Welcome to Fulham Reach, a thriving new community in the London Borough of Hammersmith and Fulham on the banks of the River Thames. This award-winning development features elegant architecture that accentuates the rich heritage of the site alongside beautiful modern homes designed for the future. With incredible resident’s facilities that include virtual golf, a spa and a swimming pool as well as riverside walks and wide open spaces, Fulham Reach is London’s most exciting new riverside destination.
A tree-lined Boulevard that leads you to the water’s edge

Holland House and Holland Court will be the newest additions to Fulham Reach. Situated next to Frank Banfield Park, the riverside is only a two minute walk away along a Boulevard buzzing with cafés, shops and spaces to socialise, attracting residents and the public alike.
The vibrant Boulevard is the perfect place to relax and watch the sunset at the end of the day.
These beautiful apartments are the newest stage of this successful development, offering an exciting opportunity to live in a brand new home in Fulham Reach.

In each apartment you will find every detail has been meticulously designed with high specifications, quality craftsmanship and thoughtful touches throughout.
Fulham Reach is a high-quality mixed-use development in a striking riverside location in Hammersmith, that delivers a vibrant and sustainable environment for residents, visitors and the local community. Just 6 miles west of Central London, many of the Capital’s most exciting destinations are just moments away.

The perfect riverside location
A fantastic place to call home with a host of on-site amenities on your doorstep such as The Tamesis Club which features a spa, a pool and a state-of-the-art gym.

**AMENITIES**
1. The Tamesis Club
2. Riverside Promenade
3. The Maze
4. Taxi / Chauffeur drop-off
5. Car park entrance
6. Fulham Reach Boat Club
7. Fulham Reach Marketing Suite
8. Concierge
9. Bing Pilates
10. Fitness Space

**SHOPS, CAFÉS, BARS & RESTAURANTS**
11. Brasserie Blanc
12. Harris + Hoole Coffee Shop
13. Tesco Express
14. The Blue Boat Pub & Restaurant

**OPEN SPACES**
15. Garden Courtyard
16. Fulham Landing
17. Landscaped Gardens
18. The Lake
19. The Boulevard
20. Frank Banfield Park
Community is at the heart of our neighbourhood

Fulham Reach is an established and welcoming community. From the riverside promenade to inviting landscaped gardens and courtyards, every corner of the development offers residents the opportunity to socialise.
Fulham Reach is set amongst award-winning landscaped gardens, elegant courtyards and open parks. These tranquil and rejuvenating spaces are enriched by contemporary planting, water features and public artwork.

We believe the spaces in-between buildings are just as important as the buildings themselves which is why there is an abundance of outdoor space.
Everything you need is in one place with an abundance of on-site amenities such as Brasserie Blanc, The Bread Lab and Bing Pilates.

The beauty of Fulham Reach is that whilst it offers direct access into the City, it is also an exciting destination itself with everything you need just moments from your front door.

Riverside to poolside

The Tamesis Club is an exclusive members’ club located in Distillery Wharf at Fulham Reach. The health spa, gym and swimming pool put your wellbeing first with state-of-the-art facilities to rejuvenate, relax and uplift you.
With a swimming pool, spa, wine cellar and entertainment rooms, the residents’ facilities here offer a retreat from the outside world.

Enjoy an extensive array of activities designed to nurture a balanced and healthy lifestyle.

1. 24-hour concierge
2. Spa facilities which include a sauna, steam room and a wide range of beauty therapy treatments
3. Virtual golf
4. The snooker room
5. The pool at The Tamesis Club
6. The wine cellar
7. Private cinema room
Green spaces and river pathways to explore by foot or by bike

1. Frank Banfield Park
2. Hammersmith Bridge
3. Furnivall Gardens
4. Ravenscourt Park
5. Thameside Tennis Club
6. Reservoir Lagoon
7. Main Lake
8. Queen’s Tennis Club
9. Lillie Road Recreation Ground
10. Fulham Football Club
11. Fulham Palace
12. Putney Bridge
13. Barnes Common Nature Reserve
14. Chiswick House and Gardens
15. King’s House Sports Ground
16. Thames River Walk
17. Fulham Reach Boat Club

Source: Google Maps, travel times are indicative only

Photography of the Thames Path (Barnes looking over to Fulham Reach)
London made local

Fulham Reach is perfectly positioned to enjoy the best of life in the Capital, meaning there is never a lack of things to do. Just a short walk along the towpath, with views of Hammersmith Bridge, you’ll find yourself amongst some of London’s most iconic landmarks.

The River Café
This iconic Michelin-starred Italian restaurant in Hammersmith was established in 1987.

Turners Florists
A family run florist in Hammersmith established over 120 years ago.

The Lyric Theatre
A West End theatre on Shaftesbury Avenue.
FULHAM REACH   LONDON W6

LOCAL AREA

HAMMERSMITH EVENTIM APOLLO
An Art-Deco entertainment venue in Hammersmith

FULHAM FOOTBALL CLUB
The oldest football club in London to play in the Football League

SAM’S RIVERSIDE
A destination riverside restaurant by Hammersmith Bridge.

RICK STEIN AT BARNES
A seafood restaurant serving the freshest fish and seafood from Cornwall

RIVERSIDE STUDIOS
From yoga classes to theatre performances there’s something here in Hammersmith for everyone

Fulham Rowing Club
A truly unique opportunity to enjoy the River Thames to its fullest, right on your doorstep. Rowing has been an important part of Fulham life for centuries and Fulham Reach Boat Club aims to make rowing and paddle sports accessible to everyone in the community.
Central London in minutes

From the privileged position of West London, reaching the city centre couldn’t be easier. From high fashion to Royal parklands, Michelin-starred restaurants to world-famous concert venues, you’re only ever minutes away.

* TRAVEL TIMES ARE FROM HAMMERSMITH UNDERGROUND STATION AND INCLUDE WALKING TIME TO DESTINATION.

- **TRAVEL TIMES ARE FROM HAMMERSMITH UNDERGROUND STATION AND INCLUDE WALKING TIME TO DESTINATION.**

**16 MINS**

- **HARRODS**
  - The world-renowned department store

**14 MINS**

- **HYDE PARK**
  - The largest of four Royal Parks connecting Kensington Palace to Buckingham Palace

**19 MINS**

- **ROYAL ALBERT HALL**
  - One of the United Kingdom’s most treasured and distinctive venues

**16 MINS**

- **BOND STREET**
  - Since the 18th century, Bond Street has been the home of luxury shopping in London

**8 MINS**

- **WESTFIELD SHOPPING**
  - London’s largest shopping centre

**20 MINS**

- **FORTNUM & MASON**
  - The renowned purveyors of fine foods, hampers, teas and wine

Source: tfl.gov.uk, travel times shown above and opposite are indicative only
Hammersmith Underground Station is conveniently located moments from Fulham Reach, offering four London underground lines that connect you to every corner of the city.

8 MINUTES by tube
TO SOUTH KENSINGTON
FOR THE ROYAL ALBERT HALL
Via District and Piccadilly line

11 MINUTES by tube
TO KNIGHTSBRIDGE
FOR HARRODS
Via Piccadilly line

18 MINUTES by tube
TO LEICESTER SQUARE
Via Piccadilly line

30 MINUTES by tube
TO HEATHROW AIRPORT
Via Piccadilly line

Source: tfl.gov.uk, travel times shown above and opposite are indicative only.
Fulham Reach benefits from a close proximity to offices of numerous global brands. You can be on the doorstep of companies such as L’Oréal, Virgin Media and the headquarters of Harrods, all within minutes of leaving your home.
An education in a league of its own

Moments away from Fulham Reach you will find some of the finest educational institutes in the country. The locality offers schools which consistently rank at the top of national league tables, including the school most recently attended by members of the British Royal Family.

Schools

Thomas's Battersea
This thriving school educates 560 boys and girls, including the third-in-line to the throne, Prince George. The school describes itself as being ‘happy, dynamic and vibrant’. 20 mins drive

St Paul’s School
An independent school offering a stimulating, all-round education for boys aged 7–13 years. Priding itself on a unique tutor system and range of co-curricular activities. 14 mins drive

St Paul’s Girls School
An independent senior school for girls between 11–18 years. Places at St Paul’s are highly sought after as the school regularly performs extremely well in the GCSEs and A Levels. 10 mins drive

Godolphin & Latymer
A day school for pupils aged between 11–18 years, championed and passions are nurtured and encouraged. 8 mins drive
World-renowned universities within easy reach

The variety of universities that surround Fulham Reach are second to none and can easily be reached by car, bike or public transport. From LSE to King’s College, the local universities are ranked amongst the world’s best.

Universities

Imperial College London
This highly regarded institution specialises in Science, Engineering, Medicine and Business, demonstrating consistent academic success and path-breaking research.
3.1 Miles

University Of Westminster
The university offers over five hundred courses from Law to Computer Science, Architecture, Arts & Design, Life Sciences and Languages.
5.6 Miles

King’s College London
One of London’s most respected colleges, it is known for its impeccable teaching and research, especially in Politics, History, Philosophy, Law, Classics and Medicine.
5.9 Miles

London School of Economics and Political Science
A world-renowned institution, LSE is consistently amongst the top-ranking educational institutions in the world.
6.3 Miles

Source: Google Maps, travel times are indicative only
Situated just off the Boulevard these beautifully appointed homes feature a tranquil green courtyard at their centre.

With an adjacent park and private balconies or terraces to each apartment, Holland House and Holland Court perfectly balance city life with serene waterside living.
We believe the spaces around a home are just as important as the spaces within them. That’s why at the heart of these apartments is a courtyard garden featuring striking stone walls and timber benches, combining natural elements with carefully selected seasonal planting to ensure an inviting outdoor space all year round.

A central courtyard offers residents a private outdoor oasis
Each apartment has its own outside space

Each apartment has its own balcony or terrace. This incredible feature ensures residents can enjoy a breath of fresh air with ease.
An inviting Boulevard just moments from your door

Every community needs a buzzing hub for people to come together. Whether it's a morning coffee, lunch with friends or simply a space to sit back and watch the world go by, Fulham Reach champions time well spent.
From vibrant outdoor spaces to striking interior design, the homes at Fulham Reach are just as spectacular as the spaces that surround them.

**SORRENTO**
Fresh and optimistic, Sorrento evoked the changing light of the Neapolitan coast with the crisp, clean colours of classic stone, complementing fine joinery to create a reviving and uplifting mood.

**SIENNA**
Inspired by the classical, weathered streetscape of Sienna and the ancient hill towns around it, at once sun-drenched and shaded. Warm timber is enhanced by the sophistication of fine stone to conjure the calm of a hazy summer day in Tuscany.

**FLORENCE**
The Florence palette has accents of classic white-veined stone and brings to mind the noble statuary and flourish of Florentine architecture. These classical accents are combined with warm cream tones to create ambience of friendly sophistication.
Bright, contemporary interiors, built to exceptional standards
With full height windows, generous proportions and meticulously crafted design, these apartments are the perfect place to unwind.
Light-filled, spacious and airy, these apartments are a serene retreat to come home to.
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**HOLLAND HOUSE**

**2 Bedroom apartment**

**APARTMENTS:** 592, 604, 616 & 628

**FLOORS:** 1, 2, 3 & 4

**TOTAL AREA**

<table>
<thead>
<tr>
<th>73.8 SQM</th>
<th>794.4 SQFT</th>
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<tr>
<td>Kitchen</td>
<td>3.41m x 2.16m</td>
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<tr>
<td>Living/Dining</td>
<td>4.94m x 4.29m</td>
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<tr>
<td>Master Bedroom</td>
<td>3.00m x 2.68m</td>
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**TOTAL AREA**

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<th>74.0 SQM</th>
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**KEY**

- A - Measurement Points
- TV - TV Aerial Point
- W - Wardrobe
- C - Cupboard
- U - Utility Cupboard
- FF - Fridge/Freezer
- MC - Microwave
- WF - Wine Fridge
- DW - Dishwasher
- OV - Oven
- P - Heat Interface Unit & MVHR with Washer/Dryer below
- PS - Privacy Screen

**Notes:**

- Floorplans shown are approximate measurements only. Exact layouts may vary.
- All measurements may vary within a tolerance of 5%. Please note that furniture is not included.
- View over the Boulevard

**FLOOR 1 SHOWN BELOW**

**NORTH ELEVATION**

**View over the Boulevard**

**FLOOR 1 SHOWN BELOW**

**NORTH ELEVATION**

**HOLLAND HOUSE + HOLLAND COURT**

**FULHAM REACH LONDON W6 HOLLAND HOUSE + HOLLAND COURT**
**HOLLAND HOUSE**

**2 Bedroom apartment**

APARTMENTS: 587, 599, 611, 623, 635 & 645
FLOORS: 1, 2, 3, 4, 5 & 6

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<td>5.23m x 4.56m 17' 2&quot; x 14' 12&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>2.85m x 3.08m 9' 4&quot; x 10' 1&quot;</td>
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<tr>
<td>Bedroom 2 / Office</td>
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<td>Balcony Areas</td>
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**HOLLAND HOUSE**

**2 Bedroom apartment**

APARTMENTS: 598, 610, 622 & 634
FLOORS: 1, 2, 3 & 4

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**Floorplans shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.**
HOLLAND HOUSE
2 Bedroom apartment
APARTMENT: 650
FLOOR: 6

TOTAL AREA
81.1 SQM
872.9 SQFT

- Kitchen: 2.37m x 3.42m
  7' 9" x 11' 3"
- Living/Dining: 5.09m x 3.81m
  16' 8" x 12' 6"
- Master Bedroom: 2.77m x 3.25m
  9' 1" x 10' 8"
- Bedroom 2 / Office: 2.60m x 3.12m
  8' 6" x 10' 2"
- Balcony Area: 3.8 sqm
  41.8 sqft

View over the Courtyard Gardens

HOLLAND HOUSE
2 Bedroom apartment
APARTMENTS: 595 & 607
FLOORS: 1 & 2

TOTAL AREA
82.3 SQM
885.8 SQFT

- Kitchen: 1.98m x 4.31m
  6' 2" x 14' 2"
- Living/Dining: 5.86m x 4.82m
  19' 3" x 15' 10"
- Master Bedroom: 2.96m x 3.99m
  9' 9" x 13' 1"
- Bedroom 2 / Office: 2.75m x 2.60m
  9' 0" x 8' 6"
- Balcony Area: 4.0 sqm
  43.7 sqft

View over the Courtyard Gardens

**Key**
- TV Aerial Point
- Wardrobe
- Cupboard
- Utility Cupboard
- Fridge/Freezer
- Microwave
- Wine Fridge
- Dishwasher
- Oven
- Heat Interface Unit & MVHR with Washer/Dryer below
- Privacy Screen

Rooftops shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.
HOLLAND HOUSE
2 Bedroom apartment

APARTMENTS: 589, 601, 613 & 625
FLOORS: 1, 2, 3 & 4

FLOOR 1 SHOWN BELOW

NORTH ELEVATION

TOTAL AREA
84.0 SQM
904.1 SQFT
Kitchen
2.83m x 2.64m
9' 3" x 8' 8"
Living/Dining
5.02m x 4.73m
16' 6" x 15' 6"
Master Bedroom
2.98m x 4.54m
9' 9" x 14' 11"
Bedroom 2 / Office
2.72m x 3.06m
9' 0" x 10' 0"
Balcony Area
9.6 sqm
103.8 sqft

TOTAL AREA
87.7 SQM
944.0 SQFT
KITCHEN
2.90m x 2.47m
9' 6" x 8' 1"
Living/Dining
5.96m x 4.32m
19' 6" x 14' 1"
Master Bedroom
2.96m x 3.99m
9' 9" x 13' 1"
Bedroom 2 / Office
2.75m x 2.60m
9' 0" x 8' 6"
Balcony Area
11.2 sqm
120.8 sqft

FLOOR 4 SHOWN BELOW

SOUTH ELEVATION

TOTAL AREA
84.0 SQM
904.1 SQFT
KITCHEN
2.83m x 2.64m
9' 3" x 8' 8"
Living/Dining
5.96m x 4.32m
19' 6" x 14' 1"
Master Bedroom
2.96m x 3.99m
9' 9" x 13' 1"
Bedroom 2 / Office
2.75m x 2.60m
9' 0" x 8' 6"
Balcony Area
9.6 sqm
103.8 sqft

TOTAL AREA
87.7 SQM
944.0 SQFT
KITCHEN
2.90m x 2.47m
9' 6" x 8' 1"
Living/Dining
5.96m x 4.32m
19' 6" x 14' 1"
Master Bedroom
2.96m x 3.99m
9' 9" x 13' 1"
Bedroom 2 / Office
2.75m x 2.60m
9' 0" x 8' 6"
Balcony Area
11.2 sqm
120.8 sqft

FLOOR 4 SHOWN BELOW

SOUTH ELEVATION

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904.1 SQFT
KITCHEN
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2.96m x 3.99m
9' 9" x 13' 1"
Bedroom 2 / Office
2.75m x 2.60m
9' 0" x 8' 6"
Balcony Area
11.2 sqm
120.8 sqft

KEY
- Measurement Points
- TV Aerial Point
- Wardrobe
- Cupboard
- Utility Cupboard
- Fridge/Freezer
- Microwave
- Wine Fridge
- Dishwasher
- Oven
- Heat Interface Unit & MVHR with Washer/Dryer below
- Privacy Screen

FLOOR 4 SHOWN BELOW

SOUTH ELEVATION

TOTAL AREA
84.0 SQM
904.1 SQFT
KITCHEN
2.83m x 2.64m
9' 3" x 8' 8"
Living/Dining
5.96m x 4.32m
19' 6" x 14' 1"
Master Bedroom
2.96m x 3.99m
9' 9" x 13' 1"
Bedroom 2 / Office
2.75m x 2.60m
9' 0" x 8' 6"
Balcony Area
9.6 sqm
103.8 sqft

TOTAL AREA
87.7 SQM
944.0 SQFT
KITCHEN
2.90m x 2.47m
9' 6" x 8' 1"
Living/Dining
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19' 6" x 14' 1"
Master Bedroom
2.96m x 3.99m
9' 9" x 13' 1"
Bedroom 2 / Office
2.75m x 2.60m
9' 0" x 8' 6"
Balcony Area
11.2 sqm
120.8 sqft

FLOOR 4 SHOWN BELOW

SOUTH ELEVATION

TOTAL AREA
84.0 SQM
904.1 SQFT
KITCHEN
2.83m x 2.64m
9' 3" x 8' 8"
Living/Dining
5.96m x 4.32m
19' 6" x 14' 1"
Master Bedroom
2.96m x 3.99m
9' 9" x 13' 1"
Bedroom 2 / Office
2.75m x 2.60m
9' 0" x 8' 6"
Balcony Area
9.6 sqm
103.8 sqft

TOTAL AREA
87.7 SQM
944.0 SQFT
KITCHEN
2.90m x 2.47m
9' 6" x 8' 1"
Living/Dining
5.96m x 4.32m
19' 6" x 14' 1"
Master Bedroom
2.96m x 3.99m
9' 9" x 13' 1"
Bedroom 2 / Office
2.75m x 2.60m
9' 0" x 8' 6"
Balcony Area
11.2 sqm
120.8 sqft

FLOOR 4 SHOWN BELOW

SOUTH ELEVATION
**HOLLAND HOUSE**

2 Bedroom apartment

**APARTMENT: 630**

**FLOOR: 4**

### FLOOR 4 SHOWN BELOW

- **TOTAL AREA**: 93.5 SQM (1,012.9 SQFT)
- **Kitchen**: 1.93m x 4.37m (6' 4" x 14' 4")
- **Living/Dining**: 7.12m x 3.68m (23' 4" x 12' 1")
- **Master Bedroom**: 3.44m x 2.78m (11' 3" x 9' 1")
- **Balcony Area**: 10.0 sqm (107.9 sqft)

### SOUTH ELEVATION

- View over: Frank Banfield Park

### FLOOR 1 SHOWN BELOW

- **TOTAL AREA**: 94.1 SQM (1,012.9 SQFT)
- **Kitchen**: 1.93m x 3.87m (6' 4" x 12' 8")
- **Living/Dining**: 5.74m x 3.78m (18' 10" x 12' 5")
- **Master Bedroom**: 3.44m x 2.78m (11' 3" x 9' 1")
- **Balcony Area**: 10.0 sqm (107.9 sqft)

### SOUTH ELEVATION

- View over: Frank Banfield Park

---

**Notes:**
- Floorplans shown are approximate measurements only. Exact layouts may vary.
- All measurements may vary within a tolerance of 5%.
- Please note that furniture is not included.
HOLLAND HOUSE

2 Bedroom apartment

APARTMENTS: 588, 600, 612, 624, 636 & 646
FLOORS: 1, 2, 3, 4, 5 & 6

TOTAL AREA  91.8 SQM  988.1 SQFT

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<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Measurements</th>
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<td>Kitchen</td>
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<td>Balcony Areas</td>
<td>12.7 sqm</td>
<td>137.6 sqft</td>
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NORTH ELEVATION

FLOOR 1 SHOWN BELOW

KEY

View over the Development
Landscaping

View over the Boulevard

Ground Floor
First Floor
Second Floor
Third Floor
Fourth Floor
Fifth Floor
Sixth Floor
Seventh Floor
Eighth Floor

93 94

Fulham Reach  London W6  Holland House + Holland Court

Holland House

93 94

Fulham Reach  London W6  Holland House + Holland Court
HOLLAND HOUSE

2 Bedroom apartment

APARTMENT: 593
FLOOR: 1

TOTAL AREA

<table>
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<th>Room</th>
<th>93.8 SQM</th>
<th>1,009.6 SQFT</th>
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<td>Balcony Areas</td>
<td>16.9 sqm</td>
<td>182.7 sqft</td>
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NORTH ELEVATION

FLOOR 1 SHOWN BELOW

KEY

- M: Measured Marks
- T: TV Aerial Point
- W: Wardrobe
- G: Gypsum Board
- U: Utility Cupboard
- F: Fridge/Freezer
- D: Dishwasher
- O: Oven
- P: Privacy Screen
- W: Wine Fridge
- F: Fridge
- MC: Microwave
- FR: Freezer

VIEW OVER:

- View over the Boulevard
- View over Frank Banfield Park
HOLLAND HOUSE

2 Bedroom apartment

APARTMENTS: 605, 617 & 629
FLOORS: 2, 3 & 4

TOTAL AREA

<table>
<thead>
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<th>Room</th>
<th>Sqm</th>
<th>Sqft</th>
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</thead>
<tbody>
<tr>
<td>Kitchen/Dining</td>
<td>11.2</td>
<td>120.7</td>
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<tr>
<td>Living</td>
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<td>Bedroom 2 / Office</td>
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<td>Balcony Areas</td>
<td>13.6</td>
<td>147.1</td>
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TOTAL AREA 93.8 SQM 1,009.6 SQFT

Floorplans shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.

View over the Boulevard

View over Frank Banfield Park

NORTH ELEVATION

FLOOR 2 SHOWN BELOW

KEY

- Measurement Points
- TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- F Fridge
- FR Freezer
- MC Microwave
- WF Wine Fridge
- DW Dishwasher
- OV Oven
- P Heat Interface Unit & MVHR with Washer/Dryer below
- PS Privacy Screen

APARTMENTS: 605, 617 & 629
FLOORS: 2, 3 & 4

1100 Holland House

HOLLAND HOUSE + HOLLAND COURT
HOLLAND HOUSE

3 Bedroom apartment

APARTMENT: 641
FLOOR: 5

TOTAL AREA

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<tr>
<td>Living/Dining</td>
<td>3.60m x 7.09m</td>
<td>11' 10&quot; x 23' 3&quot;</td>
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<tr>
<td>Bedroom 2 / Office</td>
<td>2.67m x 2.97m</td>
<td>8' 9&quot; x 9' 9&quot;</td>
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<tr>
<td>Bedroom 3</td>
<td>2.75m x 2.97m</td>
<td>9' 0&quot; x 9' 9&quot;</td>
</tr>
<tr>
<td>Terrace Areas</td>
<td></td>
<td>400.7 sqft</td>
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</table>

SOUTH ELEVATION

FLOOR 5 SHOWN BELOW

KEY

- Measurement Points
- TV Aerial Point
- Wardrobe
- Cupboard
- Utility Cupboard
- Fridge/Freezer
- Fridge
- Freezer
- Microwave
- Wine Fridge
- Dishwasher
- Oven
- Heat Interface Unit & MVHR with Washer/Dryer below
- Privacy Screen

TOTAL AREA 102.7 SQM 1,105.4 SQFT

Kitchen 2.86m x 3.13m 9' 5" x 10' 3"
Living/Dining 3.60m x 7.09m 11' 10" x 23' 3"
Master Bedroom 3.23m x 3.14m 10' 7" x 10' 4"
Bedroom 2 / Office 2.67m x 2.97m 8' 9" x 9' 9"
Bedroom 3 2.75m x 2.97m 9' 0" x 9' 9"
Terrace Areas 37.2 sqm 400.7 sqft

View over Frank Banfield Park
HOLLAND HOUSE

3 Bedroom apartment

APARTMENT: 640
FLOOR: 5

TOTAL AREA

<table>
<thead>
<tr>
<th>Room</th>
<th>Measurements (m)</th>
<th>Measurements (ft)</th>
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<tbody>
<tr>
<td>Kitchen</td>
<td>3.27m x 2.77m</td>
<td>10' 9&quot; x 9' 1&quot;</td>
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<tr>
<td>Living/Dining</td>
<td>7.11m x 5.16m</td>
<td>23' 4&quot; x 16' 11&quot;</td>
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<tr>
<td>Bedroom 2 / Office</td>
<td>2.74m x 3.21m</td>
<td>9' 0&quot; x 10' 6&quot;</td>
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<tr>
<td>Bedroom 3</td>
<td>2.70m x 2.76m</td>
<td>8' 10&quot; x 9' 1&quot;</td>
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<tr>
<td>Terrace Areas</td>
<td>36.4 sqm</td>
<td>391.8 sqft</td>
</tr>
</tbody>
</table>

NORTH ELEVATION

FLOOR 5 SHOWN BELOW

KEY

- Measurement Points
- TV Aerial Point
- Wardrobe
- Cupboard
- Utility Cupboard
- Fridge/Freezer
- Fridge
- Freezer
- Microwave
- Wine Fridge
- Oven
- Heat Interface Unit & Washer/Dryer below
- Privacy Screen

TOTAL AREA 110.4 SQM 1,188.3 SQFT

Kitchen 3.27m x 2.77m 10' 9" x 9' 1"
Living/Dining 7.11m x 5.16m 23' 4" x 16' 11"
Master Bedroom 3.60m x 3.94m 11' 10" x 12' 11"
Bedroom 2 / Office 2.74m x 3.21m 9' 0" x 10' 6"
Bedroom 3 2.70m x 2.76m 8' 10" x 9' 1"
Terrace Areas 36.4 sqm 391.8 sqft

APARTMENT: 640
FLOOR: 5
HOLLAND HOUSE

Terrace Areas

View over
the Boulevard

View over
Frank Banfield Park
HOLLAND HOUSE

3 Bedroom apartment

APARTMENT: 651
FLOOR: 7

TOTAL AREA

<table>
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<th>Area</th>
<th>SQM</th>
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<td>16'8&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>3.96</td>
<td>13'1&quot;</td>
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<tr>
<td>Bedroom 2 / Office</td>
<td>3.07</td>
<td>10'1&quot;</td>
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<tr>
<td>Bedroom 3 / Office</td>
<td>3.07</td>
<td>10'1&quot;</td>
</tr>
<tr>
<td>Balcony Area</td>
<td>7.1</td>
<td>76.9</td>
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<tr>
<td>Terrace Areas</td>
<td>184.1</td>
<td>1,981.9</td>
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</table>

WEST ELEVATION

FLOOR 7 SHOWN BELOW

KEY

- Measurement Points
- TV Aerial Point
- Wardrobe
- Cupboard
- Utility Cupboard
- Fridge/Freezer
- Fridge
- Freezer
- Microwave
- Washer/Dryer
- Oven
- Shower screen
- Privacy screen

View over the Development Landscaping
View towards the City

103
HOLLAND HOUSE
3 Bedroom apartment

APARTMENT: 653
FLOOR: 8

TOTAL AREA

<table>
<thead>
<tr>
<th>Area</th>
<th>123.3 SQM</th>
<th>1,327.3 SQFT</th>
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<tr>
<td>Kitchen</td>
<td>5.23m x 2.75m</td>
<td>17’2” x 9’0”</td>
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<tr>
<td>Living/Dining</td>
<td>5.06m x 4.49m</td>
<td>16’8” x 14’8”</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.96m x 3.52m</td>
<td>13’1” x 11’7”</td>
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<tr>
<td>Bedroom 2 / Office</td>
<td>3.07m x 3.16m</td>
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<tr>
<td>Bedroom 3 / Office</td>
<td>3.07m x 3.55m</td>
<td>10’1” x 11’8”</td>
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<tr>
<td>Balcony Areas</td>
<td>36.0 sqm</td>
<td>388.2 sqft</td>
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</tbody>
</table>

WEST ELEVATION

FLOOR 8 SHOWN BELOW

KEY

A - Measurement Points
A - TV Aerial Point
W - Wardrobe
C - Cupboard
U - Utility Cupboard
F - Fridge/Freezer
F - Fridge
FR - Freezer
MC - Microwave
WF - Wine Fridge
DW - Dishwasher
OV - Oven
P - Heat Interface Unit & MVHR with Washer/Dryer below
PS - Privacy Screen
N - View towards the City

View over the Development Landscaping

View over the Courtyard Gardens
Floorplans shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.

### Master Bedroom
- Size: 3.60m x 4.34m
- Dimensions: 11' 10" x 14' 3"

### Bedroom 2 / Office
- Size: 3.43m x 3.33m
- Dimensions: 11" 2" x 10' 11"

### Bedroom 3
- Size: 2.68m x 3.33m
- Dimensions: 8' 10" x 10' 11"

### Terrace Area
- Size: 151.7 sqm
- Dimensions: 1,633.0 sqft

### Apartment Dimensions
- **Total Area:** 129.1 SQM, 1,389.6 SQFT
- **Kitchen:** 3.97m x 3.05m
- **Living/Dining:** 7.29m x 5.63m
- **Master Bedroom:** 3.60m x 4.34m
- **Bedroom 2 / Office:** 3.43m x 3.33m
- **Bedroom 3:** 2.68m x 3.33m
- **Terrace Area:** 151.7 sqm
Floorplans shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.

**TOTAL AREA**

- **130.2 SQM**
- **1,401.5 SQFT**

**FLOOR 6 SHOWN BELOW**

**SOUTH ELEVATION**

- **KEY**
  - TV Aerial Point
  - Wardrobe
  - Cupboard
  - Utility Cupboard
  - Fridge/Freezer
  - Fridge
  - Freezer
  - Microwave
  - Wine Fridge
  - Dishwasher
  - Oven
  - Heat Interface Unit & MVHR with Washer/Dryer below
  - Privacy Screen

- **TOTAL AREA 130.2 SQM 1,401.5 SQFT**
- **Kitchen 3.54m x 2.33m 11'7" x 7'8"**
- **Living/Dining 7.44m x 5.44m 24'5" x 17'10"**
- **Master Bedroom 3.19m x 3.97m 10'6" x 13'0"**
- **Bedroom 2 / Office 3.22m x 3.11m 10'7" x 10'2"**
- **Bedroom 3 / Office 2.75m x 3.97m 9'0" x 13'0"**
- **Terrace Area**
  - **134.8 sqm 1,451.8 sqft**

**APARTMENT: 649**

**FLOOR: 6**

**VIEW OVER THE COURTYARD GARDENS**

**VIEW OVER FRANK BANFIELD PARK**
HOLLAND HOUSE
3 Bedroom
apartment
APARTMENT: 652
FLOOR: 7

TOTAL AREA  133.3 SQM  1,434.8 SQFT
Kitchen  3.37m x 2.77m  11' 1" x 9' 1"
Living/Dining  5.01m x 5.05m  16’ 5” x 16’ 7"
Master Bedroom  3.17m x 4.38m  10’ 5” x 14’ 4”
Bedroom 2 / Office  2.76m x 3.34m  9’ 0” x 10’ 11”
Bedroom 3 / Office  4.40m x 2.75m  14’ 5” x 9’ 0”
Balcony Area  7.1 sqm  76.9 sqft
Terrace Area  53.7 sqm  578.6 sqft

FLOOR 7 SHOWN BELOW

NORTH ELEVATION

Floorplans shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.

KEY
- Measurement Points
- TV Aerial Point
- Wardrobe
- Cupboard
- Utility Cupboard
- Fridge/Freezer
- Fridge
- Freezer
- Microwave
- Wine Fridge
- Dishwasher
- Oven
- Heat Interface Unit & MVHR with Washer/Dryer below
- Privacy Screen

TOTAL AREA  133.3 SQM  1,434.8 SQFT
Kitchen  3.37m x 2.77m  11’ 1” x 9’ 1”
Living/Dining  5.01m x 5.05m  16’ 5” x 16’ 7”
Master Bedroom  3.17m x 4.38m  10’ 5” x 14’ 4”
Bedroom 2 / Office  2.76m x 3.34m  9’ 0” x 10’ 11”
Bedroom 3 / Office  4.40m x 2.75m  14’ 5” x 9’ 0”
Balcony Area  7.1 sqm  76.9 sqft
Terrace Area  53.7 sqm  578.6 sqft

View towards the City

View over the Boulevard

View over the Development Landscaping

HOLLAND HOUSE
FULHAM REACH   LONDON W6
HOLLAND HOUSE + HOLLAND COURT

View over the Boulevard

View towards the City

View over the Boulevard

View towards the City

View over the Boulevard

View towards the City

View over the Boulevard

View towards the City
3 Bedroom apartment

APARTMENT: 654
FLOOR: 8

TOTAL AREA
TOTAL AREA
KITCHEN 3.37m x 2.77m 11' 1" x 9' 1"
LIVING/DINING 5.01m x 2.05m 16' 6" x 6' 8"
MASTER BEDROOM 3.17m x 4.38m 10' 5" x 14' 4"
BEDROOM 2 / OFFICE 2.76m x 3.34m 9' 0" x 10' 11"
BEDROOM 3 / OFFICE 4.40m x 2.75m 14' 5" x 9' 0"
BALCONY AREAS 24.8 sqm 267.4 sqft

FLOOR 8 SHOWN BELOW

NORTH ELEVATION

KEY
- Measurement Points
- TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- F Fridge
- FR Freezer
- MC Microwave
- WF Wine Fridge
- DW Dishwasher
- OV Oven
- P  Heat Interface Unit & MVHR with Washer/Dryer below
- PS Privacy Screen

TOTAL AREA 133.3 SQM 1,434.8 SQFT

NORTH ELEVATION

FLOOR 8 SHOWN BELOW

KEY
- Measurement Points
- TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- F Fridge
- FR Freezer
- MC Microwave
- WF Wine Fridge
- DW Dishwasher
- OV Oven
- P  Heat Interface Unit & MVHR with Washer/Dryer below
- PS Privacy Screen

Floorplans shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.
<table>
<thead>
<tr>
<th>APARTMENT NO.</th>
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<tr>
<td>579</td>
<td>6</td>
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**ACCOMMODATION FINDER**

**SITEPLAN**
HOLLAND COURT

1 Bedroom apartment

APARTMENTS: 530 & 556
FLOORS: 1 & 2

TOTAL AREA 57.7 SQM 621.0 SQFT
Kitchen 3.10m x 3.02m  10' x 10' 0"
Living / Dining 4.44m x 4.19m  14' 7" x 13' 0"
Bedrooms 2.98m x 3.47m  9' 10" x 11' 5"
Balcony Area 5.5 sqm  18' 2" x 18' 2"

TOTAL AREA 72.0 SQM 775.0 SQFT
Kitchen 4.03m x 3.71m  13' 3" x 12' 0"
Living / Dining 3.90m x 4.32m  12' 10" x 14' 2"
Master Bedroom 3.01m x 2.65m  9' 11" x 8' 9"
Bedroom 2 / Office 2.75m x 3.04m  9' 0" x 10' 0"
Balcony Area 11.0 sqm  118.4 sqft

View over the Courtyard Gardens

FLOOR 1 SHOWN BELOW

View over the Courtyard Gardens

FLOOR 5 SHOWN BELOW

Random measurements shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.

KEY

TV Aerial Point
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
MC Microwave
WF Wine Fridge
DW Dishwasher
OV Oven
P Heat Interface Unit & MVHR with Washer/Dryer below
PS Privacy Screen
Floorplans shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.

**HOLLAND COURT**

**2 Bedroom apartment**

**APARTMENTS: 563 & 569**

**FLOORS: 3 & 4**

**TOTAL AREA**

<table>
<thead>
<tr>
<th>Room</th>
<th>73.2 SQM</th>
<th>797.9 SQFT</th>
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<td>4.03m x 2.08m</td>
<td>13' 3&quot; x 6' 10&quot;</td>
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<tr>
<td>Living/Dining</td>
<td>3.90m x 4.26m</td>
<td>12' 10&quot; x 14' 0&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>3.01m x 3.12m</td>
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<tr>
<td>Bedroom 2 / Office</td>
<td>2.75m x 2.74m</td>
<td>9' 0&quot; x 9' 0&quot;</td>
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<tr>
<td>Balcony Area</td>
<td>11.0 sqm</td>
<td>118.4 sqft</td>
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**TOTTAL AREA**

<table>
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<th>Room</th>
<th>74.6 SQM</th>
<th>803.0 SQFT</th>
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<td>Living</td>
<td>4.03m x 4.12m</td>
<td>13' 3&quot; x 13' 6&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>3.16m x 3.00m</td>
<td>10' 4&quot; x 9' 10&quot;</td>
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<td>Bedroom 2 / Office</td>
<td>2.88m x 2.73m</td>
<td>9' 5&quot; x 8' 11&quot;</td>
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<tr>
<td>Balcony Area</td>
<td>10.2 sqm</td>
<td>110.0 sqft</td>
</tr>
</tbody>
</table>

**View over the Courtyard Gardens**

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**EAST ELEVATION**

**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**THIRD FLOOR**

**FOURTH FLOOR**

**FIFTH FLOOR**

**SIXTH FLOOR**

**SEVENTH FLOOR**

**EIGHTH FLOOR**

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**HOLLAND HOUSE + HOLLAND COURT**

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**FULHAM REACH   LONDON W6 HOLLAND HOUSE + HOLLAND COURT**

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**View over the Courtyard Gardens**

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**View over the Courtyard Gardens**

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**View over the Courtyard Gardens**
Floorplans shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.
**HOLLAND COURT**

### 2 Bedroom apartment

**APARTMENT: 572**

**FLOOR: 4**

<table>
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<th>Floorplan</th>
<th>TOTAL AREA</th>
<th>934.3 SQFT</th>
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<tbody>
<tr>
<td>Kitchen</td>
<td>2.99m x 2.75m</td>
<td>10' 1&quot; x 9' 0&quot;</td>
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<tr>
<td>Dining</td>
<td>4.39m x 3.30m</td>
<td>14' 2&quot; x 10' 10&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>3.49m x 3.17m</td>
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<tr>
<td>Bedroom 2 / Office</td>
<td>3.21m x 2.88m</td>
<td>10' 6&quot; x 9' 5&quot;</td>
</tr>
<tr>
<td>Balcony Areas</td>
<td>9.6 sqm</td>
<td>103.9 sqft</td>
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**FLOOR 4 SHOWN BELOW**

**HOLLAND COURT**

### 2 Bedroom apartment

**APARTMENTS: 550 & 571**

**FLOORS: 2 & 4**

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<th>TOTAL AREA</th>
<th>934.3 SQFT</th>
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<tr>
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<td>3.13m x 2.91m</td>
<td>10' 3&quot; x 9' 6&quot;</td>
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<tr>
<td>Dining</td>
<td>4.95m x 4.34m</td>
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<td>3.11m x 2.88m</td>
<td>10' 2&quot; x 9' 5&quot;</td>
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<tr>
<td>Balcony Areas</td>
<td>9.6 sqm</td>
<td>103.9 sqft</td>
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</tbody>
</table>

**FLOOR 2 SHOWN BELOW**

**HOLLAND HOUSE + HOLLAND COURT**

### View over the Development Landscaping

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Additional content and specifications for each floorplan are available in the document.
HOLLAND COURT

2 Bedroom apartment
APARTMENT: 555
FLOOR: 3

TOTAL AREA 87.0 SQM 936.4 SQFT
- Kitchen 1.74m x 3.16m 5' 9" x 10' 4"
- Living/Dining 5.47m x 5.53m 17' 11" x 18' 2"
- Master Bedroom 3.15m x 2.98m 10' 4" x 9' 9"
- Bedroom 2 / Office 3.40m x 2.87m 11' 2" x 9' 5"
- Balcony Areas 9.6 sqm 103.9 sqft

TOTAL AREA 87.1 SQM 937.5 SQFT
- Kitchen 3.21m x 3.03m 10' 6" x 9' 11"
- Living/Dining 5.04m x 5.47m 16' 6" x 17' 11"
- Master Bedroom 3.35m x 3.00m 11' 0" x 9' 10"
- Bedroom 2 / Office 4.07m x 2.88m 13' 4" x 9' 5"
- Balcony Areas 14.1 sqm 152.3 sqft

Key:
- Measurement Points
- TV Aerial Point
- Wardrobe
- Cupboard
- Utility Cupboard
- Fridge/Freezer
- Microwave
- Wine Fridge
- Dishwasher
- Oven
- Heat Interface Unit & MVHR with Washer/Dryer below
- Privacy Screen

Floor plans shown are approximate measurements only. Exact layouts may vary. All measurements may vary within a tolerance of 5%. Please note that furniture is not included.
HOLLAND COURT

3 Bedroom apartment

APARTMENT: 564
FLOOR: 3

TOTAL AREA  113.0 SQM  1,216.3 SQFT

| Room          | Dimensions     | Equivalent
|---------------|----------------|------------|
| Kitchen       | 2.75m x 3.76m  | 9' 0" x 12' 4"
| Living/Dining | 4.18m x 6.65m  | 13' 9" x 18' 6"
| Master Bedroom| 3.19m x 4.51m  | 10' 6" x 14' 10"
| Bedroom 2     | 3.37m x 3.40m  | 11' 1" x 11' 2"
| Bedroom 3 / Office | 2.75m x 3.76m  | 9' 0" x 12' 4"
| Balcony Areas | 10.4 sqm        | 112.1 sqft  |
| Terrace Area  | 69.1 sqm        | 744.1 sqft  |

View over the Courtyard Gardens

View over the Development Landscaping
HOLLAND COURT
3 Bedroom apartment

APARTMENT: 570
FLOOR: 4

TOTAL AREA  113.0 SQM 1,216.3 SQFT

Kitchen  2.75m x 3.76m  9' 0" x 12' 4"
Living/Dining  4.18m x 5.65m  13' 9" x 18' 6"
Master Bedroom  3.19m x 4.51m  10' 6" x 14' 10"
Bedroom 2  3.37m x 3.40m  11' 1" x 11' 2"
Bedroom 3 / Office  2.75m x 3.76m  9' 0" x 12' 4"
Balcony Areas  31.1 sqm  334.7 sqft

EAST ELEVATION

FLOOR 4 SHOWN BELOW

KEY

View over the Development
Landscaping

View over the Courtyard Gardens

Floorplans shown are approximate measurements only. Exact layouts may vary.
All measurements may vary within a tolerance of 5%. Please note that furniture is not included.

TOTAL AREA  113.0 SQM 1,216.3 SQFT

Kitchen  2.75m x 3.76m  9' 0" x 12' 4"
Living/Dining  4.18m x 5.65m  13' 9" x 18' 6"
Master Bedroom  3.19m x 4.51m  10' 6" x 14' 10"
Bedroom 2  3.37m x 3.40m  11' 1" x 11' 2"
Bedroom 3 / Office  2.75m x 3.76m  9' 0" x 12' 4"
Balcony Areas  31.1 sqm  334.7 sqft

EAST ELEVATION

FLOOR 4 SHOWN BELOW

KEY

View over the Development
Landscaping

View over the Courtyard Gardens

Floorplans shown are approximate measurements only. Exact layouts may vary.
All measurements may vary within a tolerance of 5%. Please note that furniture is not included.
HOLLAND COURT
3 Bedroom apartment

APARTMENT: 575
FLOOR: 5

TOTAL AREA  125.8 SQM 1,354.1 SQFT

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EAST ELEVATION

FLOOR 5 SHOWN BELOW

KEY
N Measurement Points
TV Aerial Point
W Wardrobe
C Cupboard
U Utility Cupboard
FF Fridge/Freezer
F Fridge
FR Freezer
MC Microwave
WF Wine Fridge
DW Dishwasher
OV Oven
P Heat Interface Unit & MVHR with Washer/Dryer below
PS Privacy Screen

View over the Courtyard Gardens
A flexible space designed for life

A second bedroom can work incredibly well in an alternative layout, creating the perfect home office providing ample space to work.

Typical 2 Bedroom apartment with home office layout
**High quality specification**

**One bedroom apartments**

**KITCHEN**
Custom designed fully integrated European Kitchens
Stainless steel recessed sink
Integrated fan-assisted electric oven, microwave oven and induction hob
Integrated extractor fan
Dishwasher
Built-in wine cooler
Integrated full height fridge / freezer
Feature lighting below high level cupboards

**LIGHTING & ELECTRICAL**
Custom designed vanity unit and concealed shaver socket
Lighting to entrance lobby and development

**SECURITY & EXTERNAL**
IP-enabled colour video entry phone system
Smoke detectors to hallway and common areas
CCTV security system to car park, entrance lobby and development

**TRANSPORT**
Electric vehicle charging points

---

**High quality specification**

**Two bedroom apartments**

**KITCHEN**
Custom designed fully integrated European Kitchens

**BATHROOMS, ENSUITS + SHOWER ROOMS**
Villeroy & Boch WC and basin
Integrated Miele fan-assisted electric oven, microwave oven and induction hob
Integrated Miele full height fridge / freezer
Integrated Miele dishwasher
Built-in Caple wine cooler
Integrated extractor fan

**LIGHTING & ELECTRICAL**
TV, line rental and broadband for 12 months
USB charging points to Living Room,
TV points to Bedrooms 1 and 2
Telephone / Home Network points to Living Room, Master Bedroom

**SECURITY & EXTERNAL**
IP-enabled colour video entry phone system with link to concierge
Smoke detectors to hallway and common areas
CCTV security system to car park, entrance lobby and development

**RESIDENTS’ FACILITIES**
Exclusive access to Tamesis Club;
spa with swimming pool, sauna, steam room, treatment room, screening room, snooker room, wine tasting / storage room and virtual golf facilities
Landscape park, riverside promenade, water features and courtyard
Interior designed entrance lobbies, lifts and corridors

**SUSTAINABILITY**
Energy efficient LED lighting throughout
Sustainably sourced timber
Mechanical ventilation system

**NOTES**
1. The comfort cooling is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions
2. The stone is a natural product and therefore subject to variations
3. Washer / dryer located in utility cupboard
4. Subject to future connection by the purchaser
5. Available at extra cost
6. Payable via the service charge. Phased in over the course of the development
7. Membership of Tamesis Club is payable via the service charge
8. Maintenance payable via the service charge
**GENERAL SPECIFICATION**

- Comfort cooling to Living Room and Bedrooms
- Balconies or terraces to all apartments
- Veneered finish apartment doors and architraves
- Aluminium powder-coated double glazed balcony doors and windows
- Engineered timber flooring to Entrance Hallway, Living Room and Kitchen, with carpet to Bedrooms
- Painted skirting to Hallway, Living Room, Kitchen and Bedrooms
- Bedroom wardrobes with lacquered doors and internal lighting
- Bespoke fitted coats cupboard to Hallway
- Ten-year warranty from date of legal completion
- 999-year lease from January 2011

**KITCHEN**

- Custom designed fully integrated European Kitchens
- 1.5 Bowl stainless steel recessed sink
- Integrated Miele fan-assisted electric oven, combination microwave oven and induction hob
- Integrated Miele full height fridge
- Integrated Miele freezer
- Integrated Miele dishwasher
- Built-in Caple wine cooler
- Integrated extractor fan
- Feature lighting below high level cupboards
- Washer / dryer

**BATHROOMS, ENSUITS + SHOWER ROOMS**

- Villeroy & Boch WC and Basin
- Vado chrome taps and bath fillers
- Heated wall panel with chrome robe hooks and towel rail
- Marble / Stone vanity counter and bath surround
- Porcelain floor and wall tiling
- Rain shower and hand shower to shower enclosure
- Feature rain shower to Master Ensuite shower
- Wall mounted WCs with soft closing seats
- Custom designed vanity unit and concealed shaver socket

**LIGHTING & ELECTRICAL**

- TV, line rental and broadband for 12 months
- Telephone / Home Network points to Living Room and Master Bedroom
- TV points to Bedrooms 1, 2 and 3
- Mood lighting to Living Room
- External lighting to balconies
- USB charging points to Living Room, Kitchen and all Bedrooms

**SECURITY & EXTERNAL**

- IP-enabled colour video entry phone system with link to concierge
- Smoke detectors to hallway and common areas
- Multi-point high security door locking system to entrance door with door view 24-hour concierge
- CCTV security system to car park, entrance lobby and development

**RESIDENTS’ FACILITIES**

- Exclusive access to Tamesis Club; the spa with swimming pool, sauna, steam room, treatment room, screening room, snooker room, wine tasting / storage room and virtual golf facilities
- Landscaped park, riverside promenade, water features and courtyards
- Interior designed entrance lobbies, lifts and corridors

**SUSTAINABILITY**

- Energy efficient LED lighting throughout
- Sustainably sourced timber
- Mechanical ventilation system
- High performance double glazing to all doors and windows

**NOTES**

1. The comfort cooling is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions.
2. The stone is a natural product and therefore subject to variations.
3. Washer / dryer located in utility cupboard.
4. Subject to future connection by the purchaser.
5. Available at extra cost.
6. Payable via the service charge.
7. Membership of Tamesis Club is payable via the service charge. Additional charges may be payable for selected services.
8. Maintenance payable via the service charge.
At St George, 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 wellbeing 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.

QUALITY FIRST TO LAST

Quality is the defining characteristic of St George 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 Berkeley 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 George, 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.

CHOICE AND DIVERSITY

No two St George 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.

Designed for life
THE BERKELEY DIFFERENCE

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.

A 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.

OUR VISION

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain. Our Vision focuses our attention on five key business areas.

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.
This is how we are ensuring sustainability at Fulham Reach

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 Fulham Reach.

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. They are all part of our commitment to net biodiversity gain on our developments. Within and around Fulham Reach, we have created natural habitats that encourage wildlife to flourish. We are working with JTP 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.

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 to 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.

CLEAN AIR
It is hard to avoid polluted air, particularly in our cities. Throughout Fulham Reach 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.

SUSTAINABLE TRANSPORT
Hammersmith underground station is located just a 5 minute walk from Fulham Reach. We will provide cycle parking and 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.

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

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.
Introducing MyHome Plus

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

Buying process

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

1. Filing Cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. Meet the Team

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

3. Options & Choices Selection

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. Construction Progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.

2. Customer Service will then be in touch to invite you into our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.
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
different life paths, 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.

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