

Enjoy waterside living

Welcome to Fulham Reach, a thriving riverside 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 residents' facilities that include a swimming pool, spa, and virtual golf as well as riverside walks and wide open spaces, Fulham Reach is an exciting destination to call home.

LONDON WETLANDS CENTRE

FORMER HARRODS FURNITURE DEPOSITORY BUILDING

RIVER THAMES

HAMMERSMITH BRIDGE

HOLLAND COURT

HOLLAND HOUSE

HOLLAND HOUSE + HOLLAND COURT

A tree-lined Boulevard 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 stone's throw away along a Boulevard buzzing with cafés, shops and spaces to socialise.

*The vibrant Boulevard is the perfect place
to relax and watch the sunset
at the end of the day*



An inviting public space with
cafés, shops and outdoor seating



A space to meet friends, enjoy a coffee before work
or simply go for a stroll along the river

Holland House + Holland Court



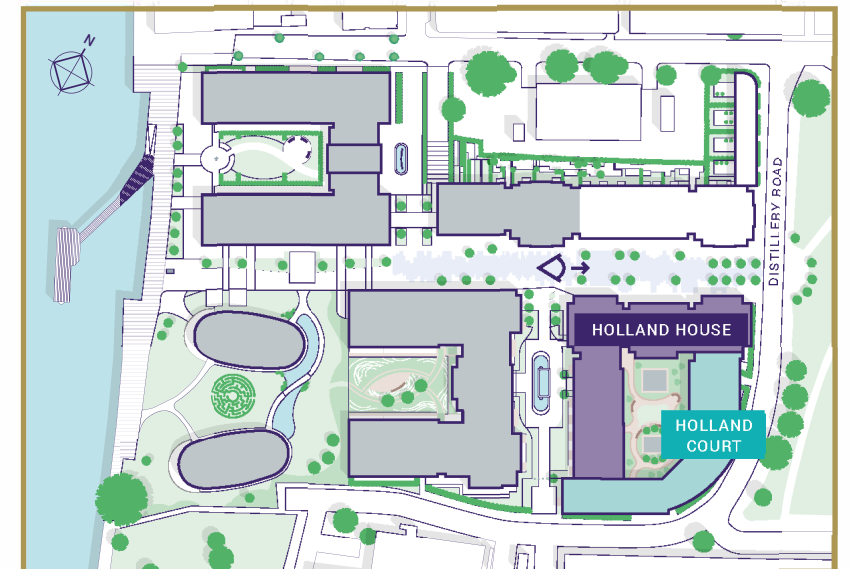
Holland House overlooks the Boulevard with views towards the park

Computer generated image is indicative only

These beautiful apartments are the latest phase of this award-winning development, offering an exciting opportunity to live in a thriving community along the River Thames.

In each apartment you will find every detail has been carefully designed with high specifications, quality British craftsmanship and thoughtful touches throughout.

HOLLAND HOUSE + HOLLAND COURT



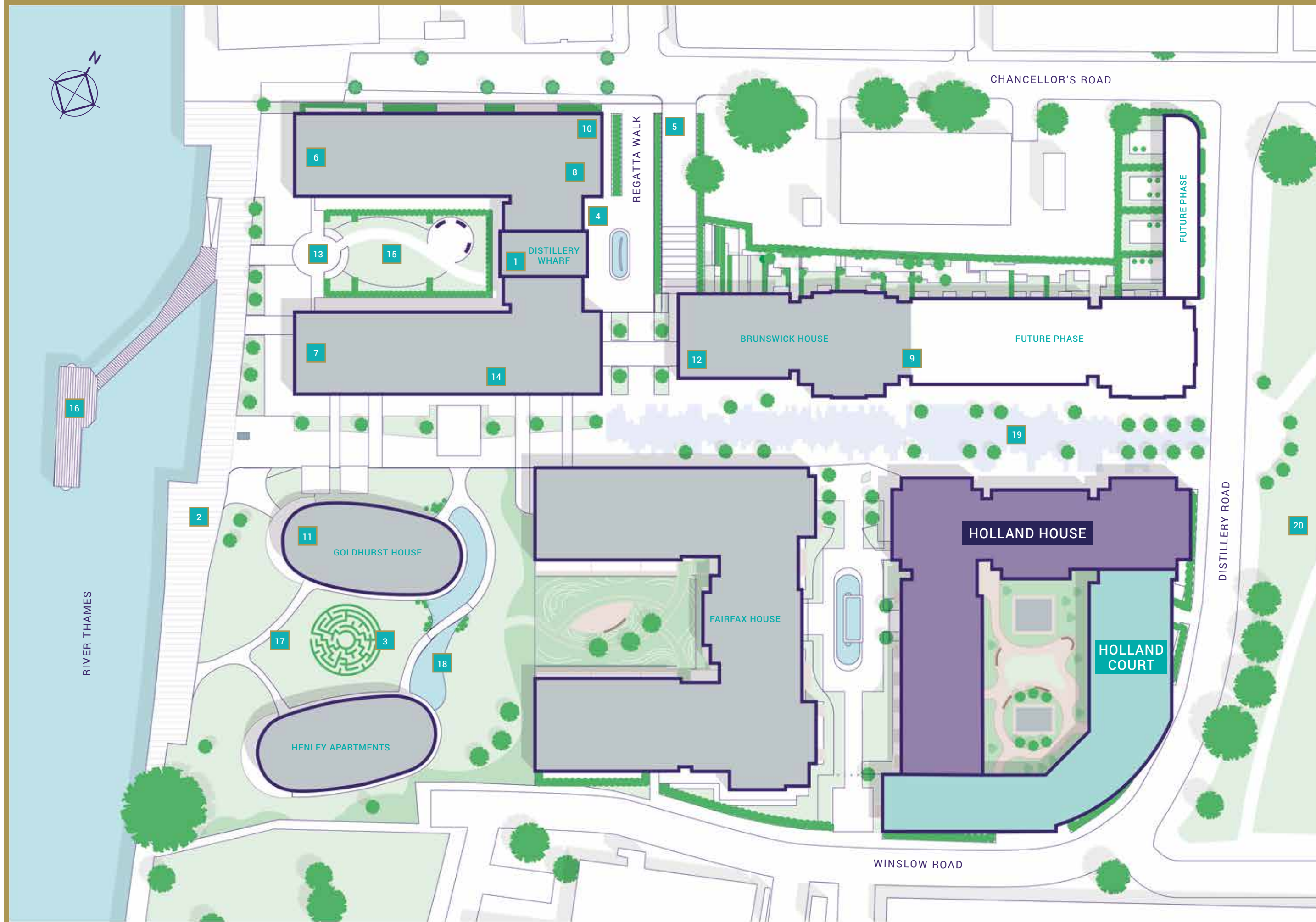
Site plan is indicative only and subject to change in line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice

The perfect riverside location

Fulham Reach is a high-quality, mixed-use development in a striking riverside location in Hammersmith and Fulham, delivering a vibrant and sustainable environment for residents, visitors and the local community. Just 3 miles west of central London, many of the Capital's exciting destinations are just moments away.

FULHAM REACH

The riverside promenade is the perfect place to take a leisurely walk or a morning run



Fulham Reach

A fantastic place to call home with a host of on-site amenities including the Tamesis Club which features a spa, a pool and a state-of-the-art gym. Alongside these facilities there are also a number of open green spaces to enjoy.

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. Benham and Reeves Estate Agents

SHOPS, CAFÉS, BARS & RESTAURANTS

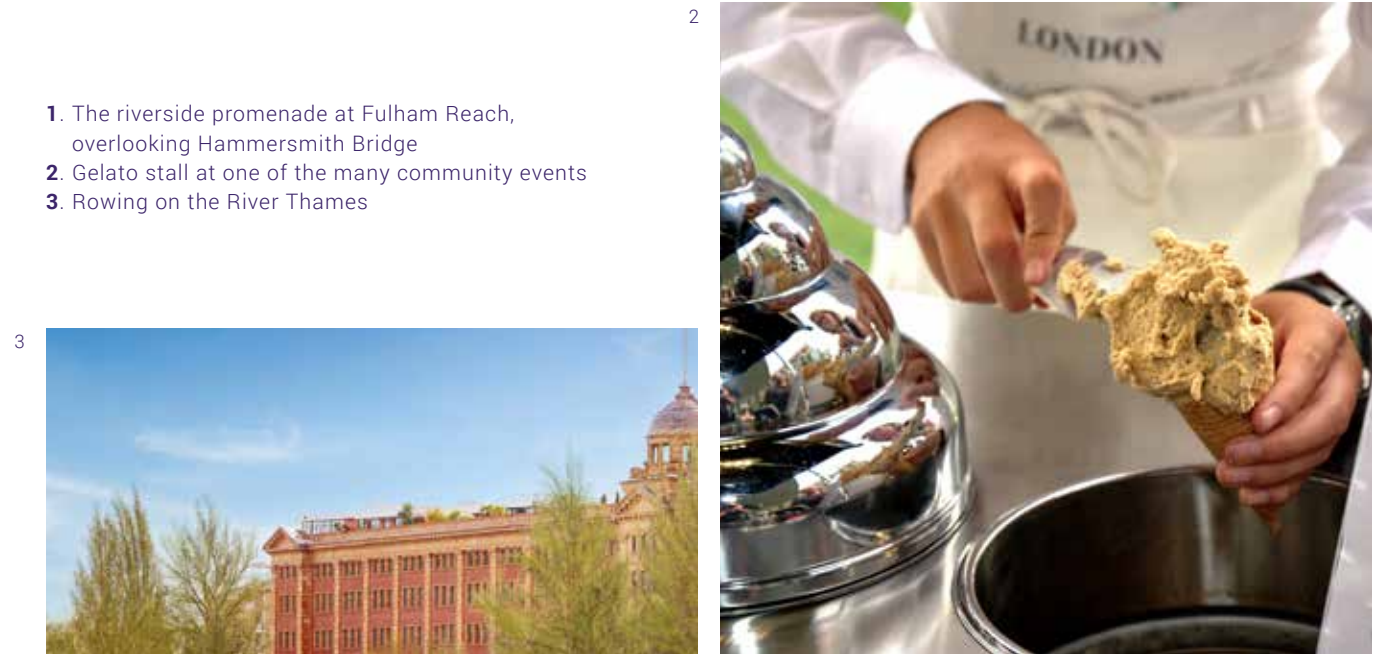
11. Brasserie Blanc
12. Tesco Express
13. The Blue Boat Pub & Restaurant
14. The Bread Lab

OPEN SPACES

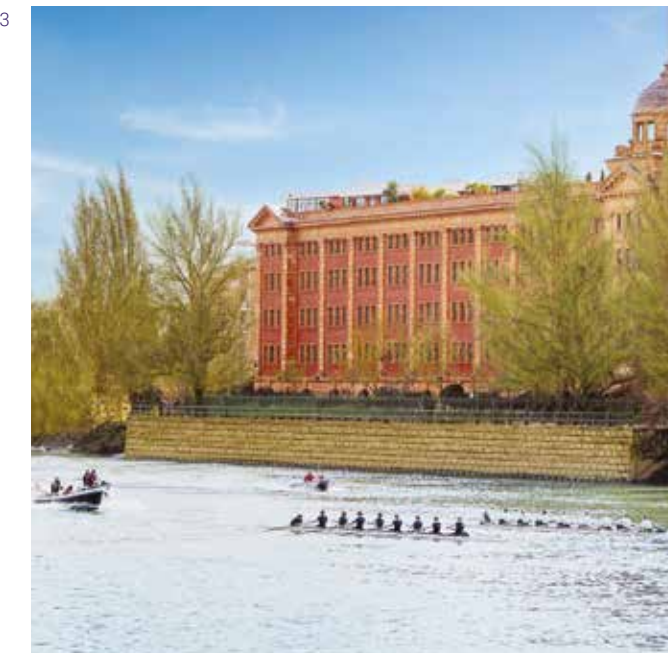
15. Garden Courtyard
16. Fulham Landing
17. Landscaped Gardens
18. The Lake
19. The Boulevard
20. Frank Banfield Park

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*Community is at the heart
of our neighbourhood*



- 1. The riverside promenade at Fulham Reach, overlooking Hammersmith Bridge
- 2. Gelato stall at one of the many community events
- 3. Rowing on the River Thames

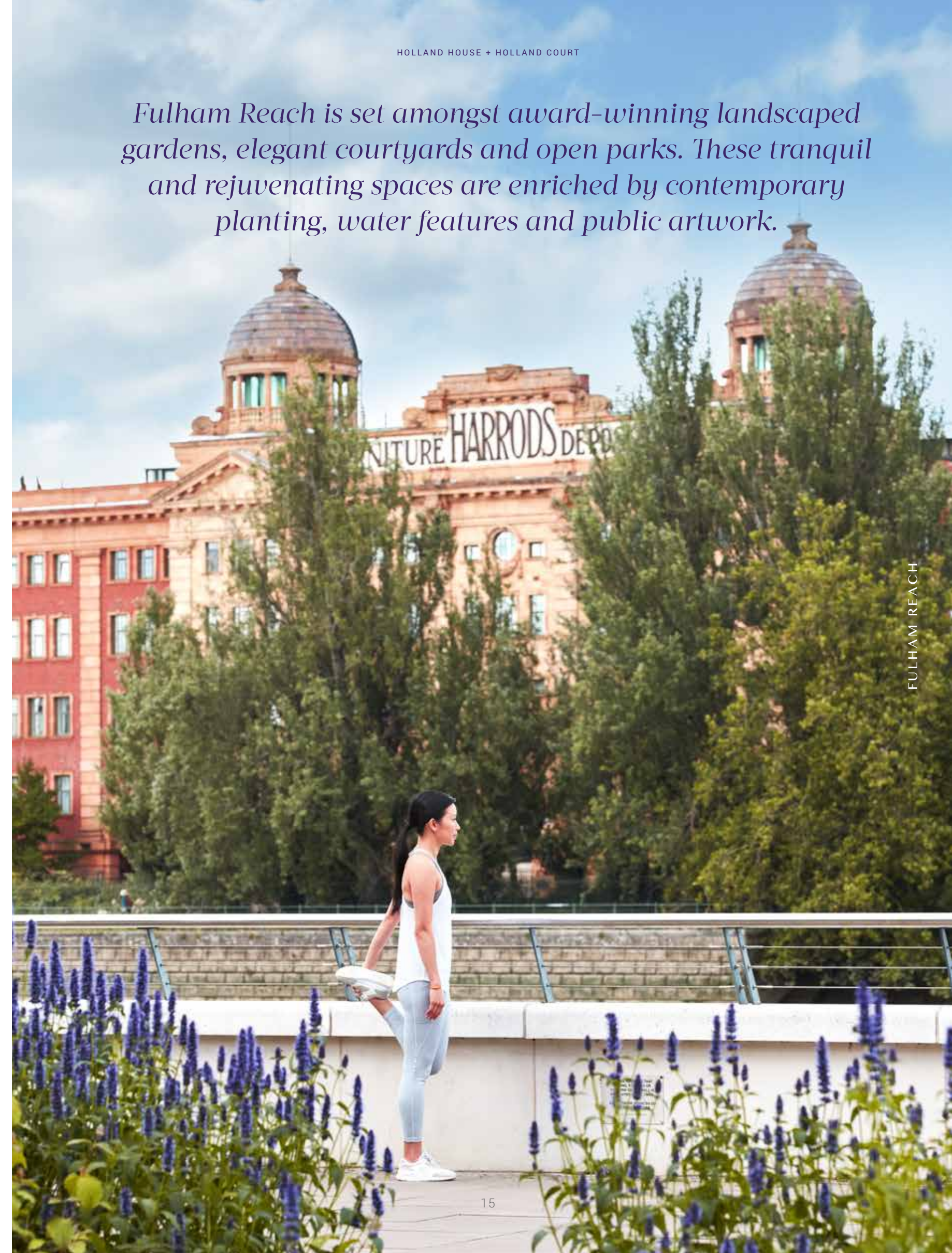


Fulham Reach is an established and welcoming community. From the riverside promenade to inviting landscaped gardens and courtyards, every corner of the development offers residents the opportunity to socialise.



The spaces inbetween buildings are just as important as the buildings themselves, which is why there is an abundance of outdoor space for residents to enjoy.

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.





FULHAM REACH



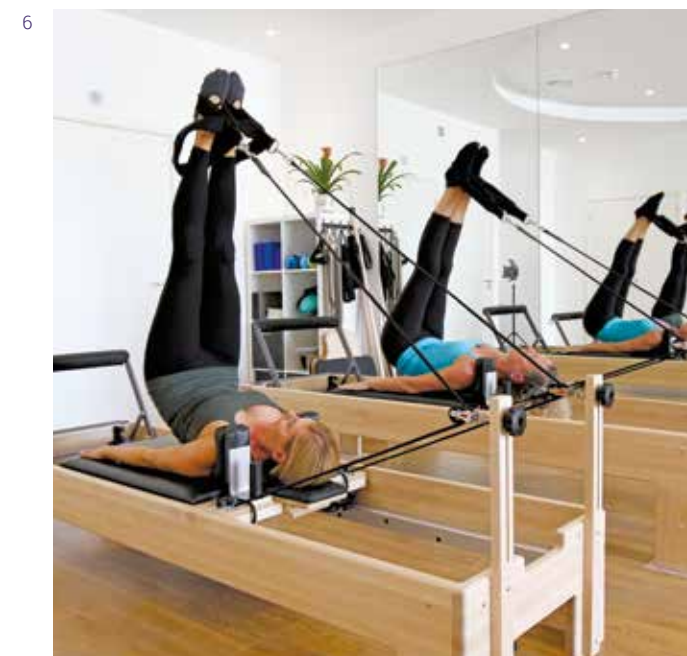
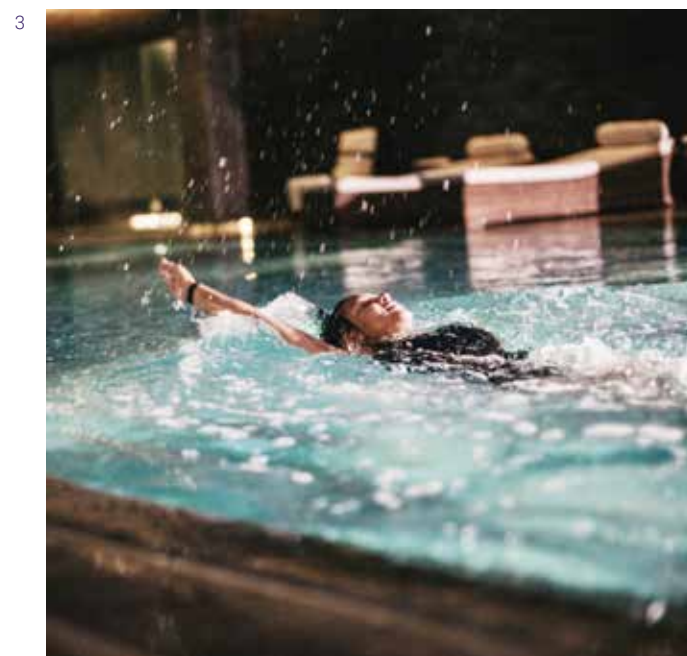
Everything you need is in one place with an abundance of on-site amenities such as Brasserie Blanc restaurant, The Bread Lab and Bing Pilates.



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.



- 1. Brasserie Blanc restaurant
- 2. The Blue Boat Riverside Bar and Restaurant
- 3. Gym at the Tamesis Club
- 4. Sam's Riverside
- 5. Tesco Express
- 6. Bing Pilates
- 7. Bread Lab Artisan Bakery

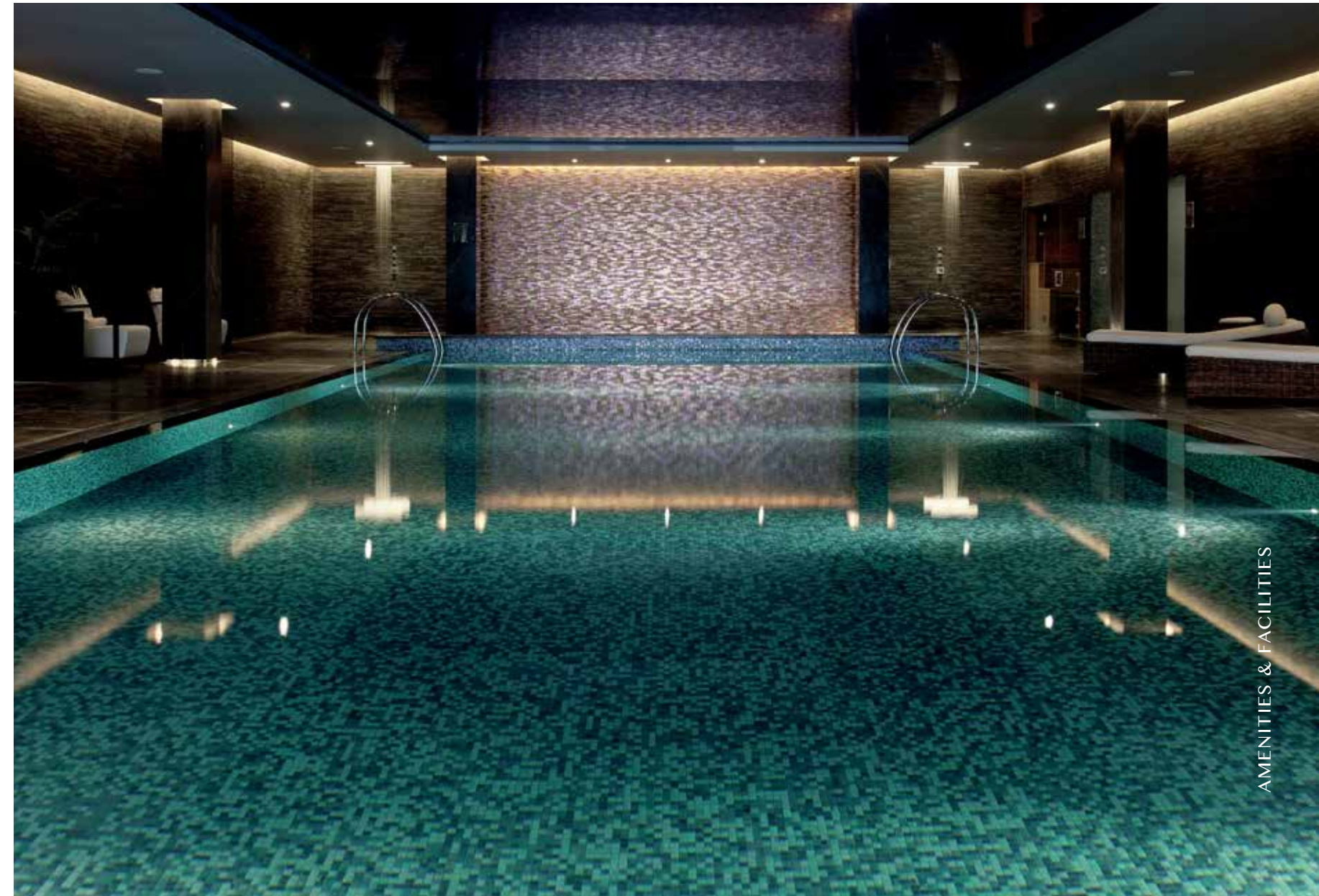
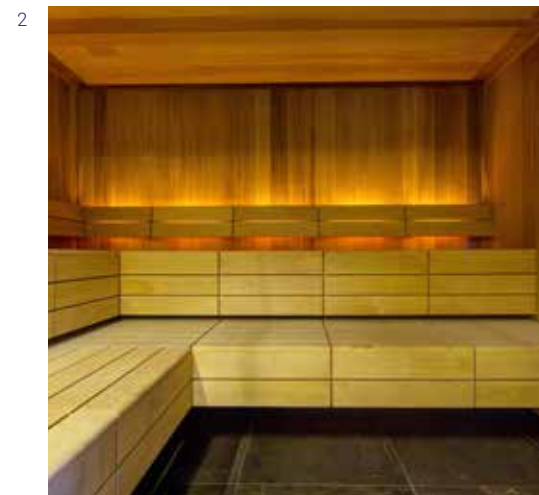




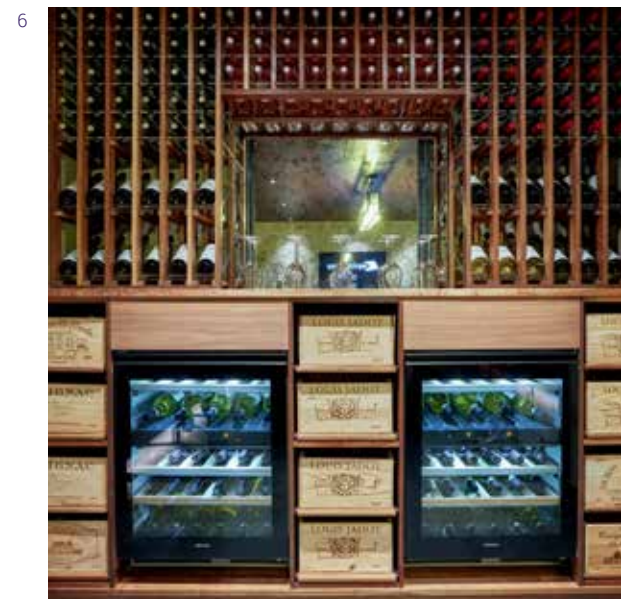
Riverside to poolside

The Tamesis Club is an exclusive residents' 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 at Fulham Reach offer a retreat from the outside world.



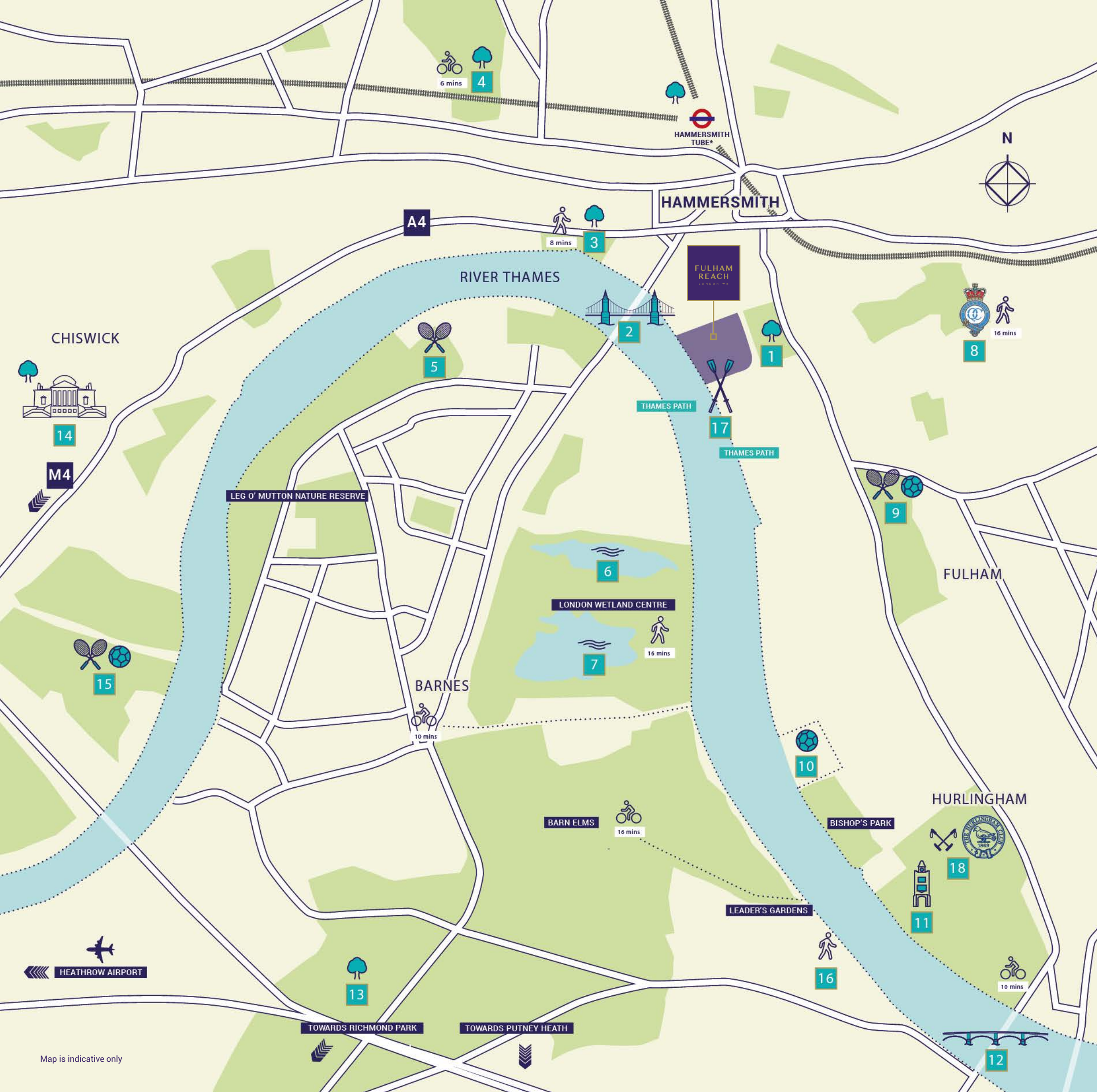
AMENITIES & FACILITIES



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

1. 24-hour concierge 2. Spa facilities at the Tamesis Club 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 | 10. Fulham Football Club |
| 2. Hammersmith Bridge | 11. Fulham Palace |
| 3. Furnivall Gardens | 12. Putney Bridge |
| 4. Ravenscourt Park | 13. Barnes Common Nature Reserve |
| 5. Thameside Tennis Club | 14. Chiswick House and Gardens |
| 6. Reservoir Lagoon | 15. King's House Sports Ground |
| 7. Main Lake | 16. Thames Path |
| 8. Queen's Tennis Club | 17. Fulham Reach Boat Club |
| 9. Lillie Road Recreation Ground | 18. Hurlingham Polo Club |

KEY

..... Thames Path



Source: Google Maps, travel times are indicative only.
 * Hammersmith tube operates the District, Hammersmith and City, Piccadilly and Circle lines.

LOCAL AREA

London made local

Fulham Reach is conveniently 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.



OLYMPIC STUDIOS
A renowned café, cinema and members' club in Barnes



TURNERS FLORISTS
A family run florist in Hammersmith established over 120 years ago



THE RIVER CAFÉ
This iconic Michelin-starred Italian restaurant in Hammersmith was established in 1987

THE LYRIC HAMMERSMITH THEATRE
A leading UK theatre, committed to bold, contemporary and relevant productions





SAM'S RIVERSIDE
A destination riverfront restaurant by Hammersmith Bridge



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



HAMMERSMITH EVENTIM APOLLO
An Art Deco entertainment venue in Hammersmith



RIVERSIDE STUDIOS
From yoga classes to theatre performances there's something here for everyone

FULHAM FOOTBALL CLUB
The oldest football club in London to play in the Football League is just minutes away



Fulham Rowing Club

A truly special 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.



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



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



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

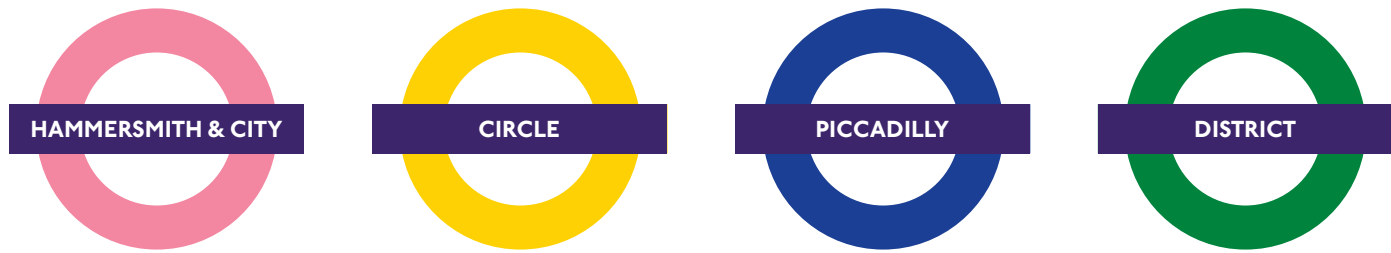


8 MINS* **WESTFIELD LONDON**
London's largest shopping centre



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

Hammersmith Underground Station is conveniently located moments from Fulham Reach, offering four London underground lines that connect you to every corner of the city.



4

MINUTES by tube
TO WOOD LANE
via Hammersmith & City line

8

MINUTES by tube
TO SOUTH KENSINGTON
via District and Piccadilly line

11

MINUTES by tube
TO KNIGHTSBRIDGE
via Piccadilly line

18

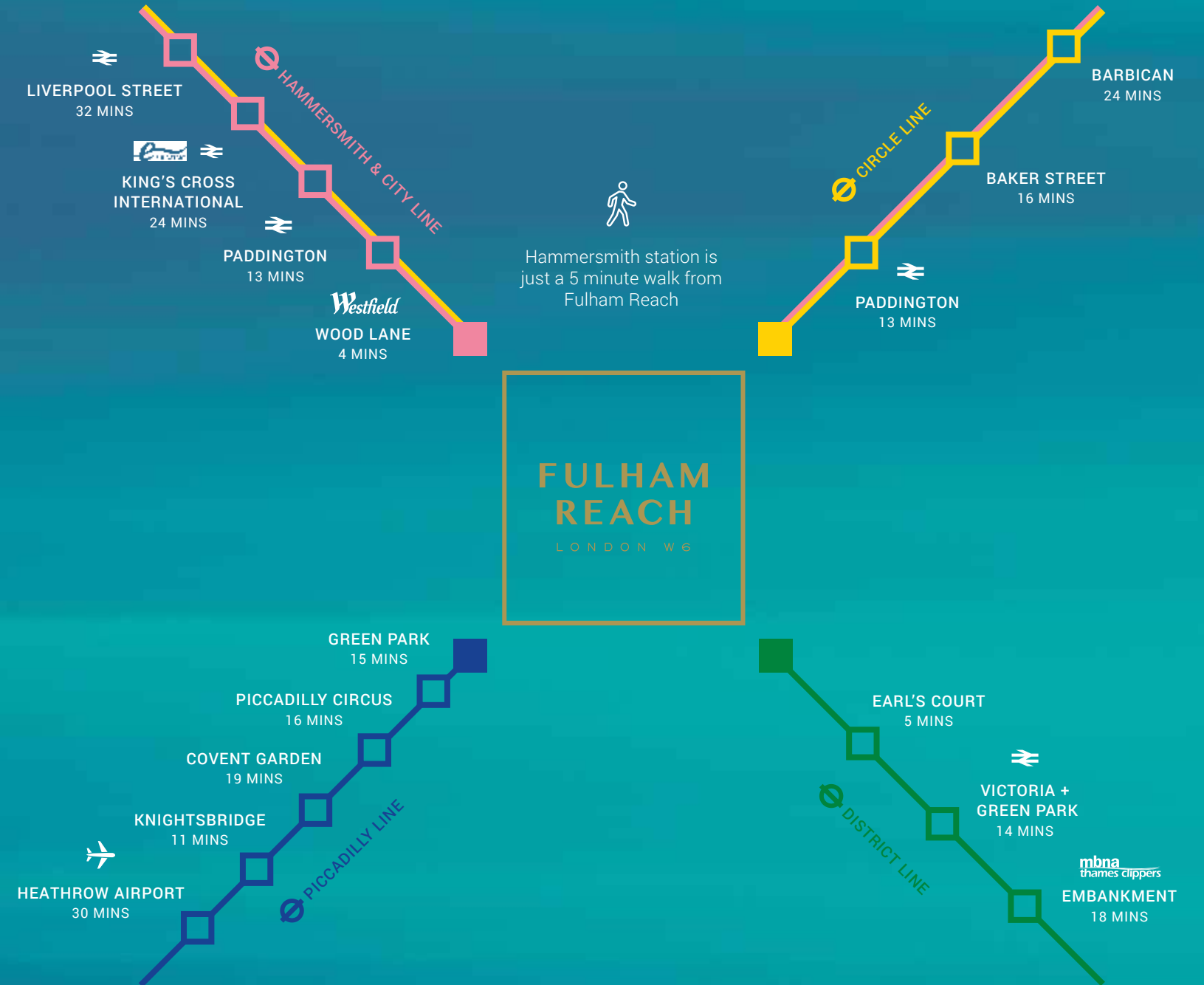
MINUTES by tube
TO LEICESTER
SQUARE
via Piccadilly line

30

MINUTES by tube
TO HEATHROW
AIRPORT
via Piccadilly line

Source: tfl.gov.uk, travel times shown above and opposite are indicative only

TRAVEL TIMES FROM HAMMERSMITH STATION



A hub for business

ALL WITHIN A 5 TO 15 MINUTE WALK

Fulham Reach benefits from a close proximity to a number of exciting global businesses, attracting some of the world's most dynamic minds. From the headquarters of Harrods to Virgin Media, there is an abundance of industry-leading brands within easy reach.



LOCAL AREA

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 local vicinity 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



St Paul's School

An independent school offering an outstanding, all round education for boys aged 7–18 years. Priding itself on a unique tutor system and a range of co-curricular activities.

14 minute drive



Thomas's
LONDON DAY 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 minute drive



ST PAUL'S
GIRLS' SCHOOL

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 GCSEs and A Levels.

10 minute drive



Godolphin & Latymer

A day school for 780 girls aged between 11–18 years where individual talents are championed and passions and interests are nurtured.

8 minute drive

Source: Google Maps, travel times are indicative only.

World-renowned universities within easy reach

The variety of universities that surround Fulham Reach are world-class 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.

Imperial College London

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



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

UNIVERSITY OF WESTMINSTER

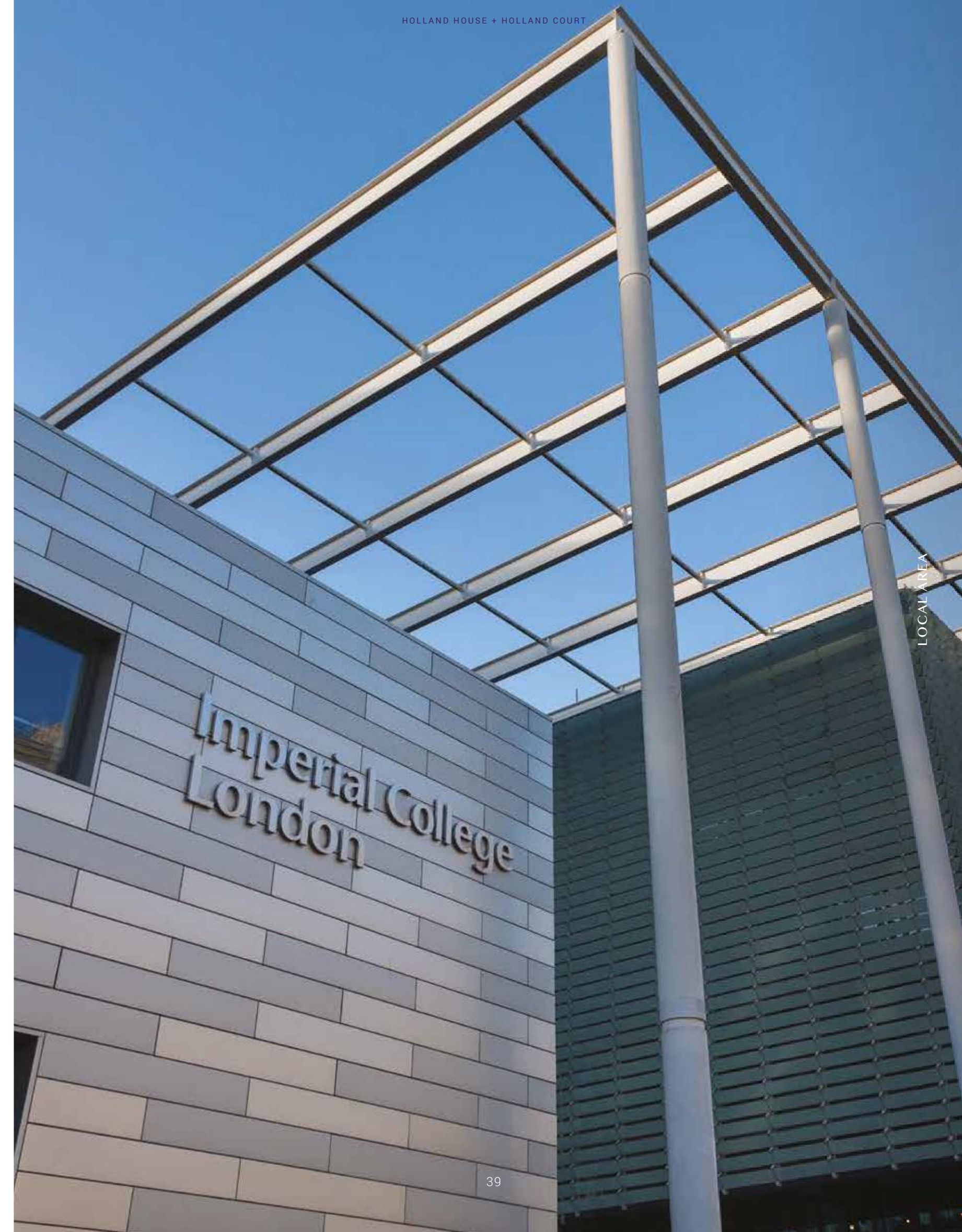
University Of Westminster
The university offers over five hundred courses from Law to Computer Science, Architecture, Arts & Design, Life Sciences and Languages.

5.6 Miles



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



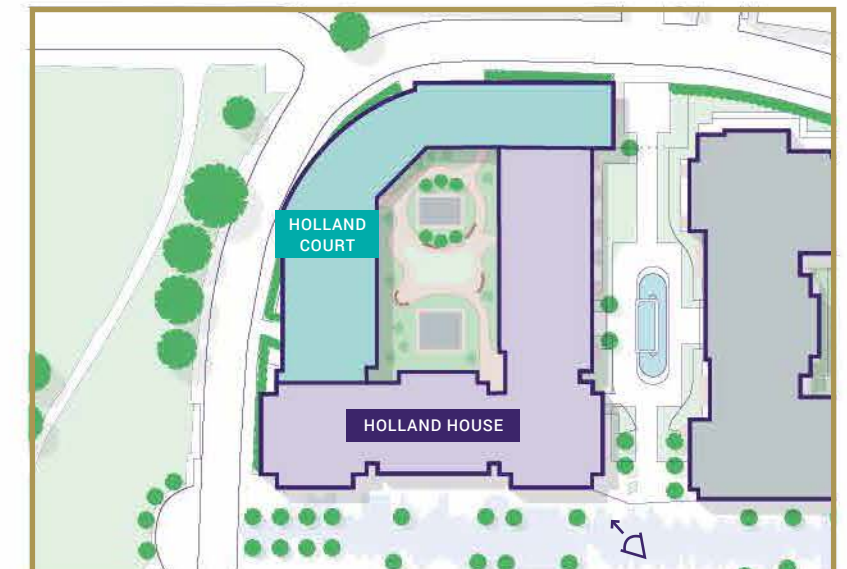


Situated just off the Boulevard these beautifully appointed homes feature a tranquil green courtyard at their centre

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.

The apartments have views of the vibrant public spaces below

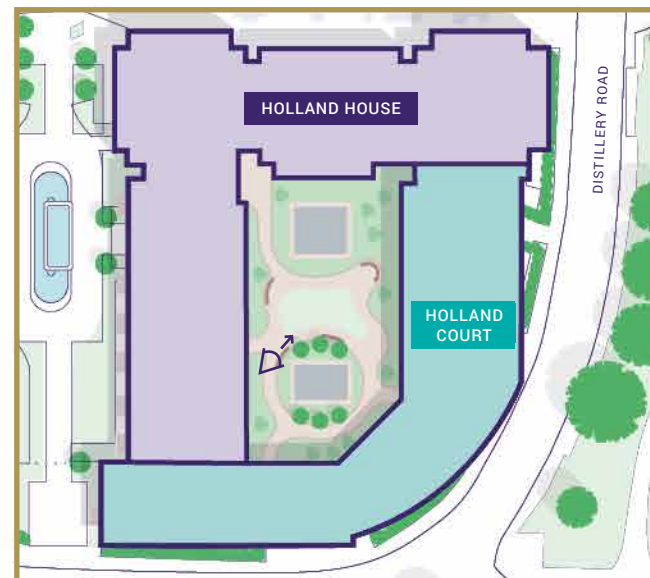
Computer generated image is indicative only



A central courtyard offers residents a private green outdoor oasis

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.

Beautifully lit pathways ensure a safe and relaxing environment both in the day and at night.



HOLLAND HOUSE + HOLLAND COURT



A premium three bedroom apartment terrace

*Each apartment
has its own outside
space to enjoy*

Every apartment in Holland House and Holland Court benefits from a terrace or balcony allowing residents to enjoy their own private outside space.



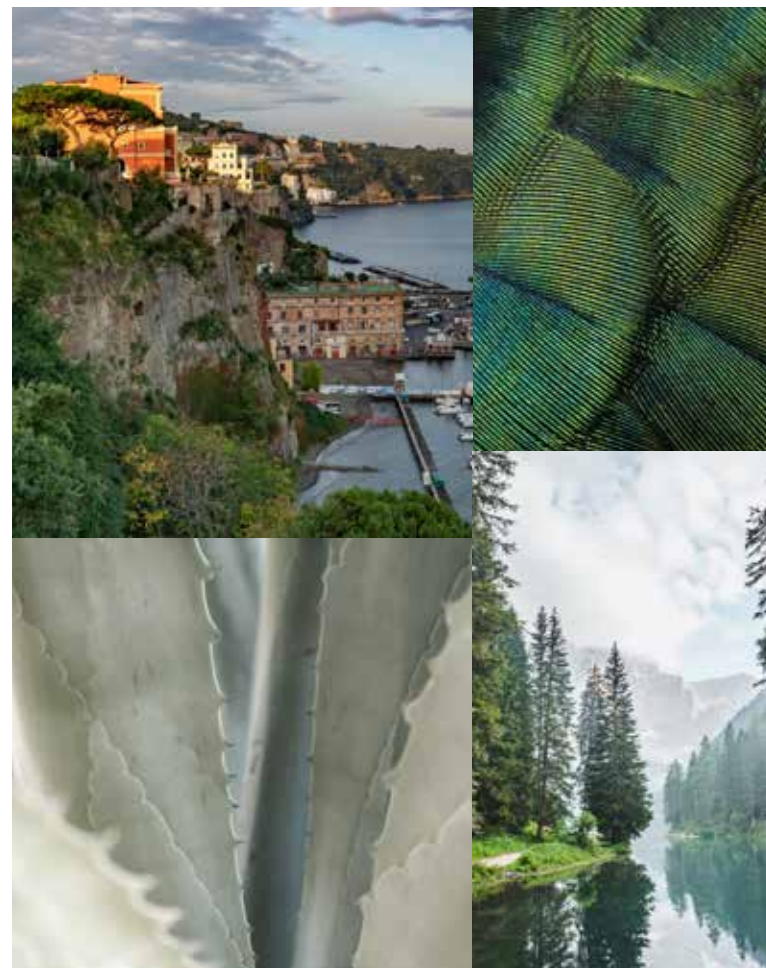
*An inviting Boulevard
just moments from
your door*

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 its surroundings.

There are three beautiful interior palettes to choose from which encompass the elements, textures and colours of the natural world.



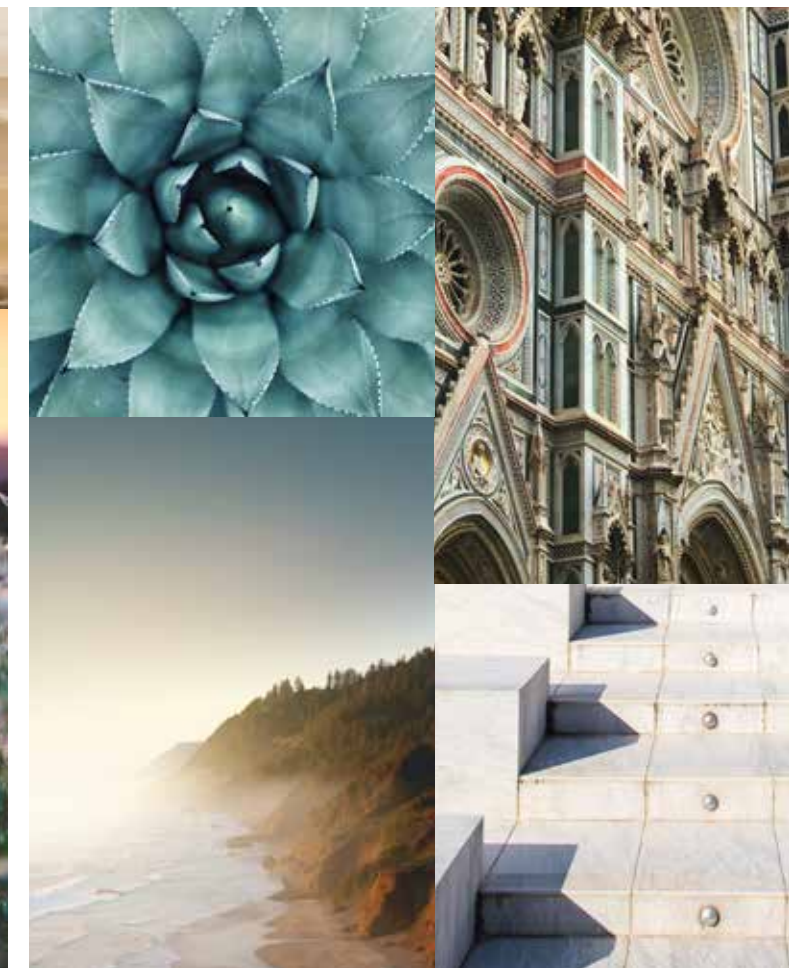
SORRENTO

Fresh and optimistic, Sorrento evokes 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, which flicker from sun-drenched to 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 an ambience of friendly sophistication.

*Bright, contemporary
interiors, built to
high standards*



KITCHEN / SORRENTO
Premium 3 bedroom apartment

With full height windows, generous proportions and meticulously crafted design, these apartments are a great place to unwind.



Computer generated image is indicative only

LIVING ROOM / SIENNA
Premium 3 bedroom apartment



Computer generated image is indicative only

BATHROOM / SORRENTO
Premium 3 bedroom apartment

HOLLAND HOUSE + HOLLAND COURT

*Light-filled, spacious and airy,
these apartments are a serene
retreat to come home to*



HOLLAND HOUSE + HOLLAND COURT

BEDROOM 1 / SIENNA
Premium 3 bedroom apartment

Designed for life

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.

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.

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 St George 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.



Photography of waterways at Chelsea Creek showing canal-side network and beautiful landscaped gardens

Transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

Sustainability at its heart

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 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

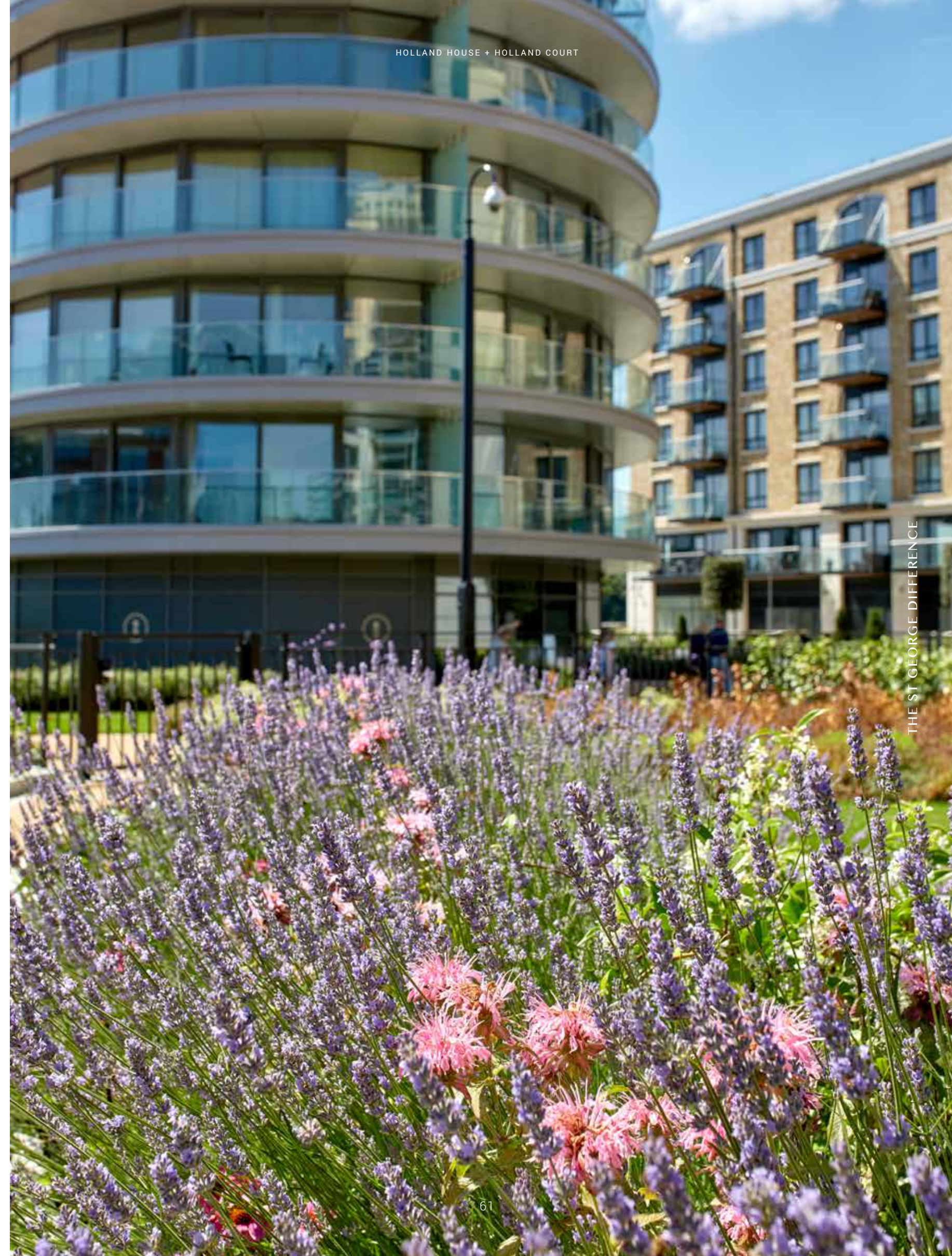
Hammersmith underground station is located just a 5-minute walk from Fulham Reach. We will provide cycle parking and charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also 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 & Rittner 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 that 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



SIGN IN BY VISITING: [BERKELEYGROUP.CO.UK/MY-HOME/SIGN-IN](https://www.berkeleygroup.co.uk/my-home/sign-in)

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

Berkeley complies with the Consumer Code for Home Builders which ensures that home buyers are treated fairly, know what service levels to expect, are given reliable information upon which to make their decision and know how to access fast, low-cost dispute resolution arrangements if they are dissatisfied.



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.

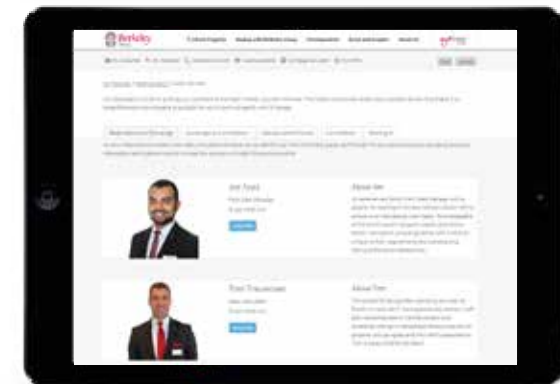
1. FILING CABINET

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 a different life path, 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.

berkeleyfoundation.org.uk
berkeleygroup.co.uk



Proud to be a member of the Berkeley Group of Companies



VISIT OUR WEBSITE



FULHAM REACH MARKETING SUITE

Distillery Wharf, Parr's Way
 London W6 9GD

+44 (0)20 7870 9500
sales@fulhamreach.co.uk

fulhamreach.co.uk



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Holland House and Holland Court are marketing names and will not necessarily form part of the approved postal addresses. Applicants are advised to contact St George to ascertain the availability of any particular property. R313/05CA/01/21.

Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 2011/00407/COMB. Borough/council issuing permission: London Borough of Hammersmith and Fulham. Acquiring interest: 999-year leasehold interest from January 2011.



WWW.FULHAMREACH.CO.UK



Proud to be a member of the
Berkeley Group of companies

