

FULHAM  
REACH  
LONDON W6

# FLOORPLANS

HOLLAND HOUSE + HOLLAND COURT

# *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.

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.

# Holland House + Holland Court



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 overlooks the Boulevard with views towards the park



*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.



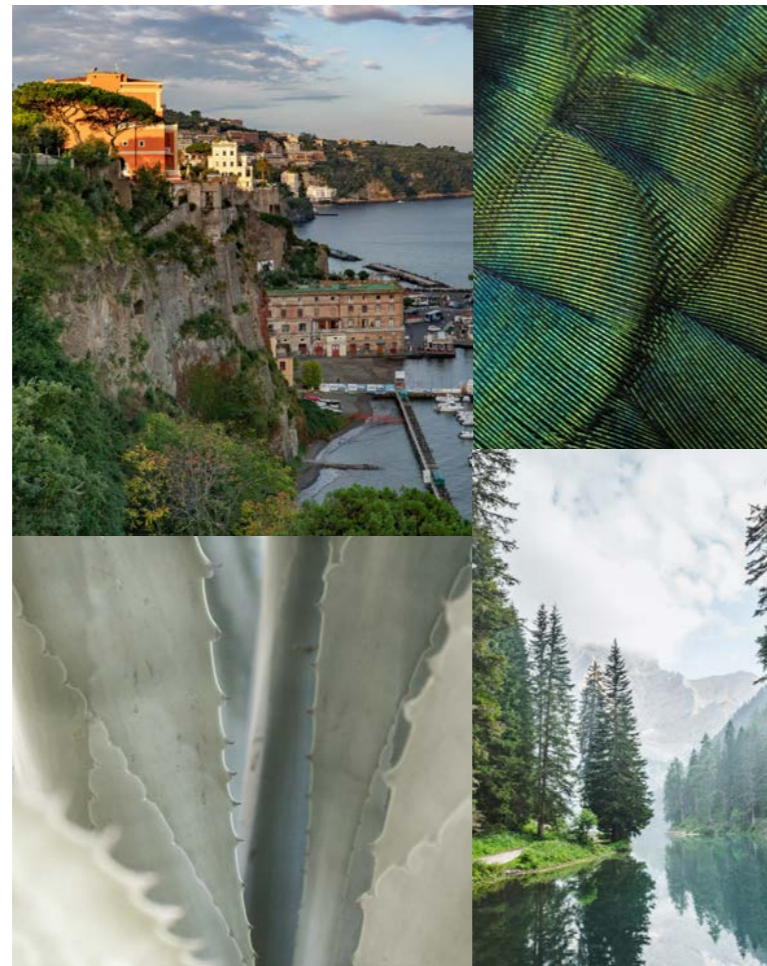
# Discover Fulham Reach

A fantastic place to call home with a host of on-site amenities including the Tamesis Club featuring a spa, pool and state-of-the-art gym. As a resident you can also enjoy a number of green open spaces and bars and restaurants nearby.

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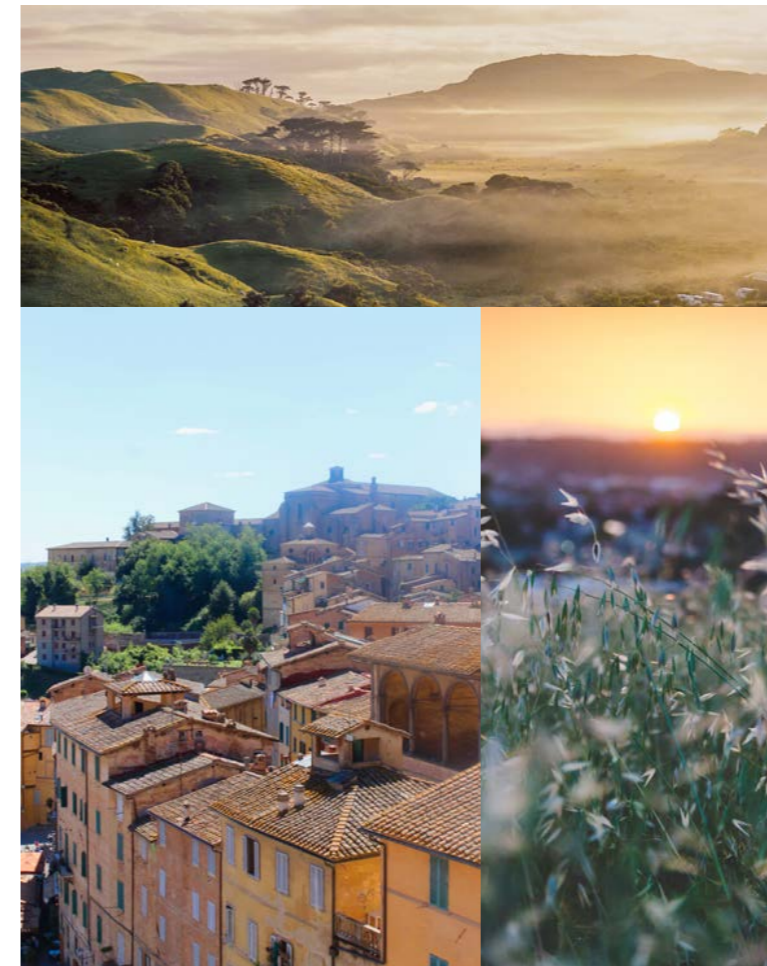
*From vibrant outdoor spaces to striking interior design, the homes at Fulham Reach are just as spectacular as the spaces that surround them.*

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



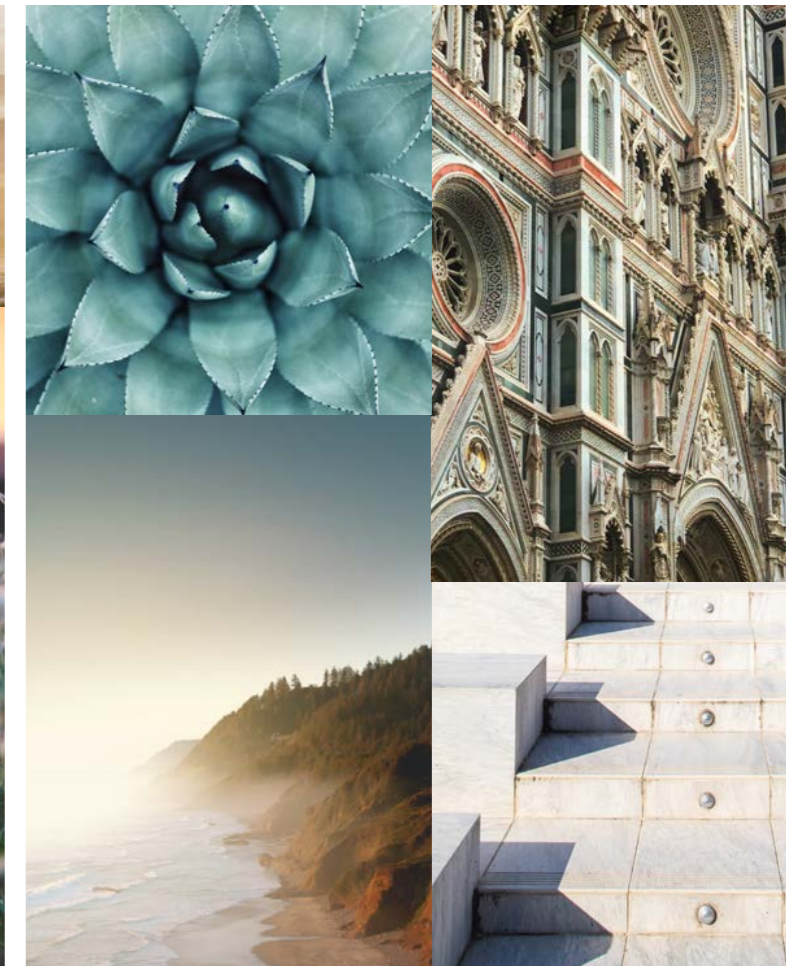
**SORRENTO**

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.

*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  
FLOORPLANS

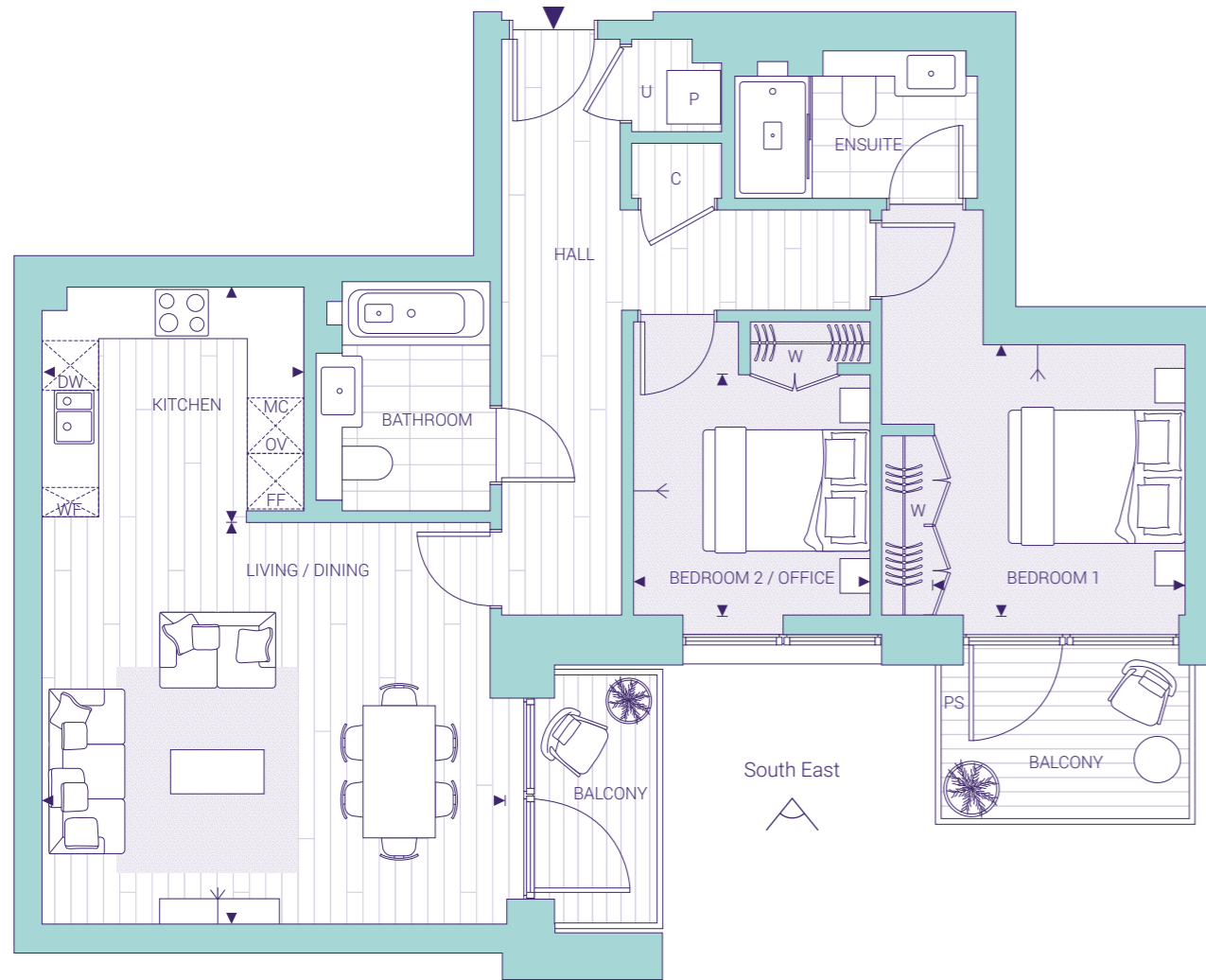
HOLLAND HOUSE

# 2 Bedroom apartment

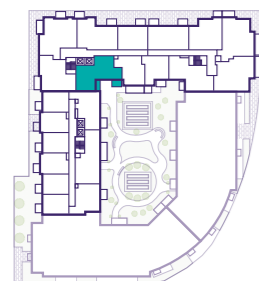
APARTMENTS: 598 & 610

FLOORS: 1 & 2

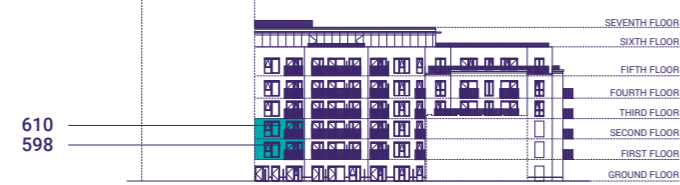
TOTAL AREA	80.3 SQM	864.3 SQFT
Kitchen	2.98m x 2.66m	9' 9" x 8' 9"
Living/Dining	5.23m x 4.56m	17' 2" x 15' 0"
Bedroom 1	2.85m x 3.08m	9' 4" x 10' 1"
Bedroom 2/Office	2.71m x 2.74m	8' 11" x 9' 0"
<b>Balcony Areas</b>	<b>9.4 sqm</b>	<b>101.2 sqft</b>



FLOOR 1 SHOWN BELOW



SOUTH ELEVATION



**KEY**

- ◄ Measurement Points
- ◄ 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

Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. View points are indicative only. Floorplans have been scaled individually to fit the page.

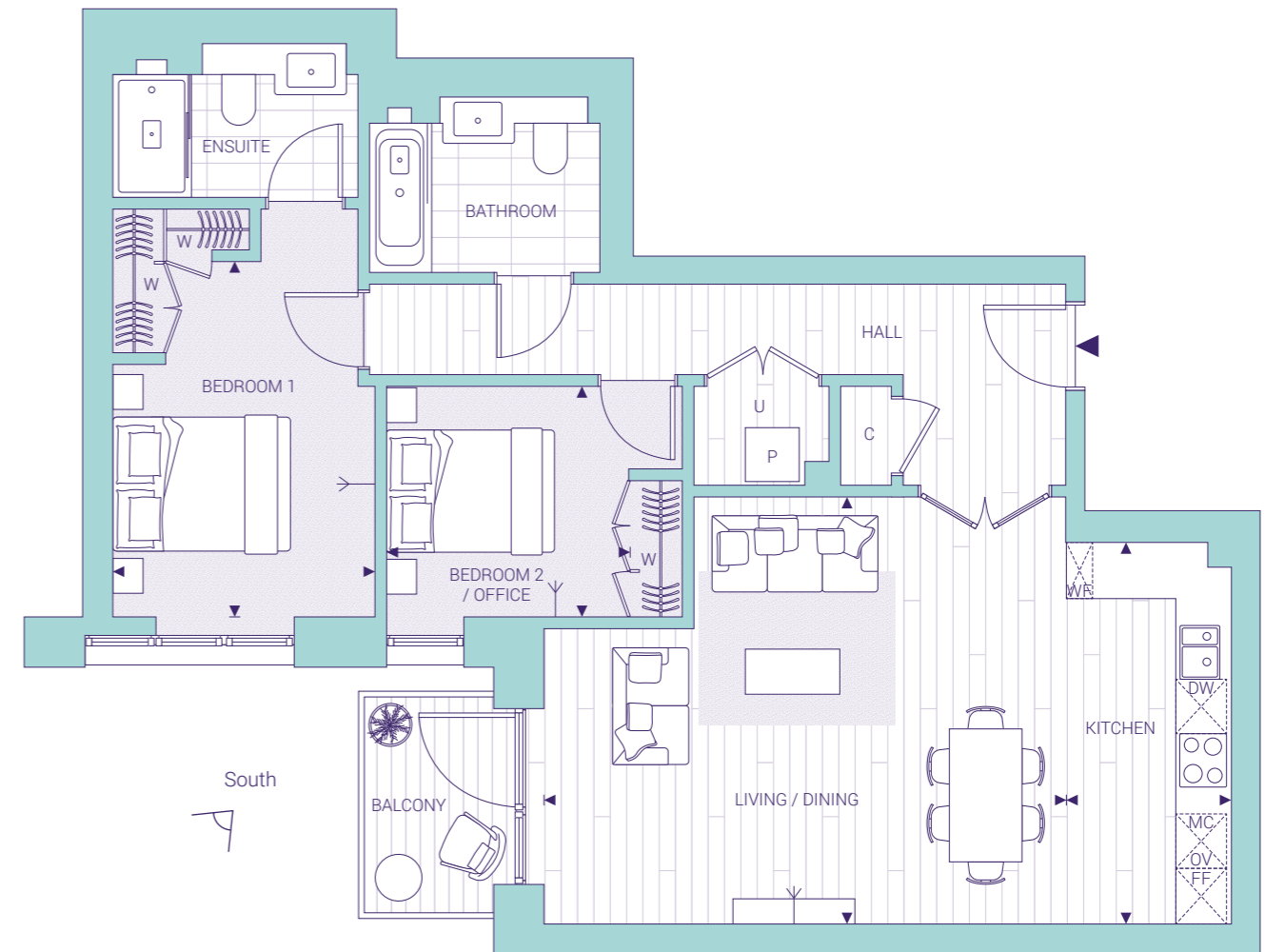
HOLLAND HOUSE

# 2 Bedroom apartment

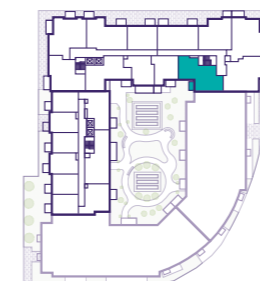
APARTMENT: 595

FLOOR: 1

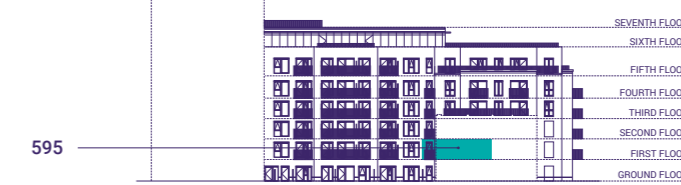
TOTAL AREA	82.3 SQM	885.8 SQFT
Kitchen	1.88m x 4.31m	6' 2" x 14' 2"
Living/Dining	5.86m x 4.82m	19' 3" x 15' 10"
Bedroom 1	2.96m x 3.99m	9' 9" x 13' 1"
Bedroom 2/Office	2.75m x 2.60m	9' 0" x 8' 6"
<b>Balcony Area</b>	<b>4.0 sqm</b>	<b>43.1 sqft</b>



FLOOR 1 SHOWN BELOW



SOUTH ELEVATION



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FULHAM REACH

HOLLAND COURT  
FLOORPLANS

HOLLAND COURT

# 2 Bedroom apartment

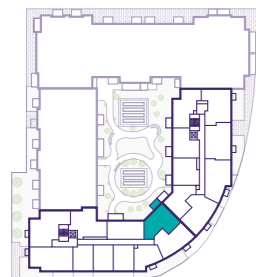
APARTMENT: 533

FLOOR: 1

TOTAL AREA	61.6 SQM	663.0 SQFT
Kitchen	2.77m x 2.81m	9' 1" x 9' 3"
Living / Dining	4.83m x 3.03m	15' 10" x 9' 11"
Bedroom 1	3.03m x 2.93m	9' 11" x 9' 7"
Bedroom 2	2.16m x 2.98m	7' 1" x 9' 9"
Balcony	5.8 sqm	62.4 sqft



FLOOR 1 SHOWN BELOW



NORTH COURTYARD ELEVATION



533

KEY

- ◄ Measurement Points
- ◄ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WF Wine Fridge
- DW Dishwasher
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HOLLAND COURT

# 2 Bedroom apartment

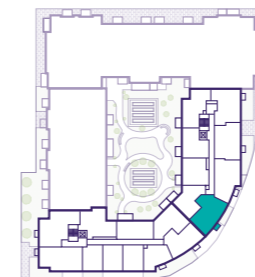
APARTMENTS: 514 & 541

FLOORS: 1 & 2

TOTAL AREA	69.7 SQM	750.2 SQFT
Kitchen	2.51m x 3.07m	8' 3" x 10' 1"
Living / Dining	3.87m x 4.81m	12' 8" x 15' 9"
Bedroom 1	4.06m x 2.96m	13' 4" x 9' 9"
Bedroom 2	3.95m x 2.29m	13' 0" x 7' 6"
Balcony	2.2 sqm	23.7 sqft



FLOOR 1 SHOWN BELOW



SOUTH ELEVATION



541

514

KEY

- ◄ Measurement Points
- ◄ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WF Wine Fridge
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## High quality specification (Two bedroom apartments)

### GENERAL SPECIFICATION

Comfort cooling to Living Room and Bedrooms<sup>1</sup>  
 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  
 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, microwave oven and induction hob  
 Integrated Miele full height fridge/freezer  
 Integrated Miele dishwasher  
 Built-in Caple wine cooler  
 Integrated extractor fan  
 Feature lighting below high level cupboards  
 Washer/dryer<sup>3</sup>

### BATHROOMS, ENSUITES + SHOWER ROOMS

Villeroy & Boch WC and basin  
 Vado Chrome taps and bath fillers  
 Heated wall panel with chrome robe hooks and towel rail  
 Stone vanity counter and bath panel<sup>2</sup>  
 Porcelain floor and wall tiling  
 Rain shower and hand shower to shower enclosure  
 Feature rain shower to Bedroom 1  
 Ensuite shower enclosure  
 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<sup>4</sup>  
 Telephone/Home Network points to Living Room and Bedroom 1  
 TV points to Bedrooms 1 and 2  
 External lighting to balconies  
 USB charging points to Living Room, Kitchen and Bedroom 1

### TRANSPORT

Car parking, motorcycle and cycle storage facility available in gated underground car park<sup>5</sup>  
 Electric vehicle charging points<sup>5</sup>

### 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<sup>6</sup>  
 CCTV security system to car park, entrance lobby and development<sup>6</sup>

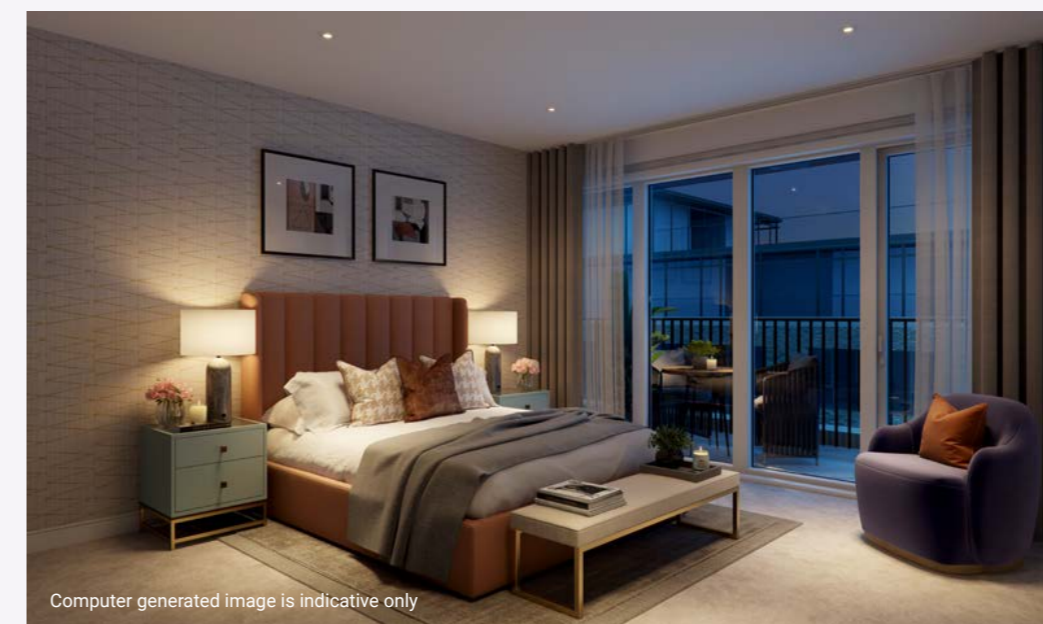
### RESIDENTS' FACILITIES

Exclusive access to the Tamesis Club; the spa with swimming pool, sauna, steam room, treatment room, screening room, snooker room, wine tasting/storage room and virtual golf facilities<sup>7</sup>  
 Landscaped park, riverside promenade, water features and courtyard<sup>8</sup>  
 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

HIGH QUALITY SPECIFICATION



Computer generated image is indicative only

### 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 the Tamesis Club is payable via the service charge. Additional charges may be payable for selected services
8. Maintenance payable via the service charge



# 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**

# Introducing MyHome Plus

MyHome Plus is an 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 an overview of MyHome Plus Key features to enhance your customer journey.

### 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 your dedicated Sales Consultant and Customer Service Manager. You will be able to view their contact details and to contact them directly from the platform.

### 3. OPTIONS & CHOICES SELECTION

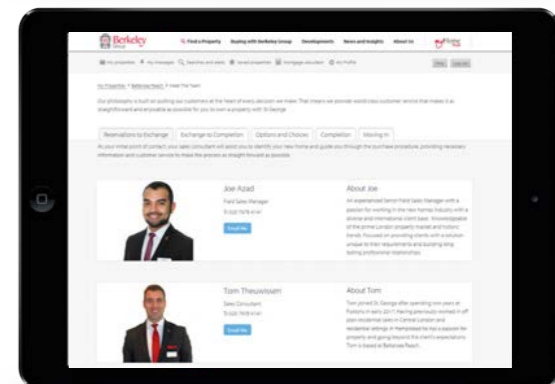
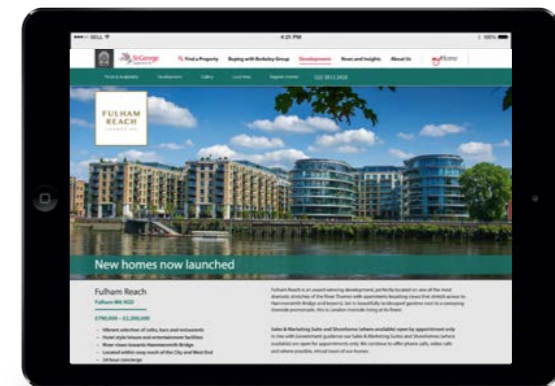
When you buy a home with us, you will have the option to choose some of your home finishes. This will be subject to the development and property building stage but it's a chance to make it feel truly yours. You will be able to see the different options, the selection deadline date and submit your choice in this section of MyHome Plus. 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.

### 5. MY GUIDES

View and download your buying and living guides to support you step-by-step through your journey with us.



### NEXT STEPS

- 1 Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.
- 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](http://berkeleyfoundation.org.uk)  
[berkeleygroup.co.uk](http://berkeleygroup.co.uk)



Proud to be a member of the Berkeley Group of Companies



VISIT OUR WEBSITE

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[fulhamreach.co.uk](http://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. R313/41CA/06/23.

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](http://WWW.FULHAMREACH.CO.UK)



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Berkeley Group of companies

