



# Overview

## DEVELOPMENT NAME

Thames City

## LOCATION

Nine Elms Lane, London SW8

## BUILDING NAMES

No.8, No.9

## LOCAL AUTHORITY

London Borough of Wandsworth

## DEVELOPER

R&F Properties Group in joint venture with CC Land

## ARCHITECT

Skidmore, Owings & Merrill LLP, (SOM)

## LANDSCAPE ARCHITECTS

Gillespies

## INTERIOR DESIGN

HBA Residential  
AB Concept

## APARTMENTS

Beautifully crafted 1, 2, 3, 4 and 5 bed apartments, including penthouses with stunning views of London.

## ESTIMATED SERVICE CHARGE (PER ANNUM)

£7.50 per square foot (estimated).

## LINEAR PARK

Providing a green walk from Vauxhall Bridge to Battersea Power Station it will be a publicly accessible park with play areas, sculptured seating and hundreds of new trees.

## THE 1974 CLUB

### Lounge 39:

Being able to enjoy a drink with friends as the sun sets over an iconic capital city has to be one of life's true pleasures. The private residents' lounge is located in Building No.8.

### Amenities:

- Gymnasium
- 30m swimming pool and spa
- Spa and treatment room
- Cinema room
- Art gallery
- Private dining
- Business centre
- Conference room
- Library
- Podium gardens
- Wellness centre
- Kids' club
- Karaoke Room

## FACILITIES

- 24-hour concierge
- Underground car parking
- Video door entry/intercom to the concierge
- On site security with CCTV footage
- Private residents entrance lobby

## TENURE

999 year leasehold

## COMPLETION DATE

No.8 - Q2 2022

No.9 - Q3 2022

## BUILDING WARRANTY

10 year building warranty plus R&F Properties Group Customer Warranty (this covers the first two years of the ten year policy).

## PARKING

Thames City residents will have the opportunity to use the allocated and valet underground car park. Please speak to a member of the sales team regarding reservations.

## GROUND RENT

1 bedroom	£550 p/a
2 bedrooms	£800 p/a
3 bedrooms	£1,050 p/a
4 bedrooms	£1,300 p/a
5 bedrooms	£1,550 p/a

## TERMS OF PAYMENT

### The apartments:

Reservation fee is £5,000 for 1/2/3 bed apartments.

Exchange deposit is 5% of purchase price less reservation fee, within 21 days of receipt of draft contract by the buyer's solicitor.

A further 5% deposit is payable 3 months after exchange.

A further 5% deposit is payable 12 months after exchange with balance on completion.

### Sky collection:

Please speak to a member of the sales team with regards to the reservation process.

## COUNCIL TAX BANDS (PER ANNUM)\*

C	£773.42 p/a
D	£870.10 p/a
E	£1,063.46 p/a
F	£1,256.82 p/a
G	£1,450.17 p/a
H	£1,740.21 p/a



## CONTACT US

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## VISIT US

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A development by:



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The particulars in this document are indicative and are prepared for the guidance only of prospective owners, tenants and occupants. They are intended to give a fair overall description of the property but do not constitute a warranty or representation or form part of an offer or contract. Any information contained herein (whether in text, plans, photographs or computer-generated images) is given in good faith and should not be relied upon as being a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. All furnishings, wallpaper, curtains and pendant lighting are for illustrative purposes only. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Thames City is a marketing name and will not necessarily form part of the approved postal address.

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# THAMES CITY

LONDON SW8

\* Source: www.wandsworth.gov.uk 2021/2022



# A new city is taking shape

Step inside this luscious and luxurious fresh district of London, with three stunning residential towers at its helm, set to become the new favourite landmark on the London skyline. Twelve buildings in total provide beautiful apartments with private luxury amenities, incredible retail plus exquisite dining experiences.

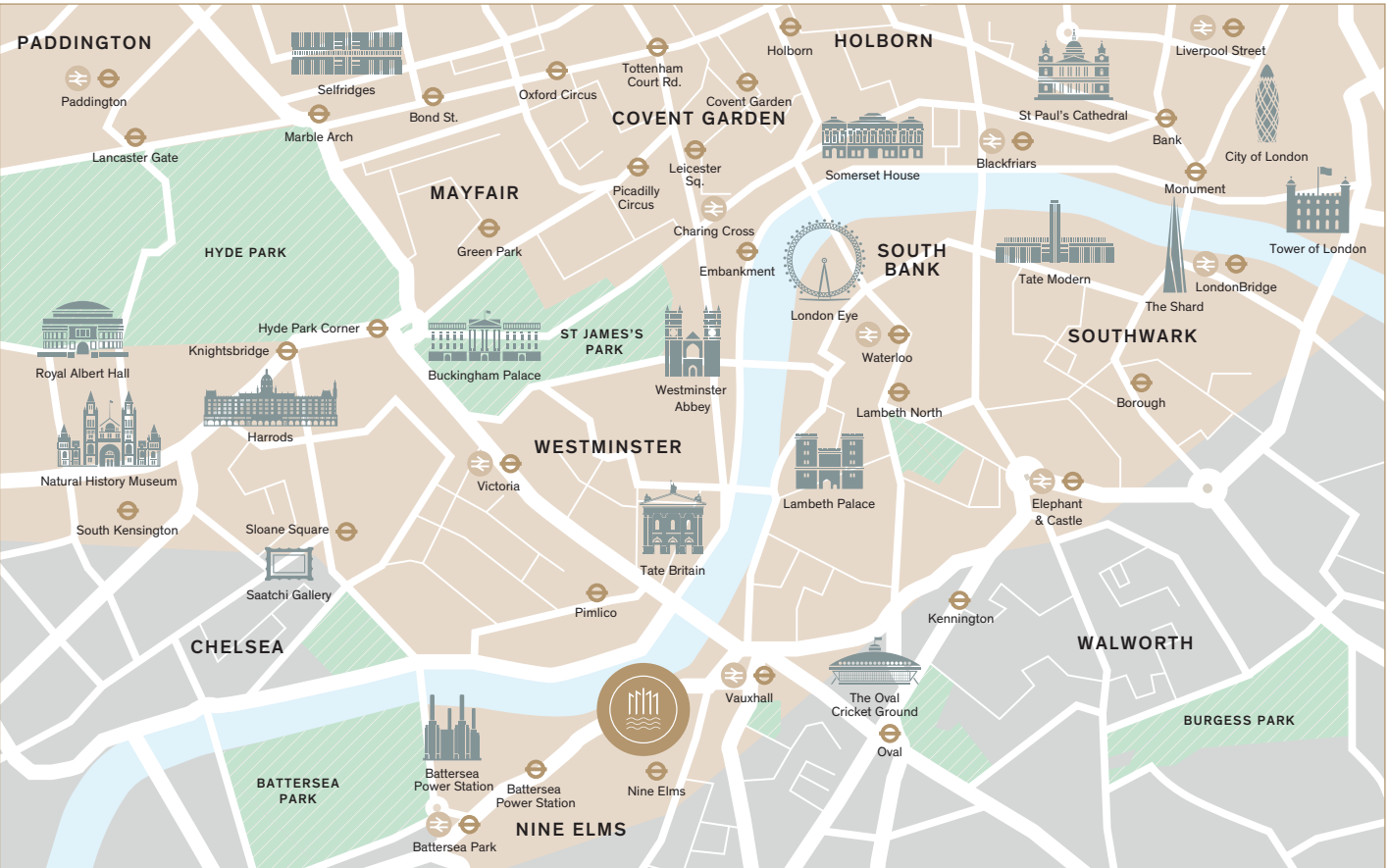
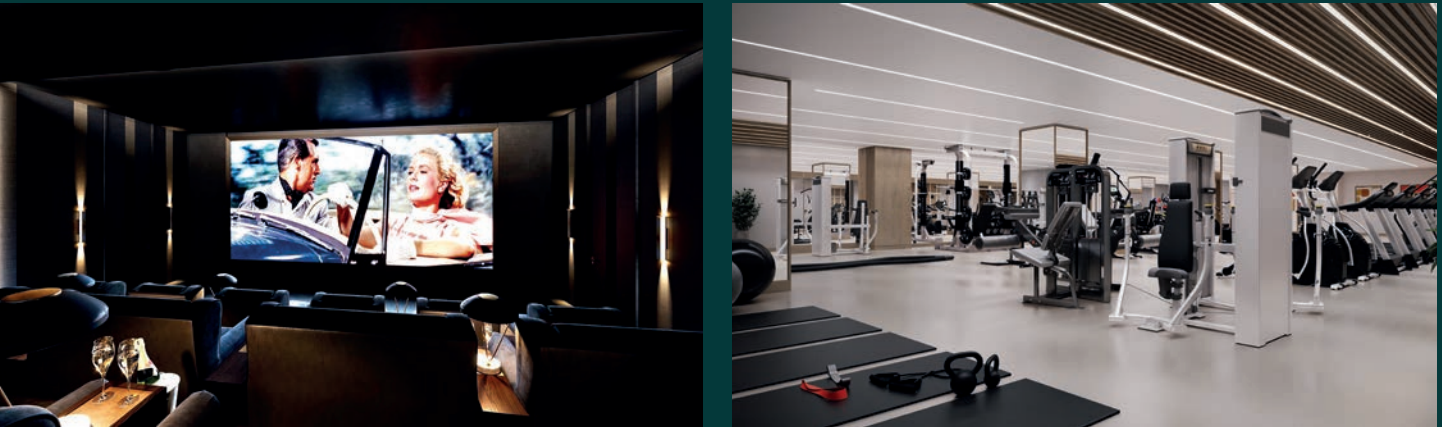


## Why buy here

- Thames City offers best in class design with an internationally renowned group of designers including Gillespies, SOM, AB Concept and HBA.
- Green spaces including an expansive Linear Park will provide residents and the local community with opportunities to meet, dwell and congregate.
- Thames City has a lot to offer including a wellness clinic, office and retail units as well as residents' car parking spaces.
- Nine Elms is the most ambitious regeneration project undertaken in London for decades. Taking advantage of its prime central and riverside location, it will completely transform the area.
- From The Battersea Nursery and Pre-School right through to Lambeth College and International Cambridge College, education for all ages is right on your doorstep at Thames City.
- Located in Zone 1, Nine Elms tube station is a three-minute walk and Vauxhall tube and mainline stations are a five-minute walk away.

# The 1974 Club

The wide selection of amenities on offer at Thames City make up The 1974 Club. The amenities, designed exclusively for residents, are inspired by meadow spring waters, mountain fresh air and the restorative powers of the natural world.



London and international travel is easy with multiple transport links on your doorstep and popular destinations accessible by foot.

BY TAXI	BY TUBE & RAIL	TO AIRPORTS	BY RIVER BOAT
1 MINUTE WALK FROM THAMES CITY	3 MINUTES WALK TO NINE ELMS STATION	6 MINUTES WALK TO VAUXHALL STATION	7 MINUTES WALK TO ST GEORGE WHARF PIER
SLOANE SQUARE 20 MINS	WATERLOO 4 MINS	CITY AIRPORT 34 MINS	WESTMINSTER 10 MINS
KING'S ROAD 24 MINS	EMBANKMENT 6 MINS	HEATHROW TERMINALS 2 & 3 36 MINS	EMBANKMENT 14 MINS
SOMERSET HOUSE 28 MINS	CHARING CROSS 7 MINS	GATWICK 39 MINS	BANKSIDE 22 MINS
PICCADILLY CIRCUS 29 MINS	LEICESTER SQUARE 9 MINS	HEATHROW TERMINALS 5 43 MINS	LONDON BRIDGE 26 MINS
COVENT GARDEN 30 MINS	TOTTENHAM COURT ROAD 10 MINS	HEATHROW TERMINALS 4 46 MINS	CANARY WHARF 40 MINS
NEW BOND STREET 34 MINS	EUSTON 14 MINS	STANSTED 68 MINS	

Times are approximate only, Times courtesy of tfl.gov.uk and Citymapper