



## 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

### APARTMENTS

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

### ESTIMATED SERVICE CHARGE (PER ANNUM)

£9.50 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



### VISIT US

R&F Nine Elms Marketing Suite  
Unit 2, St George Wharf  
London SW8 2LE

A development by:



Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. Any photography/computer generated images of views are provided as a guide only. As with any London development there may be ongoing planning matters and consents that could result in these views changing over time. Please speak to your solicitor to whom full details of any neighbouring schemes will be available. It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. Purchasers must satisfy themselves by inspection or otherwise. The internal layouts and the terrace pools to the apartments are subject to planning.

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.

Designed and produced by Identity. identity-design.co.uk

© September 2021



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.

All life interconnects through a heavenly stream of lush parks, intimate green courtyards and enchanting city squares. This is Thames City. An astonishing development that brings inventive contemporary living and delightful green environments to a historic London location, with a vibrant and varied past.

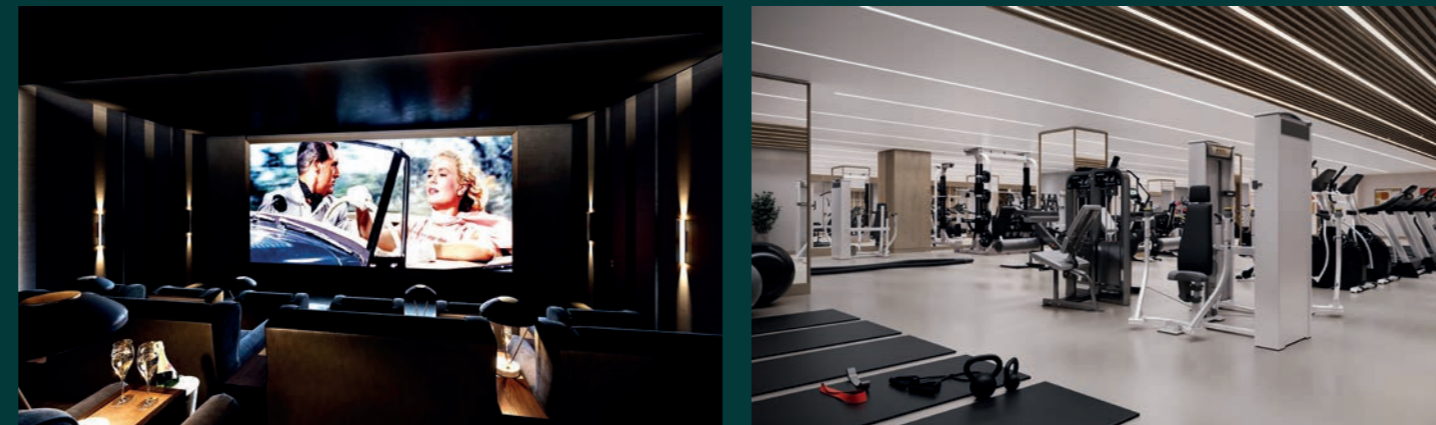


## Why buy here

- 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
<b>1</b> MINUTE WALK FROM THAMES CITY	<b>3</b> MINUTES WALK TO NINE ELMS STATION	<b>6</b> MINUTES WALK TO VAUXHALL STATION	<b>7</b> MINUTES WALK TO ST GEORGE WHARF PIER
<ul style="list-style-type: none"> <li>SLOANE SQUARE 20 MINS</li> <li>KING'S ROAD 24 MINS</li> <li>SOMERSET HOUSE 28 MINS</li> <li>PICCADILLY CIRCUS 29 MINS</li> <li>COVENT GARDEN 30 MINS</li> <li>NEW BOND STREET 34 MINS</li> </ul>	<ul style="list-style-type: none"> <li>WATERLOO 4 MINS</li> <li>EMBANKMENT 6 MINS</li> <li>CHARING CROSS 7 MINS</li> <li>LEICESTER SQUARE 9 MINS</li> <li>TOTTENHAM COURT ROAD 10 MINS</li> <li>EUSTON 14 MINS</li> </ul>	<ul style="list-style-type: none"> <li>CITY AIRPORT 34 MINS</li> <li>HEATHROW TERMINALS 2 &amp; 3 36 MINS</li> <li>GATWICK 39 MINS</li> <li>HEATHROW TERMINALS 5 43 MINS</li> <li>HEATHROW TERMINALS 4 46 MINS</li> <li>STANSTED 68 MINS</li> </ul>	<ul style="list-style-type: none"> <li>WESTMINSTER 10 MINS</li> <li>EMBANKMENT 14 MINS</li> <li>BANKSIDE 22 MINS</li> <li>LONDON BRIDGE 26 MINS</li> <li>CANARY WHARF 40 MINS</li> </ul>

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