



London's most prestigious waterside location

Chelsea Creek is the exciting transformation of a 10 acre brownfield site into a new development based around waterside living.

Unique and exceptional, Chelsea Creek offers contemporary city living in a peaceful waterside setting, offering a truly different way of life, a perfect contrast to the vibrancy and energy of the city.

A location of tree lined avenues, beautifully landscaped gardens and waterways, it is difficult to believe that you are just a few minutes away from the city.

St George has been able to identify an opportunity to connect the new residential development to landscaped courtyards, gardens and an exclusive selection of bars and restaurants.

Fairwater House



Apartment mix

Apartments	Average Size (Sq. Ft.)
1 bedroom	611
2 bedroom	880
3 bedroom	1,319
3 bedroom Duplex Penthouse	2,703

Chelsea Creek

- London's prime waterside address offers a selection of superb 1, 2 and 3 bedroom apartments and a selection of duplex penthouses in its latest phase, Fairwater House. Chelsea Creek sets the highest standard for contemporary living in a tranquil waterside setting
- Highly specified interiors, including custom-designed fitted-kitchens, elegant bathrooms and enviable living spaces
- Stunning views over tree-lined promenades, parkland, creekside avenues and beyond towards the fashionable King's Road and Sloane Square
- Balcony and/or terrace to all apartments
- Imperial Wharf provides a selection of shops, bars and restaurants. There is also a Karen Hardy Dance Studio, Double Tree Hilton Hotel, Gambado children's indoor play centre, Bright Horizons nursery and a Tesco Express
- 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
- Wi-fi enabled residents' lounge
- Private Health & Fitness Suite – The Spa with gymnasium, spa, sauna, steam room and swimming pool – exclusive to Chelsea Creek residents
- Services are all included within the service charge
- Treatment Room. Available for residents to hire for external massage or facial treatments (at extra cost)
- Video entry-phone system to all properties
- 24-hour concierge and monitored by CCTV



Swimming Pool



Gymnasium

The Developer

St George City

Location

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

Local Authority

London Borough of Hammersmith & Fulham

Tenure

999 year lease from 2010

Architects

Michael Squire & Partners

Landscape Architects

Michael Squire & Partners

Building Insurance

10-year warranty

Completion

Completed homes now available

Parking

Car parking available on a right to park basis



The location

- 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
- Located within easy reach of King's Road, Chelsea, Knightsbridge and Belgravia, and just 8 minutes to Sloane Square by taxi
- Perfectly located for shopping in the West End, Harrods, Selfridges and Harvey Nichols
- Close to numerous Royal London parks, sports grounds and leisure facilities including Hyde Park, St. James's Park and the fashionable Chelsea Harbour Club
- Unrivalled transport connections, with easy access to London Underground from Fulham Broadway and overground from Imperial Wharf, providing convenient connections throughout London. Easy access to the City, via public transport, car or River Bus services that run from Chelsea Harbour pier to Blackfriars Monday – Friday.
(Times dependent on tides)

The history

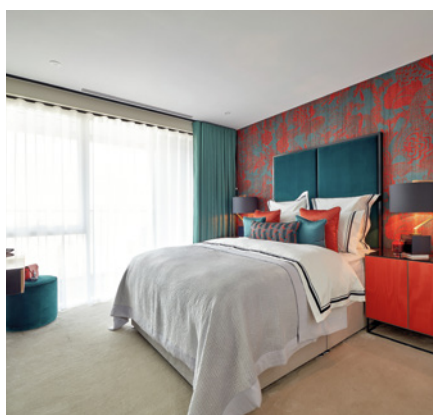
- Chelsea Creek is named after the historic tributary of the River Thames
- The Creek, also known as Counter's Creek, was opened in 1828 for barges to navigate from Kensington to the wharfs on the Chelsea riverside
- An architecturally strong style akin to the property surrounding the waterways of Amsterdam and Copenhagen

Education

London universities

Imperial College London	16 mins
King's College London	34 mins
University of Westminster	34 mins
London Business School	36 mins
London School of Economics & Political Science	37 mins
University College London (UCL)	38 mins

Timings are approximate. Source: www.tfl.gov.uk



Council tax

London Borough of Hammersmith & Fulham

Average (2 occupants) per annum in 2019/20

Band A	£721.68 pa
Band B	£841.97 pa
Band C	£962.25 pa
Band D	£1,082.53 pa
Band E	£1,323.09 pa
Band F	£1,563.66 pa
Band G	£1,804.21 pa
Band H	£2,165.06 pa

Source: www.lbhf.gov.uk. Prices correct at time of going to press. The rating list was drawn up in 1991, therefore for properties valued in today's market, the valuation office will look at an equivalent sold in 1991 (based on size and attributes), allocating a '1991' value on this basis. The property can then be put into a council tax band.

Ground rent

1 bedroom	£350.00 pa
2 bedroom	£450.00 pa
3 bedroom	£550.00 pa
3 bedroom Duplex Penthouse	£750.00 pa

Estimated service charge

Apartments

Estimated from £6.27 per Sq. Ft.

Parking

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

Terms of payment

1. Reservation fee of £5,000 is payable for properties up to a purchase price of £1,000,000.
Reservation fee of £10,000 is payable for properties over a purchase price of £1,000,000.
Reservation fee of £20,000 is payable for properties over the purchase price of £2,000,000.
2. A further 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 21 days.
3. A further 10% of purchase price payable 6 months after exchange of contracts.
4. Balance of 80% payable on completion.

Chelsea Creek Show Apartments & Marketing Suite

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Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Photography and computer generated images depict Chelsea Creek and are indicative only. Timings are approximate. Source: www.tfl.gov.uk. Map is not to scale and shows approximate locations only.