
PARK HYATT LONDON™

RIVER THAMES
RESIDENCES



OWN YOUR OUTLOOK

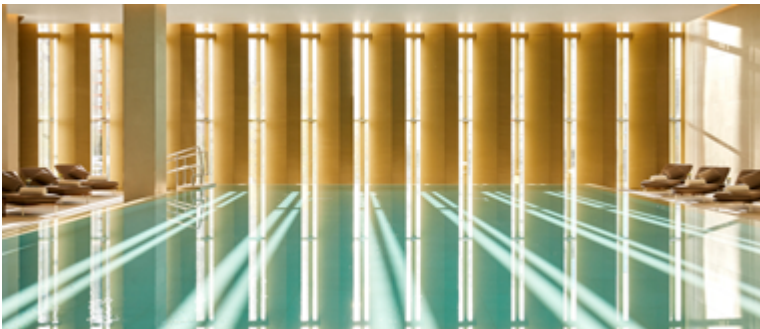


Park Hyatt London Residences - An exclusive collection of 103 one to three-bedroom apartments and penthouses, combining iconic views and the unparalleled service of a world-renowned luxury hotel brand. Located in London's newest neighbourhood, the apartments are located from the twentieth floor to the forty first. With floor-to-ceiling windows, residents can enjoy breathtaking views of the majestic River Thames as it gracefully flows past iconic landmarks, such as the Houses of Parliament, Big Ben, and the London Eye.

AT A GLANCE

DEVELOPMENT NAME Park Hyatt London Residences	LINEAR PARK Spanning 14 acres, Linear Park is a verdant green corridor linking Battersea Power Station to Vauxhall. This landscaped, car-free pathway will feature promenades, trails, and lush gardens, complete with play areas and hundreds of new trees.	ESTIMATED SERVICE CHARGE (PER ANNUM) £14,21 per sq ft
LOCATION 1 Nine Elms Lane, London SW8 5NQ		TENURE 999 year leasehold
LOCAL AUTHORITY London Borough of Wandsworth	THE APARTMENTS Each apartment has been meticulously designed to reflect an understated elegance and refined palette. Oak flooring, plush bedroom carpets, marble and natural stone surfaces create a calm, cohesive palette. Floor-to-ceiling windows maximise light, complemented throughout by thoughtfully placed lighting. Premium details, including bronze satin hardware by Joseph Giles, add subtle sophistication. Every element has been carefully curated to deliver timeless elegance and to maximise the breathtaking views and abundance of natural light throughout.	BUILDING WARRANTY 10 year building warranty
ARCHITECTS KPF Architects		TERMS OF PAYMENT AND RESERVATION PROCEDURE 10% payable upon exchange Balance upon completion
LANDSCAPE ARCHITECTS Gillespies/LDA		GROUND RENT A peppercorn
INTERIOR ARCHITECTS 1508 London		
PROJECT COMPLETION Completed		

WHERE SERVICE MEETS STYLE



Park Hyatt London Residences offers an exceptional living experience with premium services at your fingertips. These services give residents the ease of a five-star hotel from the comfort of their own home.

RESIDENTS ONLY AMENITIES

Exclusive Residence Lounge on Level 19

Residents will have access to River Park Tower facilities including:

Residential fitness facilities with river view

Private Business Lounge

Multimedia Room

Private Cinema

HYATT HOTEL FACILITIES

Swimming Pool

Fitness Centre

Spa Treatment

Beauty & Salon services

All Day Dining

Two food & beverage outlets

Lobby Lounge

Meeting & events facilities

CONCIERGE SERVICES

24/7 on-site concierge and security

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.

CARETAKER AND ABSENTEE MANAGEMENT*

Pre-arrival & Departure preparation

Weekly inspections

A-LA-CARTE*

Childcare service

Event & party planner

Dry cleaning & laundry

Flower service

In-residence beauty services

In-residence dining services

Private butler

Private chef

Room service

Limousine service

Valet parking

HOUSEKEEPING*

Housekeeping

Marble floor polishing

Carpet & upholstery cleaning

Bedmaking & cleaning

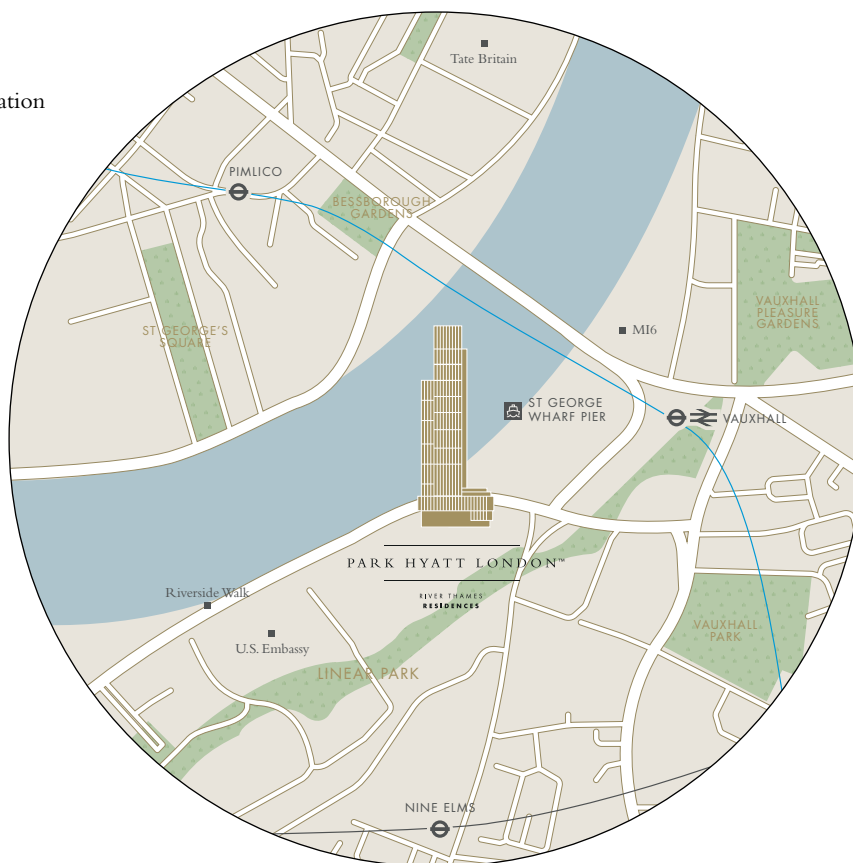
* Additional costs may apply. The availability and terms of a-la-carte services may be subject to change.

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

ON FOOT

5 — 10 MINS

St George Wharf Pier
Brunswick House

7 — 15 MINS

Nine Elms Station
Vauxhall Station

15 — 20 MINS

Tate Britain
The Oval
Battersea Park

TUBE/RAIL

5 — 10 MINS

Victoria
Waterloo
Green Park
Bond Street

10 — 15 MINS

London Bridge
Leicester Square
Paddington
Liverpool Street

20 — 25 MINS

Canary Wharf

CAR

10 — 15 MINS

Sloane Square
King's Road
Somerset House
Piccadilly Circus

15 — 20 MINS

Covent Garden

20 — 25 MINS

New Bond Street

RIVER BOAT

10 — 20 MINS

Westminster
Embankment

25 — 30 MINS

Bankside
London Bridge

45 MINS

Canary Wharf

AIRPORTS

40 — 45 MINS

City Airport
Gatwick

55 — 60 MINS

Heathrow

65 MINS

Stansted

DESIGNED FOR 21ST CENTURY LIVING



ENQUIRE NOW TO BOOK
YOUR PRIVATE VIEWING

1 Nine Elms Lane, London, SW8 5HD
United Kingdom

RiverThamesResidences.com

Disclaimer: London One (River Tower) Ltd is solely responsible for the marketing and sale of the Residences. An affiliate of Hyatt Corporation has granted Developer the right to offer and sell the Residences using the Park Hyatt name and trademarks. Neither Hyatt Corporation nor any of its affiliates is responsible for, or makes any representation or warranty concerning the development, marketing, sale or operation of the Residences.

The structures, materials and recreational features and amenities described and depicted herein are based upon current development plans. Some images featured in this material are an artist's conceptual rendering of the project. The Developer reserves the right to modify, update, alter, delete or change any designs, specifications, dimensions, amenities, brands, fixtures, finishes, equipment, services, and features of this project, without notice and without incurring obligation. Specifications, dimensions, measurements, and other information in this material and other Developer materials are approximate and based upon preliminary designs and drawings and are not intended to form any part of the contract for the sale of an individual residence. Each residence, including square footage, may differ due to variations in construction. All prices for the residences and the prices for the furnishing packages (if any) are subject to change at any time and without notice.

The Residences may open before the adjacent Park Hyatt London River Thames hotel. Until the date that the Park Hyatt London River Thames hotel is fully open: (i) the Residences will not use the Park Hyatt brand or associated trademarks; (ii) there will be no access to the facilities of the Park Hyatt London River Thames hotel; (iii) no services will be provided from Park Hyatt London River Thames hotel (for instance room service); and (iv) Hyatt will have no responsibility of any nature whatsoever for the management of the common elements of the Residences or provision of services to the Residences.