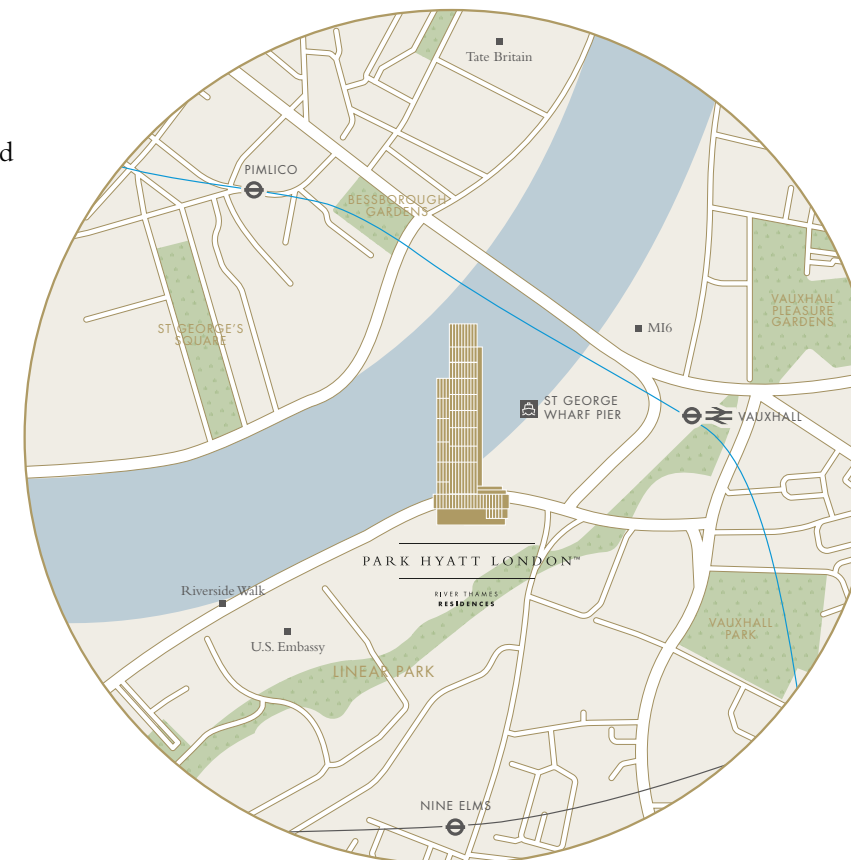




WHERE DESIGN MEETS SPLENDOUR

06

minutes' walk to Vauxhall Station and Nine Elms Station



14

minutes' walk to Tate Britain

12

minutes' drive to Sloane Square

40

minutes' train to Gatwick Airport

AT A GLANCE

DEVELOPMENT NAME Park Hyatt London River Thames Residences	ESTIMATED SERVICE CHARGE (PER ANNUM) £15 per sq ft	TERMS OF PAYMENT AND RESERVATION PROCEDURE 10% payable upon exchange Balance upon completion
LOCATION 1 Nine Elms Lane, London SW8 5NQ	LINEAR PARK Providing a green walk from Vauxhall Bridge to Battersea Power Station, Linear Park will be a publicly accessible park with play areas, sculptured seating and hundreds of new trees.	COUNCIL TAX BANDS (PER ANNUM)* C £812.57 p/a D £914.14 p/a E £1,117.29 p/a F £1,320.42 p/a G £1,523.57 p/a H £1,828.28 p/a
LOCAL AUTHORITY London Borough of Wandsworth	TENURE 999 year leasehold	COMPLETION DATE 2023 Q3-Q4
ARCHITECTS KPF Architects	BUILDING WARRANTY 10 year building warranty plus R&F Properties Group Customer Warranty (this covers the first two years of the ten year policy).	GROUND RENT A peppercorn
LANDSCAPE ARCHITECTS Gillespies/LDA		
INTERIOR ARCHITECTS 1508 London		

This is true elegance, bright and clear spaces that frame the iconic views and make the most of the elevated light. Carefully curated natural materials and soft neutral tones create a warm and comforting haven from the city below.

WHERE SERVICE MEETS STYLE



A-LA-CARTE*

- Childcare service
- Dry cleaning & laundry
- Event & party planner
- Flower service
- In-residence beauty services
- In-residence dining services
- Limousine service
- Private butler
- Private chef
- Room service
- Valet parking

HOUSEKEEPING:

- Housekeeping
- Marble floor polishing
- Carpet & upholstery cleaning
- Bedmaking & cleaning

CARETAKER AND ABSENTEE MANAGEMENT:

- Pre-arrival & Departure preparation
- Weekly inspections

CONCIERGE & FACILITIES

CONCIERGE SERVICES

- 24/7 on-site concierge and security exclusively trained by Park Hyatt
- Bell & doorman service
- Valet parking
- Assistance with travel arrangements
- Reservation privileges for hotel restaurant, bar & spa facilities
- Signing Privileges: Residents are offered the option of a personal account allowing for convenient billing instructions directly to their apartment.

RESIDENTS AMENITIES:

- Exclusive Residence Lounge on Level 19
- Residents will have access to River Park Tower¹ facilities including:
- Residential fitness facilities with river view
- Private Business Lounge
- Children's Playground
- Multimedia Room
- Private Cinema

HOTEL FACILITIES

- Swimming Pool¹
- Fitness Centre¹
- Spa Treatment¹
- Beauty & Salon services¹
- All Day Dining
- Two food & beverage outlets
- Lobby Lounge
- Meeting & events facilities

*At additional cost to Residential Service Charge. The availability and terms of a la carte services may be subject to change and should be referred to in accordance with the contract.

¹Residents will have full access to the swimming pool and fitness centre

²Can be offered at additional cost

³Residents can get access to River Park Tower via level 3 connection bridge in Park Hyatt Hotel, and direct access to the River Park Tower Gym and juice bar.