



Chelsea Walk, Chelsea, London SW10

"56 Premium Quality Residences in one of London's Most Sought-After Locations"



Developer	Thornsett Developments
Designers	Daniel Watney
Local Authority	London Borough of Kensington & Chelsea
Tenure	125-year leasehold
Service Charge	Approx. £1.95 per sq. ft.
Ground Rent	1 bed - £300, 2 beds - £400, 3 beds - £450 (ground rents payable per annum)
Council Tax	£719.42 (Band A – up to and including £40,000) £839.31 (Band B – £40,001 to £52,000) £959.22 (Band C – £52,001 to £68,000) £1,079.12 (Band D – £68,001 to £88,000) £1,318.93 (Band E – £88,001 to £120,000) £1,558.73 (Band F – £120,001 to £160,000) £1,798.54 (Band G – £160,001 to £320,000) £2,158.24 (Band H – in excess of £320,000)

Building Insurance	10 Year Premier Guarantee
Anticipated Completion	December 2011 – April 2012
Floor Area	479 sq. ft. – 1,216 sq. ft.
Price	From £525,000

Development

- The scheme comprises of 56 one, two and three bedroom apartments.
- Situated 5 minute walk from Fulham Broadway station (Zone 2).
- Carefully interior designed to maximise interior light
- High quality finishes throughout.
- Integrated appliances with central heating.

Transportation

Tube Journey Times

- Knightsbridge	3 mins
- Hyde Park Corner	4 mins
- Victoria Station	5 mins
- Piccadilly Circus	8 mins
- Oxford Circus	13 mins
- Bank	22 mins
- Canary Wharf	24 mins
- Stratford (London 2012 Olympics)	34 mins
- Heathrow Airport	38 mins
- Gatwick Airport	41 mins

(times are based on information provided by Transport for London and are based on a good service).

Specification

Apartment Interiors

- Oak floor boards throughout apart from bathrooms
- Walls and ceilings are painted in neutral contemporary colours
- All joinery is primed and decorated with eggshell finish
- Vicaima doors with modern brushed stainless steel handles

Kitchens

- Specifically designed, fully integrated, high quality Leicht kitchens
- Soft close doors and drawers to kitchen units
- Built in stainless steel Siemens appliances, comprising electric oven, microwave and cooker hood (extractor)
- Built in ceramic Siemens electric hob
- Fully integrated Siemens fridge-freezer, dishwasher and washer-dryer
- Waste disposal unit
- Silestone quartz worktop
- Blanco under mounted stainless steel sink with Blanco mixer tap

Bedrooms

- Bedrooms in all apartments have multi-set wardrobes with incorporated lighting

Bathrooms & Shower Rooms

- Laufen wall hung basin with modern chrome mixer tap
- Saneux over-basin mirror cabinet with built in shaver socket

- Laufen wall hung WC with chrome fittings
- Kaldewei baths with modern chrome fittings
- Shower tray with clear glass enclosure
- MHS chrome towel radiator
- Bathrooms are fully tiled

Security

- This development benefits from sophisticated security technology
- All apartments have video entry phones
- Smoke detection and fire alarm system

Heating & Electrics

- Agadon wall hung radiators to upper apartments, under floor heating to garden apartments
- Recessed adjustable down lighters (except where low energy lights fitted), with a halo ceiling in the lounge
- Generous supply of power points, telephone points, TV/FM and digital satellite television points (Sky+ and Hotbird)

Entrance Lobby

- Interior designed lobby
- Specially finished walls are complemented by subtle lighting
- Dedicated post-boxes for each apartment

Gardens & Terraces

- Bespoke contemporary trellis
- Wall mounted lighting to gardens and terraces

- Terms of Payment
- 1. A non-refundable booking deposit of £2,500 is payable on reservation.**
 2. 10% of the purchase price, (less the booking deposit), is required within 14 days of booking and exchange of contracts (this date will be stipulated on the booking form).
 3. Balance 90% of the purchase price payable on completion.
(Please provide ID card / passport copy and two utility bill copies or bank statement copies with buyer's name and address)

Vendor's Solicitors

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