

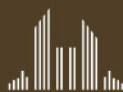
RIVERSIDE LIVING IN CHELSEA

World class architecture by
Sir Terry Farrell.

Sophisticated riverside apartments
with unrivalled views over London.

Signature restaurant, shops, café and
residents' health club.

Five star 24 hr concierge services.



CHELSEA WATERFRONT

LONDON SW10

SETTING NEW STANDARDS

IN WATERSIDE LIVING

2 TO 5 BEDROOM APARTMENTS

AVAILABLE

LONDON'S MOST PRESTIGIOUS RIVERSIDE ADDRESS

FOR FURTHER INFORMATION CALL +44 (0)20 7352 8852 WWW.CHELSEAWATERFRONT.COM

A DEVELOPMENT BY  CHEUNG KONG PROPERTY HOLDINGS

DESCRIPTION

Chelsea Waterfront is a collection of luxury apartments situated on the north bank of the Thames with breathtaking river views.

It is located in the heart of one of London's most historic and sought after areas with good transport links across London to some of the best schools and universities in the country.

Due for completion from mid 2017 to early 2018, each apartment will be built to the highest specifications.

APARTMENTS

Chartwell House - 50 apartments
Claydon House - 32 apartments
Compton House - 21 apartments

SERVICE CHARGE

Estimated £6-7psf pa

GROUND RENT

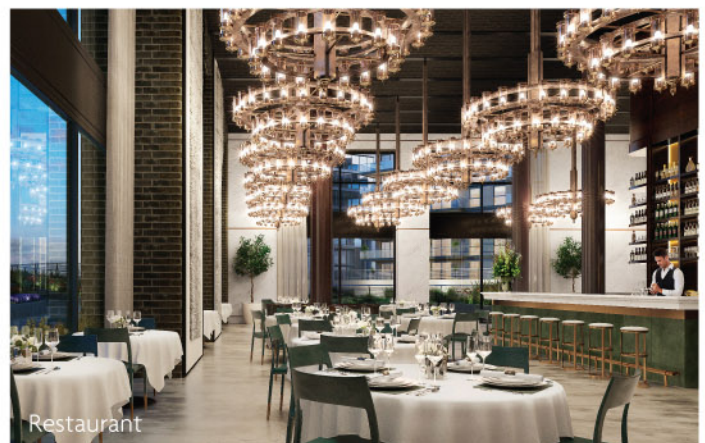
Two Bedrooms	£800pa
Three Bedrooms	£1,000pa
Four Bedrooms	£1,250pa
Five Bedrooms	£1,350pa
Penthouse	£1,500pa
Parking Space	£100pa

FACILITIES

- 5 star concierge
- Secure underground parking
- Bike storage
- Electric car charging points
- Health club
- Signature waterside restaurant
- Cafes
- 100m mall in the Metropolitan Building

ESTATE MANAGEMENT

24 hour premier concierge service
 On-site estate management office* with monitored CCTV and 24 hour security
 *Harrods Estate Management



TERMS / DOCUMENTATION

Assignment

One assignment is permitted, but only after the second 10% deposit payment is made. Such payment is due 6 months after exchange of contracts.

Terms of payment

1. A non-refundable deposit of:
£5,000 for properties up to and including £2m and
£10,000 for apartments over £2m (inclusive of carpark
value).
2. Exchange of Contracts - 10% of purchase price (less
reservation deposit).
3. A further 10% is required 6 months after exchange of
contracts with the balance payable on completion.
Such payment is due 6 months after exchange of
contracts or on completion; whichever is sooner.

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS

Required documentation for purchase:

Private Sales

- Photo identification – certified passport or ID card.
- Proof of address – certified current utility bill or bank
statement no older than 3 months. Mobile bills will not
be accepted.

Company Sales

- Company Registration Certificate with company
number.



Compton House

DEVELOPER'S SOLICITORS

Clyde & Co
 Attn: Talib Mir (Mr)
 Tel: +44 (0)1483 555 555
 Email : talib.mir@clydeco.com
 1 Stoke Road, Guilford, Surrey GU1 4HA

SUGGESTED PURCHASER'S SOLICITORS

Baker & McKenzie
 Tel: +44 (0)20 7919 1375
 Email: stephen.turner@bakermckenzie.com
 100 New Bridge Street, London EC4V 6JA

CHEUNG KONG PROPERTY HOLDINGS LIMITED

As a fully-integrated, multi-disciplinary property developer, Cheung Kong Property has a diverse range of capabilities. Its principal activities encompass residential, commercial and industrial property development and investment; hotel and serviced suite operation; and property and project management.

SPECIFICATIONS

General

- Balcony/terrace/roof terrace and/or garden to all apartments except Compton House G2 & G3
- Lifts to all floors
- Secure underground parking
- Cycle storage
- Video entry phone

Bathroom

- Marble tiling to walls and floor
- Brassware by Vola

Kitchens

- Bespoke designed kitchens
- Appliances generally by Gaggenau unless otherwise stated
- Wine coolers in all apartments
- Reconstituted stone worktops

Bedrooms

- Wardrobes in every bedroom

Heating

- Comfort cooling by fan coil unit to all principal rooms
- Underfloor heating throughout

Flooring

- Wood to living/kitchen area
- Carpet to bedrooms
- Marble to hall

Electrics

- Home Automation System with central touch screen control
- 5 amp system to living area and bedrooms

SITE PLAN



This fact sheet and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Development and apartment designs and layouts are indicative only and may change. The specification of the apartments is the anticipated specification at the date this fact sheet was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Computer Generated Images and photos are indicative only and may have been enhanced. Photos, images, drawings and perspectives contained in this fact sheet may not relate to the development and may not accurately reflect the completed development. All sales remain subject to contract. All information regarding prospective commercial or retail tenants represents current intention only and the final identity and/or nature of the tenants may change. The facilities and services (including, but not exclusively, the health club, restaurants, shops, etc) may not be available at the date of completion. Wall, ceiling and floor finishes, furniture and lighting shown in Computer Generated Images and photos are not included in sales and layouts may differ. Chelsea Waterfront and the building names are marketing names only and will not necessarily form part of the approved postal address and may change. Neither the agents nor any person in their employ has any authority to make or give any representation, warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof). We strongly recommend all parties visit and inspect the development site to understand its surrounding areas and environment.

TRAVEL TIMES

7 minute (0.4 miles) walk to Imperial Wharf Station

7 minute (0.4 miles) walk to Chelsea Harbour Pier

15 minute (0.8 miles) walk to Fulham Broadway Tube Station

* from Imperial Wharf Station ^ from Chelsea Harbour Pier

Underground Stations*

High Street Kensington	12 mins
Sloane Square	15 mins
Oxford Circus	17 mins
Knightsbridge	19 mins
Westminster	24 mins
Canary Wharf	40 mins

Mainline Stations*

Clapham Junction	8 mins
Victoria	18 mins
Paddington	21 mins
Waterloo	29 mins
St Pancras	34 mins

Airports*

Heathrow	44 mins
Gatwick	50 mins
City	56 mins

Taxi

Sloane Square	8 mins
London Heliport	10 mins
Park Lane	11 mins

Riverboat Services^

Putney	20 mins
Embankment	25 mins
Blackfriars	35 mins

Universities

Royal College of Art (Battersea)	15 mins walk from Lots Road
Imperial College London	30 mins*
Royal College of Art (Kensington)	30 mins*
London College of Fashion (UAL)	32 mins*
Kings College London	40 mins*
London School of Economics	41 mins*
University College London	43 mins*
Chelsea College of Arts (UAL)	44 mins*
Central Saint Martins (UAL)	46 mins*





CHELSEA WATERFRONT

LONDON SW10



CHEUNG KONG PROPERTY HOLDINGS

DEVELOPER

Circadian Limited – subsidiary of Cheung Kong Property Holdings Limited

LOCATION

Lots Road, London SW10

WORLD CLASS DESIGN TEAM

Farrells - Architects

Formation - Architects

Randle Siddeley Associates - Landscape Architects

KCA International - Health Club Designer

TENURE

979 year lease

BUILDING INSURANCE

10 year warranty

DEVELOPMENT AGENT



HUTCHISON PROPERTY GROUP (UK) LIMITED

 Member of Cheung Kong Property Group