

Travel Times from POWERHOUSE at Chelsea Waterfront

44 minutes to Heathrow	30 minutes to Kew Gardens	19 minutes to Southfields (Wimbledon Tennis)	15 minutes to High Street Kensington	8 minutes to Sloane Square	11 minutes to Knightsbridge	17 minutes to Oxford Circus	18 minutes to Victoria

WALKING DISTANCE#

Imperial Wharf Station	7 mins
Chelsea Harbour Pier	7 mins
Fulham Broadway Station	15 mins

UNDERGROUND STATIONS*

High Street Kensington	15 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#
Imperial College London	30 mins*
Royal College of Art (Kensington)	30 mins*
London College of Fashion (UAL)	32 mins*
King's 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*

walk from Chelsea Waterfront
* from Imperial Wharf Station
^ from Chelsea Harbour Pier
Travel time is estimated.
Sources: tfl.gov.uk and Google Maps.



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CK ASSET HOLDINGS LIMITED

HUTCHISON PROPERTY GROUP (UK) LIMITED
Member of CK Asset Group

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POWERHOUSE

CHELSEA WATERFRONT

FACTSHEET



Computer Generated image is indicative only and may be subject to change.

DESCRIPTION

On the riverfront, in one of the most refined corners of London, a twin-turreted power station that once powered the Underground is re-energised and reimagined to offer a 21st century living experience like no other. A Chelsea original, located in an intimate enclave at the heart of London's most distinguished and elegant Royal Borough, takes on a revolutionary new form, marking the biggest change for the borough in living memory. A story that began more than 100 years ago reaches its natural conclusion. Welcome to the Powerhouse, an exceptionally rare and special collection of 199 apartments embraced by history and glittering with future potential.

LOCATION

Lots Road, London SW10 0QD

LOCAL AUTHORITY

Royal Borough of
Kensington and Chelsea

WORLD CLASS DESIGN TEAM

Architects:
Farrells
Landscape Architects:
Randle Siddeley Associates
Health Club Designer:
KCA International

TENURE

975 year lease (from September 2022)

BUILDING INSURANCE

10 year NHBC warranty

SPECIFICATION

General
- Lifts to all floors
- Secure underground parking
- Bike storage
- Video entry phone

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

Bathrooms
- Fully tiled walls with polished natural and complementary honed stone tiles on floors
- Gessi brushed 316 (or similar) stainless steel brassware

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

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

Flooring
- Hardwood flooring to living/kitchen area
- Carpet to bedrooms

FACILITIES

- 24 hour concierge
- Secure underground parking
- Bike storage
- Electric car charging points
- Health club

ESTATE MANAGEMENT

Estate Managers are employed to provide a 24 hour concierge service as well as security patrols. A CCTV system with a centralised security monitoring facility provides cover for the entire estate.

PARKING

Secure underground parking is available at an additional cost (subject to availability).

SERVICE CHARGES

1. Estimated £9.50 to £11.00 psf per annum.
2. Carpark estiamted at £810 per annum.

COUNCIL TAX

Band F	£1,970.90 per annum
Band G	£2,274.12 per annum
Band H	£2,728.94 per annum

Figures are from GOV.UK website (2022/2023)
For more detailed information, please speak to a Tax Advisor.

TERMS OF PAYMENT

1. A deposit of: £5,000 for properties up to and including £2M and £10,000 or 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.

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

DEVELOPER'S SOLICITORS

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CK ASSET HOLDINGS LIMITED

CK Asset Holdings Limited is a Hong Kong listed company (SEHK:1113), and one of the largest property developers in Hong Kong. As of the end of 2021, The Group net profit earned over HK$21.2 billion. The Group has diverse capabilities with activities encompass property development and investment, hotel and serviced suite operation, property and project management, aircraft leasing, pub operation and investment in infrastructure and utility asset operation. Started from 1998, The Group has a significant presence and proven track record in high-end water-front residential developments across United Kingdom from Albion Riverside to Montevetro.


Computer Generated image is indicative only and may be subject to change.


Note: Some variance occurs between apartments. Please refer to the sales team for individual apartment schedules


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