

# PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11

UPPER PARK RESIDENCES

St William  
Designed for life



Lifestyle photography at Battersea Park.

## PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11

### INTRODUCING THE UPPER PARK RESIDENCES

Upper Park Residences is a collection of one, two, three and four bedroom homes and is the final phase of Prince of Wales Drive in Battersea, created by St William.

Upper Park Residences comprises the three tallest buildings rising from 19 to 27 storeys with stunning views over Battersea Park, the River Thames, the City and the Central Gardens.

The new world-class facilities include the exclusive 1882 Club Bar and Lounge on the 24th floor with panoramic views over London, a cinema, karaoke room, music room and library as well as a games area. The final phase benefits from all the existing residents' facilities at Prince of Wales Drive including a 24-hour concierge, swimming pool, vitality pool, sauna, steam room, 8th floor roof terrace and access to The Gym Group.

Prince of Wales Drive is located in Zone 1, just a few minutes' walk from the 200-acre Battersea Park and the amenities of Battersea Power Station. It is also just a mile from Sloane Square and the King's Road, in Chelsea.

Prince of Wales Drive is exceptionally well connected with the forthcoming Battersea Power Station Underground which will be 500m away, providing a direct link to Leicester Square in 11 minutes and King's Cross in 17 minutes.\* The train from Battersea Park station takes just four minutes to London Victoria.†

The vision for Prince of Wales Drive is now complete and Upper Park Residences will provide the finest apartments at this unique address.

\*Northern Line extension due Autumn 2021. Source: TfL. Date correct at time of print. Northern Line extension travel distances are estimated and are subject to change post completion. †Sources: tfl.gov.uk and Google maps.



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UPPER PARK RESIDENCES

CITY OF LONDON

UPPER PARK RESIDENCES

CANARY WHARF

HARRODS

KNIGHTSBRIDGE

BUCKINGHAM PALACE

LEICESTER SQUARE

WESTMINSTER

THE SHARD

KING'S ROAD

SLOANE SQUARE

CHELSEA

BATTERSEA POWER STATION

CHELSEA BRIDGE

UPPER PARK RESIDENCES

BATTERSEA POWER STATION UNDERGROUND\*

NEW COVENT GARDEN FLOWER MARKET

BATTERSEA PARK

**PRINCE OF WALES DRIVE**  
BATTERSEA · LONDON SW11

RIVER THAMES

04

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Computer enhanced image of Prince of Wales Drive and central London.  
Prince of Wales Drive is indicative only and subject to change. Locations are approximate.  
\* Battersea Power Station Underground is expected to open in Autumn 2021, location is indicative only.

LOCATION

# A BEAUTIFUL PLACE TO LIVE

*Less than 180 metres from Prince of Wales Drive  
is Battersea Park – one of London's finest  
green spaces – providing 200 acres of  
open space along the River Thames.*

UPPER PARK RESIDENCES



Photography of Battersea Park

### A POPULAR LONDON ADDRESS

The Upper Park Residences at Prince of Wales Drive is situated in a prime Zone 1 location with easy access across the Capital. The Saatchi Gallery, Kensington Palace and Royal Albert Hall are all close by. Good transport connections allow easy access to reach many of London's prestigious landmarks, theatres, restaurants and shopping areas.



Photography of Harrods.



Photography of Duke of York Square, Chelsea.



Zone 1 is indicated in the white outlined area. Map is not to scale. Locations are approximate.  
 \* Battersea Power Underground Station is expected to open in Autumn 2021.

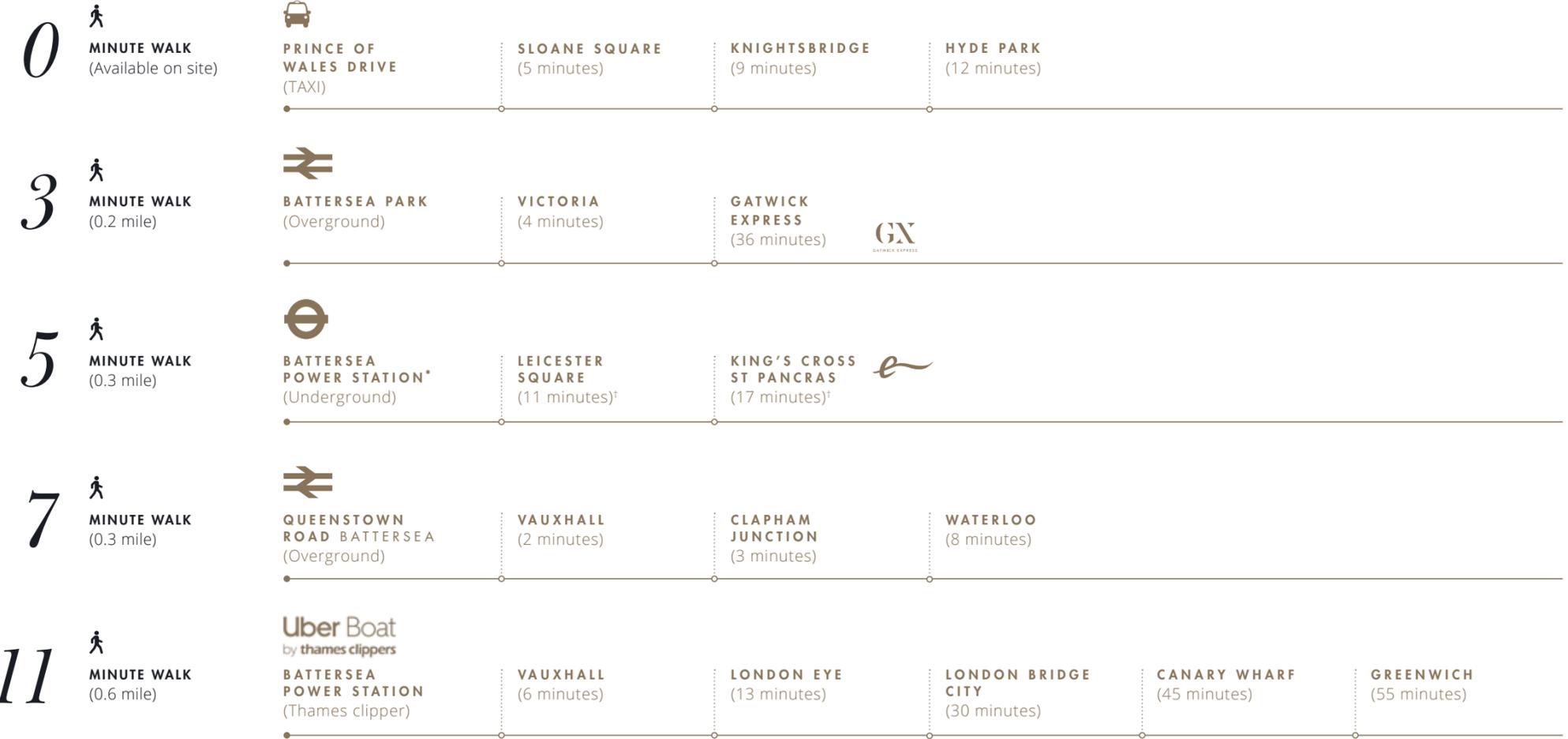
## EFFORTLESS CONNECTIONS

Prince of Wales Drive is perfectly positioned, with fast connections across the Capital. From a short boat ride to Chelsea Harbour or a quick taxi ride to Sloane Square, it is easy to enjoy the best of London.

Benefiting from the new Northern Line extension at Battersea Power Station\*, the Underground station will provide access to the City and West End in less than 15 minutes with this new connection†.



## FROM PRINCE OF WALES DRIVE



\*Northern Line extension due Autumn 2021. Source: TfL. Date correct at time of print. †Northern Line extension travel times are estimated and subject to change post completion. Sources: tfl.gov.uk and Google maps, May 2021.

PRINCE OF WALES DRIVE

# UPPER PARK RESIDENCES

*Beautiful one, two, three and four bedroom homes set across three exclusive apartment buildings. Residents can enjoy the 1882 Club Bar and Lounge, 2.5 acres of landscaped Central Gardens and an impressive water feature that creates a focal point for the Upper Park Residences.*

UPPER PARK RESIDENCES



Computer generated image of gardens at Prince of Wales Drive, indicative only and subject to change.

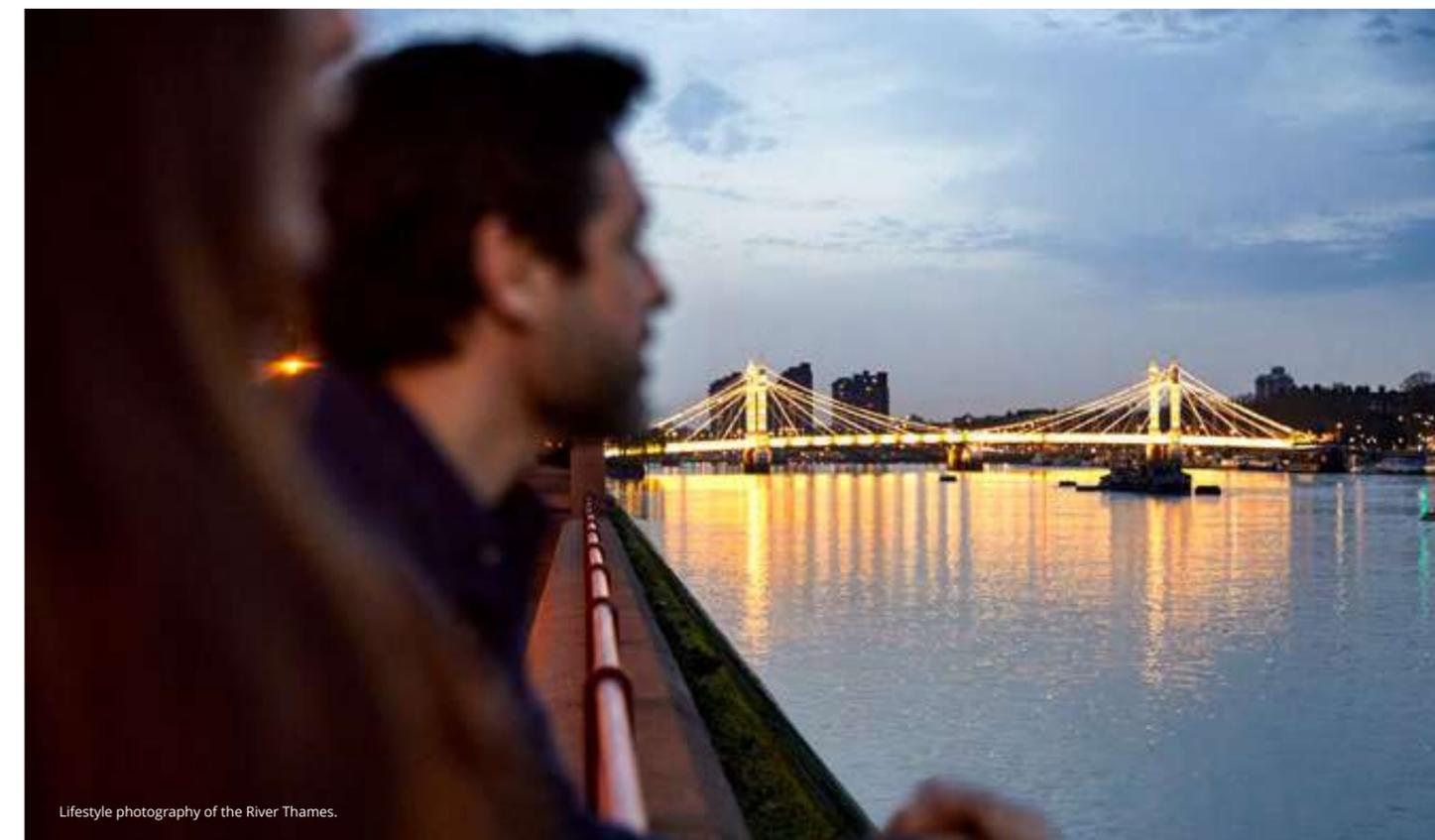


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Computer enhanced image of Prince of Wales Drive, indicative only and subject to change.

PICTURE-PERFECT

Inspirational from every angle, the views from Upper Park Residences are far-reaching. Directly west lies the huge expanse of Battersea Park beside the iconic River Thames. To the east lie the world-famous towers of newly refurbished Battersea Power Station which is now a destination in its own right.



Lifestyle photography of the River Thames.

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**IN PRIME POSITION**

Upper Park Residences forms the jewel in the crown at Prince of Wales Drive facing towards the River Thames, Battersea Power Station and Battersea Park.

The distinctive Park Central with its unique architecture and fantastic views of the surrounding landmarks is the tallest of the three buildings and home to the 1882 Club Bar and Lounge. At 27 storeys high offering two and three bedroom apartments. From the 22nd floor there are three bedroom lateral apartments providing 360 degree views of London.

Park East at 22 storeys high offers a fantastic selection of the widest range of homes from 1, 2 and 3 bedroom apartments to 3 and 4 bedroom premium homes, with an array of views to choose from.

Located nearest to Battersea Park is Park West at 19 storeys offering a beautiful selection of one, two, three and four bedroom apartments.

All three buildings are joined by the raised podium gardens.

**PRINCE OF WALES DRIVE**  
BATTERSEA · LONDON SW11

- 1 Kensington House\*
- 2 Huntington House†
- 3 Regent's House†
- 4 Bowden House†
- 5 Salisbury House
- 6 Chartwell House
- 7 Nursery
- 8 The Gym Group at basement level
- 9 Café restaurant
- 10 Piazza
- 11 Central Gardens
- 12 Access to basement car park
- 13 Entrance via concierge to pool, spa and commercial gym‡
- 14 Marketing Suite
- 15 New pedestrian access
- 16 Route to Battersea Park and Queenstown Road
- 17 The 1882 Club Bar and Lounge – 24th floor
- 18 Atrium Suite – Residents' facilities, ground floor
- 19 Access lift and stairs
- 20 Grocery store
- 21 8th floor residents' roof terrace

\* Kensington House includes concierge, pool and spa (No.13), and 8th floor roof terrace (No.21).  
 † Shared ownership.  
 ‡ Residents' access to The Gym Group (No.8).

The 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 any time without notice.



BEAUTIFUL GARDENS

Upper Park Residences is set within its own mature landscaping, with the central water feature providing a focal point for the three buildings and is an oasis of calm where people can enjoy time together outdoors.



Computer generated image of the water feature at Upper Park Residences, indicative only and subject to change.



Computer generated image of the Podium Gardens at Upper Park Residences, indicative only and subject to change.



### CENTRAL GARDENS

Prince of Wales Drive has transformed a former industrial site into a peaceful new neighbourhood. At the heart of the community are the Central Gardens – a space rich in wildlife, with areas designed to suit everyone’s needs. From mature planting that provides extra shade to open green lawns with space for picnics or custom-designed benches for reclining in the sunshine, the landscape architects have considered every detail so residents can enjoy more time in the fresh air.



James Stockdale, Landscape Architect,  
Charnwood Landscape Design

*“This new landscape strengthens the unique character and identity of Prince of Wales Drive. The design creates beautifully planted spaces and opportunities to meet, play, and socialise.”*

James Stockdale, Charnwood Landscape Design



Photography of Central Gardens, Prince of Wales Drive.

RESIDENTS' FACILITIES

# THE 1882 CLUB

*Taking the elevator to the 24th floor and upon entering the lounge a spectacular vista opens before you. It is a space of elegance, served by an intimate cocktail bar, with 360 degree views of London.*

UPPER PARK RESIDENCES

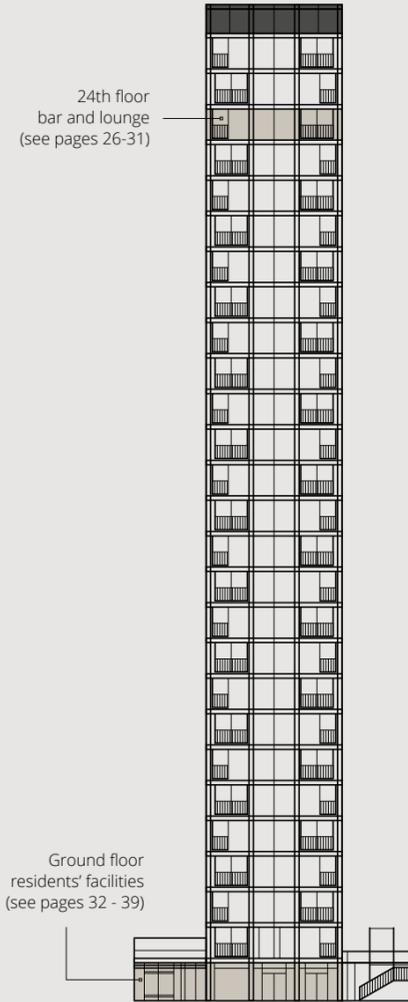


Views from The 1882 Club Bar and Lounge



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Computer enhanced image, indicative only and subject to change.



Elevation drawing shown above is representative of Park Central, indicative only.

**THE 1882 CLUB BAR AND LOUNGE**

The Bar and Lounge exclusively for residents of Prince of Wales Drive boasts views in every direction. In one direction is the oasis of green space that is Battersea Park, in the other the soaring towers of Battersea Power Station and the City beyond.

The lounge can also be booked for private functions to enjoy with friends and family.

An exclusive residents' area of circa. 2,682 sq ft including:

- ① The Bar
- ② Restrooms
- ③ Lift landing
- ④ The Lounge

The 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.





CALM AND CAPTIVATING BY DAY

The 1882 Club Lounge is a peaceful spot to while away a few hours during the day, with fabulous views reaching across Battersea Power Station, the River Thames and Chelsea. This is also where the community comes together to enjoy the evening as London life unfolds below.

*The 1882 Club Lounge*

**BUSTLING AND BUZZING BY NIGHT**

A tranquil lounge during the daytime, the 1882 Club Bar and Lounge transforms into a vibrant cocktail bar as dusk settles. Designed to be a place to meet with friends and have an enjoyable night with stunning views over the River Thames – this is a space that serves for any occasion.



Computer generated image, indicative only and subject to change.

*The 1882 Club Bar and Lounge*



*The 1882 Club Bar and Lounge*

Computer generated image, indicative only and subject to change.



*The Atrium Suite entrance*

### THE ATRIUM SUITE AT PARK CENTRAL

Next to the lobby of Park Central is the inviting familiarity of the Atrium. A welcome sight for anyone returning home, this area feels more like the lobby of a hotel. The whole of the ground floor is part of the 1882 Club – an area that includes an entire suite of facilities for those living at Prince of Wales Drive, all set around a stunning central courtyard.

This exclusive residents' facility is circa. 7,730 sq ft including:

- ① Games Area
- ② Music Room and Library
- ③ Karaoke Room
- ④ Screening Room
- ⑤ Cinema
- ⑥ Lounge
- ⑦ The Atrium
- ⑧ Kitchen
- ⑨ Work Pods / Small Meeting Rooms
- ⑩ Pantry
- ⑪ Boardroom

The 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.



Entrance

A HOST OF AMENITIES

Located on the ground floor is the Atrium Suite. Residents can enjoy elegant spaces in which to relax as well as flexible work pods, smaller meeting rooms or a boardroom that can be booked for larger gatherings.

The Atrium Suite also includes a beautiful lounge, a splendid music room and library, cinema, screening room, karaoke room as well as a dedicated games area.



Computer generated image, indicative only and subject to change.

*The Atrium Suite Lounge and Work Pods*



Computer generated image, indicative only and subject to change.

*Music Room and Library*



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Computer generated image, indicative only and subject to change.

*Cinema*

**EXCLUSIVE  
ENTERTAINMENT AREA**

The cinema room offers the chance to enjoy the big screen experience a little closer to home. Recline in sumptuous seating and watch as the entertainment unfolds. Or pick up a microphone in the private karaoke room and put on a show with your family and friends.



*Karaoke Room*

Computer generated image, indicative only and subject to change.

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Games Area



Computer generated image, indicative only and subject to change.

SPACES TO  
WORK AND PLAY

The Atrium Suite includes casual desk / sofa space as well as small work or study pods that are ideal for working from home. Residents can also book a series of meeting rooms or the boardroom for larger gatherings.

Computer generated image, indicative only and subject to change.



Workspace

FIVE-STAR AMENITIES  
AT KENSINGTON HOUSE

Through the Central Gardens of Prince of Wales Drive are the communal facilities within Kensington House. Residents have access to the private pool and spa, public gym facilities, 8th floor residents' roof terrace and concierge on hand 24 hours a day.



Photography at Kensington House.



24-Hour Concierge

Photography of the concierge at Kensington House.

KENSINGTON HOUSE

The 17m swimming pool, vitality pool and spa facilities at Kensington House offer the space to relax and unwind. With direct access to the 24-hour commercial gym.\*



\*Additional charges apply

- 1 Entrance to The Gym Group
- 2 Residents' Pool
- 3 Vitality Pool
- 4 Sauna
- 5 Steam Room
- 6 Female Changing Room
- 7 Male Changing Room
- 8 Relaxation Room

The plan is indicative only and subject to change. In line with our policy we reserve the right to alter the layout, building style, landscaping and :



Residents' 17m Swimming Pool

RELAX ON THE ROOFTOP

Sit back and enjoy the views from the 8th floor residents' roof terrace at Kensington House. This is the ideal area to meet for a lazy day in the sunshine or take in the fresh air while sheltering from the elements in the elegantly designed Pavilion.



Photography of the Pavilion, Prince of Wales Drive.

*The 8th floor of Kensington House provides a beautiful backdrop of London*



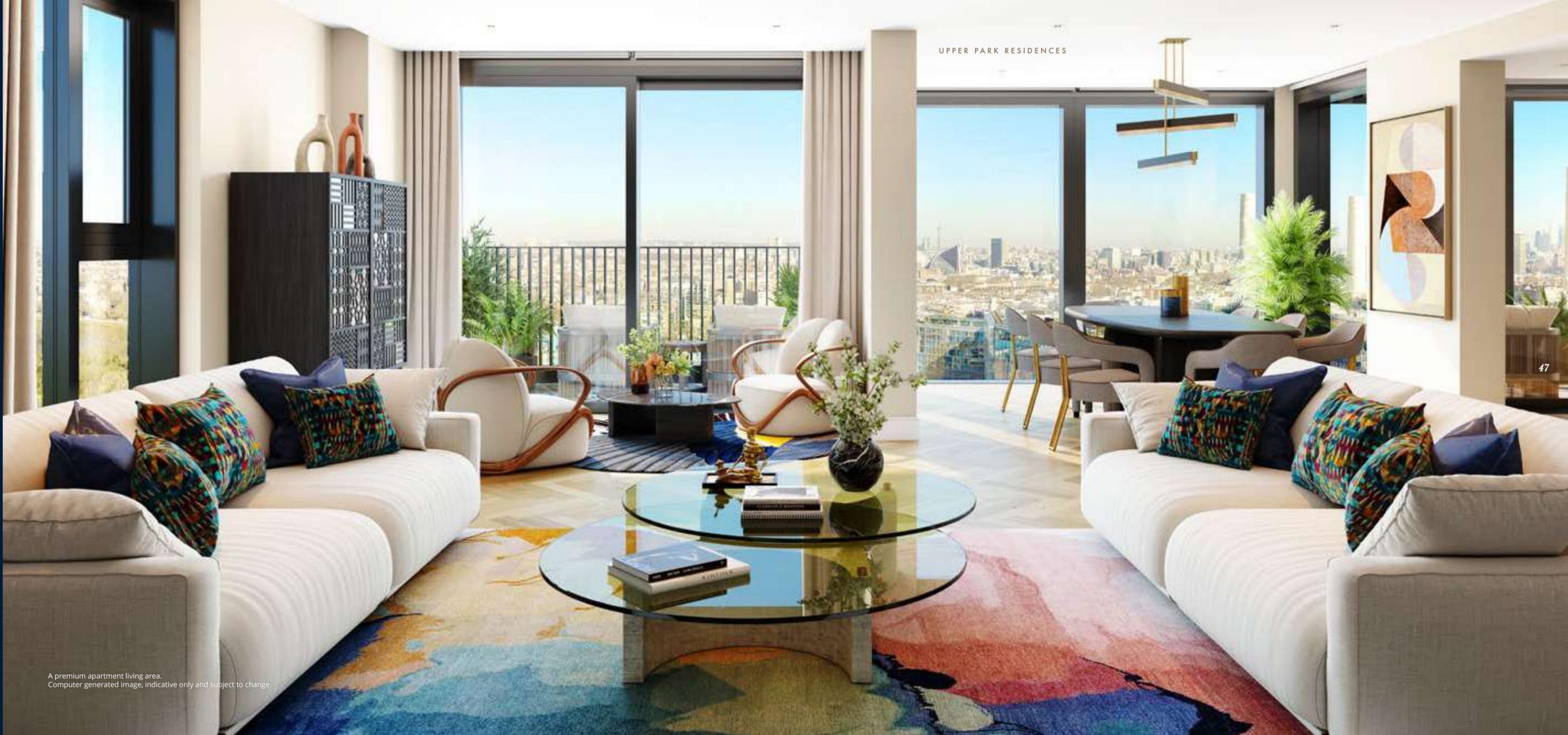
Photography of 8th floor residents' roof terrace, Prince of Wales Drive.

INTERIORS

# YOUR NEW HOME

*Completed to St William's high-quality specification,  
every apartment at Upper Park Residences is carefully  
considered to make the most of the light and space.*

UPPER PARK RESIDENCES



A premium apartment living area.  
Computer generated image, indicative only and subject to change.

AWARD-WINNING DESIGN

At Upper Park Residences, the attention to detail is present in the selection of five distinct interior concepts. Each one is inspired by the area's industrial past as well as the seasons. Within classic Dawn and Dusk or premium Summer/Autumn/Winter palettes, it is the carefully selected colours, finishes and materials that make all the difference.

International interior designers, Muza Lab, were presented with the Gold WhatHouse? Interior Design award for their work at Prince of Wales Drive.

*"We selected durable natural materials that will age well but are noteworthy; tactile combined with interesting details that create lasting impressions."*

Muza Lab



Classic apartment bathroom. Computer generated image, indicative only and subject to change.



Moodboard montages are not an exact colour representation of the specification materials across the Upper Park Residences, indicative only.



A PANORAMIC PERSPECTIVE

Each home enjoys the additional space of either a private balcony or winter garden to make full use of the views on offer.\* The vista is one of the superior features of life at Upper Park Residences, there are sweeping views of the City, the Central Gardens and the open green space of Battersea Park.



Classic apartment bedroom. Computer generated image, indicative only and subject to change.

\* Views are subject to apartment/building location within Upper Park Residences.



Classic apartment living room. Computer generated image, indicative only and subject to change.

## THE KITCHEN - THE HEART OF THE HOME

Muza Lab have thoughtfully created the spaces with two palettes across the classic apartments and three palettes across the premium apartments.

The chosen palettes provide hues of engineered timber flooring, composite stone worktops, splashback tiles, along with Miele or Siemens appliances.



UPPER PARK RESIDENCES

A premium apartment kitchen.  
Computer generated image, indicative only and subject to change.



A premium apartment bedroom.  
Computer generated image, indicative only and subject to change.



A premium apartment bathroom.  
Computer generated image, indicative only and subject to change.

### BEAUTIFULLY DESIGNED SPACES

Bedrooms are welcoming spaces that encourage relaxation and time away from the hustle and bustle of city life. The deep carpets under foot and large built-in wardrobes only add to the sense that comfort and space are the most important elements within these interiors. Incorporating a series of elegant design flourishes – from the bespoke wall cabinets to the satin nickel or brushed bronze faucets – the sumptuous bathrooms at Upper Park Residences defy the notion that they are simply functional spaces.

LOCAL AREA

# EAT, DRINK, EXPLORE

*In the centre of a thriving local community,  
a five minute walk from the tranquillity of  
the River Thames and just a short drive from  
Sloane Square, Chelsea, Kensington and the West End.*





DISCOVER NATURE NEARBY

Residents can enjoy the gardens and nature areas of the 200-acre Battersea Park just moments away. Renowned for its peaceful trails, leisure and family activities, this vast expanse of open parkland is one of the few of its kind in central London.

*Battersea Park is a haven for walkers, runners, sports enthusiasts or those who just want to relax and enjoy the surroundings.*



Computer generated image of Park Central, Prince of Wales Drive, Indicative only and subject to change.

Photography of Battersea Park.



Lifestyle photography of the blossom in full bloom at Battersea Park.

### SO MUCH TO DISCOVER

This historic park has so much to offer for local residents. Take time out to watch the world go by and enjoy the mouth-watering menu at the Pear Tree Cafe. Hire a boat out on the lake, cycle along the many pathways beside the river and get active at the many sports clubs. Children can enjoy the Children's Zoo located within Battersea Park or tackle the adventure playground at Go Ape.



Photography of Pear Tree Cafe by Gaelle Hayot.



Photography of Go Ape - adventure playground.



Photography of Rosary Gate entrance, Battersea Park.

#### Activities at Battersea Park

- Opening times: 8am until dusk
- Sports pitches
- All-weather sports ground
- Pump House Gallery
- Pear Tree Cafe
- Boat rental in summer
- Children's playground
- Go Ape - adventure playground
- Tennis courts
- Battersea Park Children's Zoo

DUCHESS BELLE

BOOM CYCLE

THE TURBINE THEATRE

SEAFOOD MERCHANT  
WRIGHT BROS. LTD.  
OF BURGESS LONDON

VAGABOND

Moyses Stevens

NUTBOURNE



*When you leave the tranquillity of Prince of Wales Drive, Battersea Power Station is just moments away. Enjoy many independent retailers within Circus West Village.*

Photography of local area at Battersea Power Station.

### ENJOY DELICACIES AND DELIGHTS

Food – Art – Cinema – Shopping – Retail – Events

The newly revitalised Grade II Listed Battersea Power Station is becoming Battersea's new retail, leisure and dining destination. With the four iconic chimney towers in full view from Upper Park Residences, this landmark destination is just a short stroll away.

Circus West Village at Battersea Power Station is one of London's latest retail, leisure and dining destinations, including Gordon Ramsay Street Pizza restaurant and The Turbine Theatre. Established restaurants offer some of the finest cuisine in the area and the weekend street markets attract people from all over London. Busy bars and pop-up eateries add to the atmosphere every evening and boutique stores – like The Battersea General Store and Moyses Stevens Flower School – cannot be found anywhere else in the city.

	Duchess Belle	Pub	5 minutes
	Cinnamon Kitchen	Indian restaurant	10 minutes
	Archlight Cinema	Entertainment	11 minutes
	Boom Cycle	Spinning	11 minutes
	The Turbine Theatre	Theatre	11 minutes
	Wright Brothers	Seafood restaurant	11 minutes
	BMF with Bear Grills	Boot camp	12 minutes
	Vagabond Wines	Winery	13 minutes
	Black Sheep Coffee	Café	13 minutes
	Moyses Stevens	Florist	13 minutes
	Nutbourne	Bar and restaurant	22 minutes

Source: Google maps.



Photography of Archlight Cinema.



Lifestyle photography of seafood platter, indicative only.



Lifestyle photography of florist, indicative only.

FIND ENTERTAINMENT JUST MINUTES AWAY

Known in every corner of the globe, London's West End is just a short journey from Upper Park Residences. One of the world's most distinguished arts, entertainment and retail destinations, the shops of Bond Street and Oxford Circus lead on to the eclectic bars of Soho and the theatres around Piccadilly Circus. With almost too much to explore all at once, these are places to come back to time and time again.

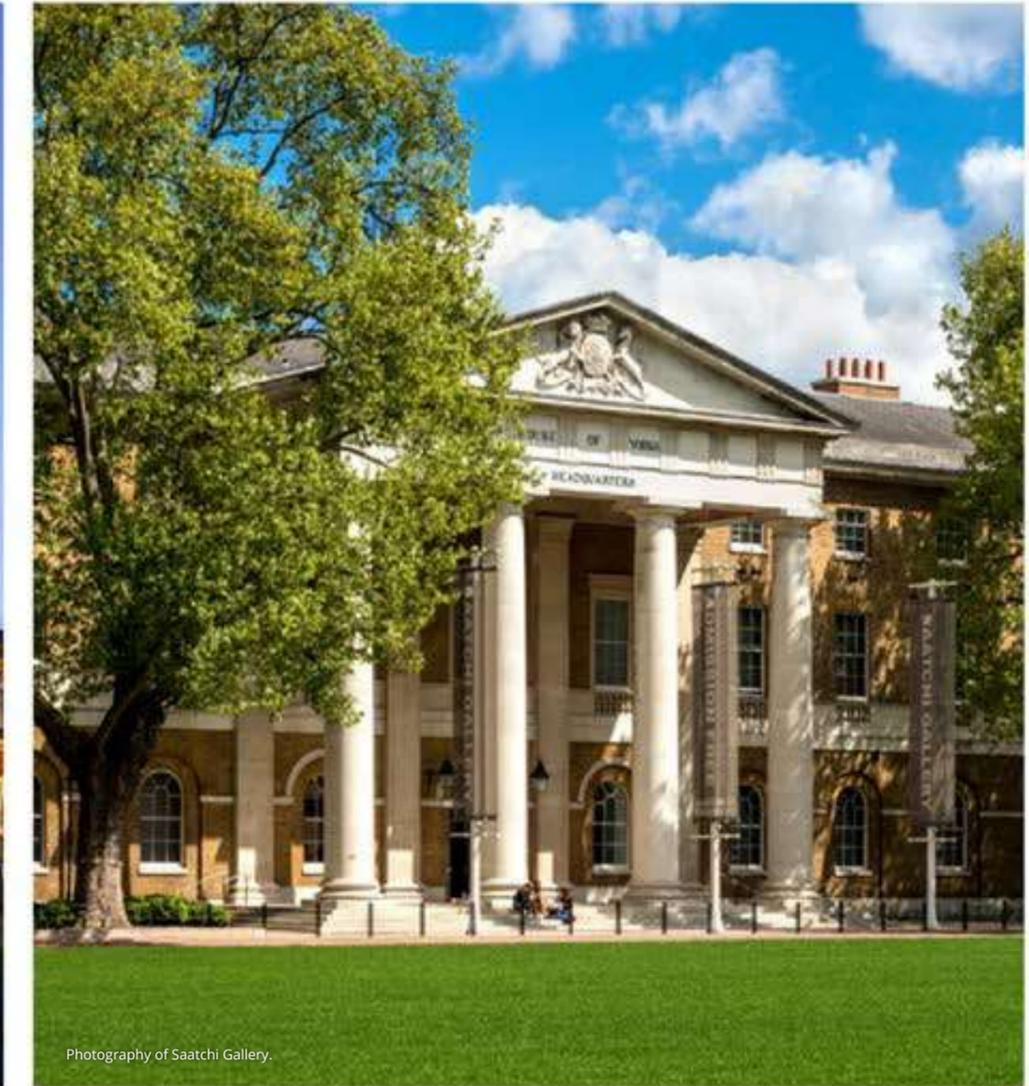
	📍	🚗
Saatchi Gallery	1.3 miles	6 minutes
V&A Museum	2.2 miles	10 minutes
Royal Albert Hall	2.6 miles	11 minutes
Piccadilly Theatre	3.6 miles	15 minutes



Photography of the West End.



Photography of Royal Albert Hall.



Photography of Saatchi Gallery.



Photography of Farmers' Market at Duke of York Square, Chelsea.



Photography of Duke of York Square, Chelsea.

EXPLORE KENSINGTON AND CHELSEA

Directly over the river lies Kensington and Chelsea – two of the Capital's areas famed for fashion and culture. The legendary stores around the King's Road, Sloane Square and High Street Kensington are just the start. Pavilion Road is home to boutique stores such as Heidi Klein, Kate Spade and Olivia Von Halle.

	📍	🚗
King's Road	1.4 miles	5 minutes
Duke of York Square	1.4 miles	6 minutes
Sloane Square	1.4 miles	6 minutes
Pavilion Road	1.7 miles	6 minutes
Harrods	1.9 miles	8 minutes

**Eating Out and Shopping** from the food hall of Harrods to the eateries of Duke of York Square to the origins of some of Britain's best-loved brands, this area brings a level of sophistication to the Capital.

All distances and journey times have been sourced from google maps.



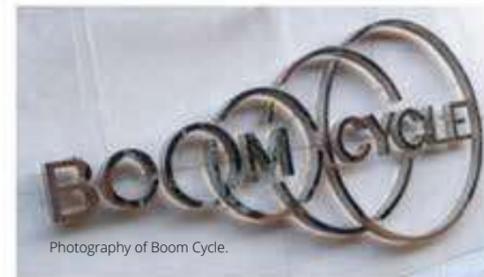
Lifestyle photography of Pavilion Road, Chelsea.

INVESTED IN THE FUTURE

Battersea is positioned to benefit from the wider regeneration of Nine Elms. More than 42 regeneration projects are already underway<sup>†</sup>, historic buildings restored and industrial sites are being transformed into places to live, work and play. Flagship projects include the Linear Park and the new Thames Bridge linking Nine Elms to Pimlico.<sup>‡</sup> Billions have been invested in transforming this riverside district into a hub for residents, visitors and employees from some of the world's largest firms. Many new shops and services are now calling this area home.



Indicative photography of New Covent Garden Market, London.



Photography of Boom Cycle.



Photography of Waitrose, London.



Lifestyle photography of café, indicative only.

**Upper Park Residences** at Prince of Wales Drive is located next to Nine Elms – the largest regeneration zone in central London. Running right alongside the River Thames, the transformation is benefiting from new arrivals – Circus West Village at Battersea Power Station, the US Embassy and Apple Campus.



**Embassy Central** is the brand-new site for the US Embassy following its relocation from Grosvenor Square in Westminster. This \$1 billion dollar investment<sup>\*</sup> has become a magnet for further investment in the area.



**Battersea Power Station** A 42-acre site with 450 metres of river frontage, the Battersea Power Station is set to become one of the most exciting and innovative new neighbourhoods in London.



The all-new **Apple Campus** will be situated in the heart of Battersea. A few minutes from Upper Park Residences, this new site will cover no less than six floors of the 'Boiler House' at Battersea Power Station.

*"I am delighted Apple is moving into Battersea Power Station... it is a further sign London is open to the world's biggest brands and the leading city for trade and investment."*

Sadiq Khan, Mayor of London

<sup>†</sup>Source: nineelmslondon.com <sup>\*</sup>Source: uk.embassy.gov

EDUCATION

# EXCEPTIONAL EDUCATION FOR ALL AGES

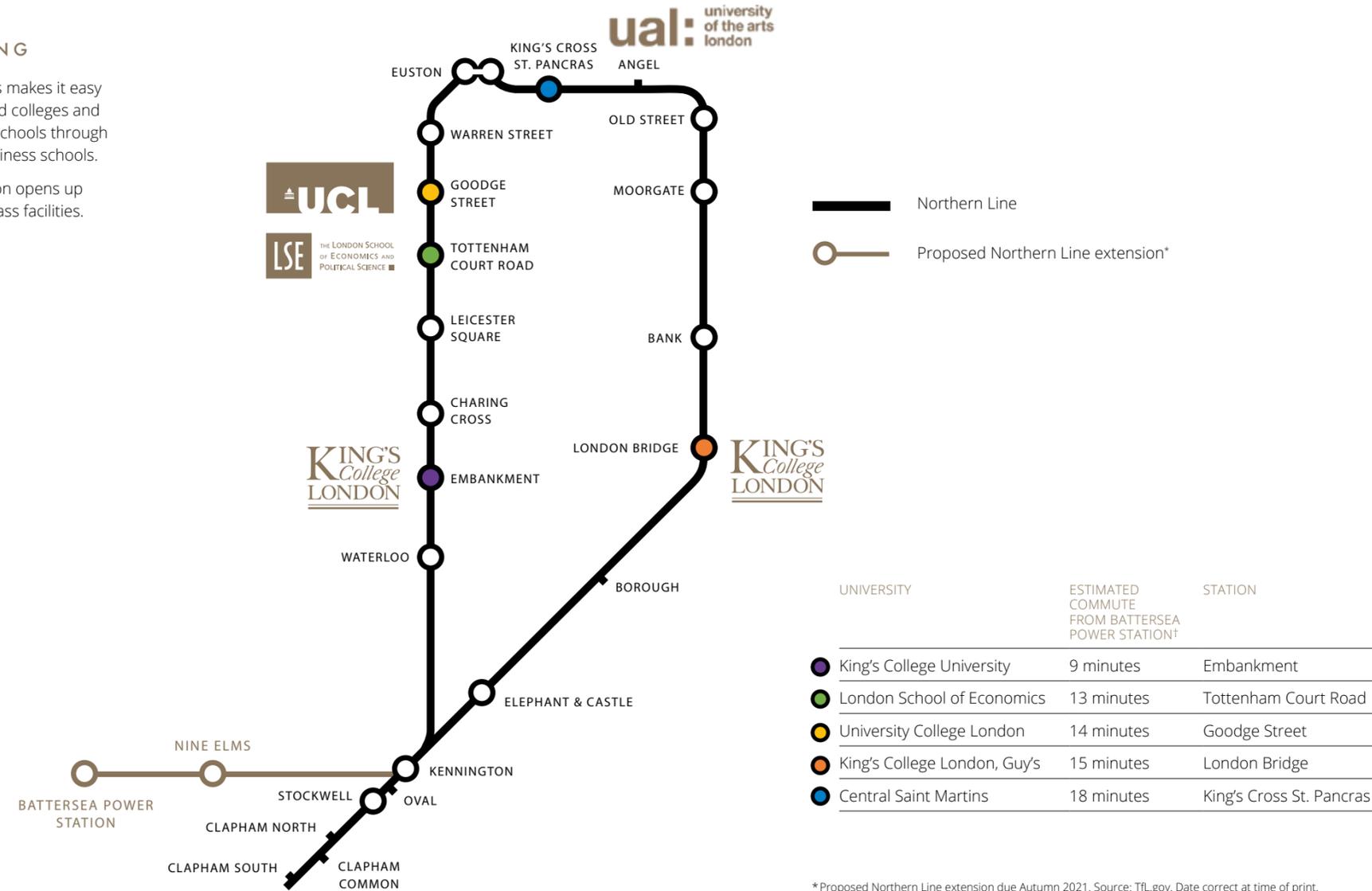
*Upper Park Residences is the ideal location for  
access to world-class teaching and research.*



LIFE-LONG LEARNING

The array of local transport links makes it easy to attend London's highly ranked colleges and universities – from popular art schools through to internationally respected business schools.

The new Northern Line extension opens up quicker connections to world-class facilities.



Universities	📍	🚗	🚆	🚶
Chelsea College of Arts	1.6 miles	8 minutes	20 minutes	30 minutes
London College of Communication	2.5 miles	13 minutes	25 minutes	50 minutes
Imperial College London	2.7 miles	18 minutes	23 minutes	50 minutes
Royal Academy of Arts	2.7 miles	15 minutes	23 minutes	54 minutes
London South Bank University	2.8 miles	14 minutes	18 minutes	54 minutes
Royal College of Art	2.8 miles	15 minutes	20 minutes	56 minutes
European School of Economics	3.3 miles	20 minutes	27 minutes	1 hour +
King's College London	3.5 miles	19 minutes	28 minutes	1 hour +
London School of Economics	3.7 miles	17 minutes	32 minutes	1 hour +

Internationally acclaimed schools, colleges and universities are within easy reach.



Photography of the King's College London.

Times shown from existing stations as of May 2021. Sources: tfl.gov.uk and Google maps.

## FIRST-CLASS SCHOOLS

Some of the area's best independent and state schools are found close to Prince of Wales Drive. Across Battersea Park or over the river are excellent education facilities for all age groups. With a high number of Ofsted-rated Outstanding early years and secondary schools nearby, Upper Park Residences is the perfect choice for young families.



Map is not to scale. Locations are approximate.



## UPPER PARK RESIDENCES

### Primary Schools

	📍	🚗	🚆	🚶	Ofsted Rating <sup>†</sup>	
1	Newton Preparatory School	344 ft	—	—	2 minutes	ISI
2	St Mary's Catholic Primary School	0.1 mile	—	—	2 minutes	Good
3	St George Church of England School	0.5 mile	10 minutes	—	10 minutes	Good
4	Parkgate House School	1.5 miles	9 minutes	16 minutes	30 minutes	Good
5	Thomas' School	1.6 miles	11 minutes	21 minutes	28 minutes	Outstanding
6	Knightsbridge School	1.8 miles	9 minutes	21 minutes	37 minutes	ISI
7	Falkner House School	2.4 miles	12 minutes	23 minutes	45 minutes	ISI
8	Glendower Preparatory School	2.4 miles	12 minutes	28 minutes	47 minutes	ISI

### Primary & Secondary Schools

9	Centre Academy	2.1 miles	14 minutes	16 minutes	43 minutes	Good
10	Westminster School	2.3 miles	11 minutes	27 minutes	44 minutes	ISI
11	International Community School	3.7 miles	20 minutes	33 minutes	1 hour +	
12	Southbank International School	4.9 miles	26 minutes	24 minutes	1 hour +	Outstanding

### Secondary Schools

13	Harris Academy	0.8 mile	4 minutes	9 minutes	16 minutes	Outstanding
14	Lilian Baylis Technology School	1.5 miles	5 minutes	12 minutes	28 minutes	Outstanding
15	Thames Christian College	1.7 miles	10 minutes	14 minutes	32 minutes	ISI
16	Emanuel School	1.8 miles	15 minutes	20 minutes	49 minutes	ISI
17	City of London School	4.4 miles	25 minutes	36 minutes	1 hour +	ISI

Times shown from existing stations as of May 2021. Sources: tfl.gov.uk and Google maps. <sup>†</sup>Source: Reports.ofsted.gov.uk



ST WILLIAM

# DESIGNED FOR LIFE

*Building exceptional places for people to live.*

UPPER PARK RESIDENCES



Photography of Central Gardens, Prince of Wales Drive.

## CREATED BY: ST WILLIAM

## OUR DIFFERENCE

St William is a joint venture between Berkeley Group and National Grid.

Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space.

The term 'landscape' comes from two words meaning 'to shape a place where people belong'. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful landscaped open spaces give room to breathe and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments.

To pioneer a landscape-led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's wellbeing within that space can be emphasised through positive design.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for everyone.

## DESIGNED FOR LIFE

*At St William, 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 William 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 William 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 William 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 William, 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.

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.



Photography of 8th floor roof terrace, Prince of Wales Drive.



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

### 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 Prince of Wales Drive.

### 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 Prince of Wales Drive, we have created natural habitats that encourage wildlife to flourish. We are working with Charnwood and Gillespies to engage residents in the natural landscapes that we have created.

This is how we are ensuring sustainability at Prince of Wales Drive.

### 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 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 Prince of Wales Drive we have planted trees, shrubs and flower beds to help create a cleaner air environment.

### Sustainable transport

Within a short walk to two train stations, bus stops and the new Zone 1 tube coming to Battersea Power Station in Autumn 2021.

We also provide secure cycle storage and car 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 Firstport and residents to ensure the development remains in pristine condition.

### Future-proof design

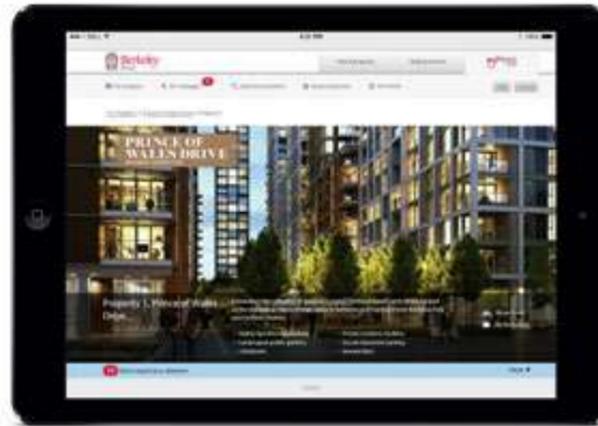
From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



*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.*

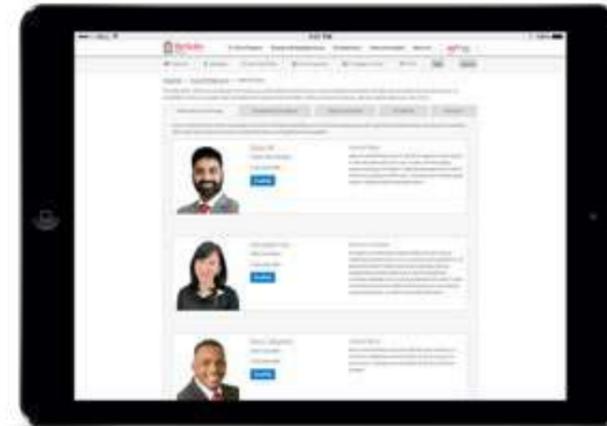
**BUYING MADE EASY**

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**

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.

Sign in by visiting: [berkeleygroup.co.uk/my-home/sign-in](http://berkeleygroup.co.uk/my-home/sign-in)





### BERKELEY FOUNDATION

**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





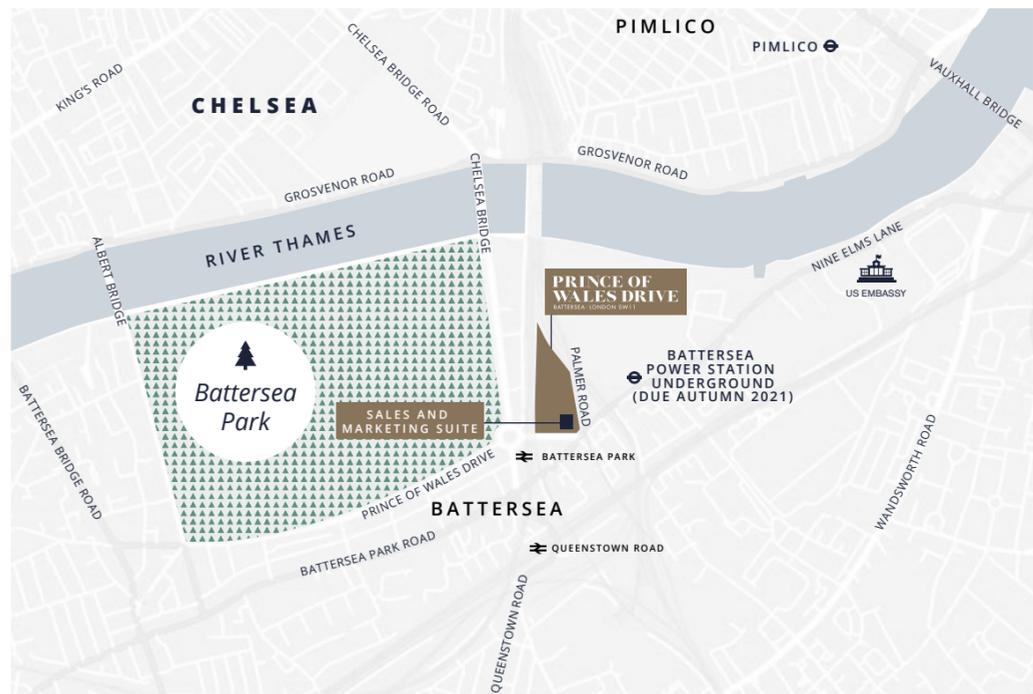
Scan to visit our website

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### UPPER PARK RESIDENCES



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 William 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. Upper Park Residences, Park Central, Park East, Park West and The 1882 Club are marketing names and will not form part of the approved postal addresses. The Gym is commercial property and subject to separate charges for residents. Applicants are advised to contact St William to ascertain the availability of any particular property. 0433/05CA/0521.

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: 2020/3867. Borough/council issuing permission: Wandsworth London Borough Council. Acquiring interest: 999-year leasehold interest from January 2019.



Photography taken at Prince of Wales Drive

