Benham & Reeves Residential Lettings**
**Marc von Grundherr**
New Developments Director
5 Thackeray Street, London W8 5ET
Tel: +44 (0)207 938 3522
Fax: +44 (0)207 376 1559
Email: marc@brlets.co.uk
Web: www.brlets.co.uk

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