

CENTRAL
AVENUE

FULHAM RIVERSIDE
SW6



CONTEMPORARY.
DESIRABLE.
UNIQUE.

Inspired by the riverside warehouses in this historical area, the stunning red brick and glass façade of the Central Avenue residences is a magnificent statement by London's waterfront. The elegant four and five-bedroom houses – spread across six storeys with a private lift to all floors – share impeccable interior design throughout with an acute attention to detail. With three unique layouts available, Central Avenue offers a choice of home to suit your lifestyle.



SURROUNDING AREA

SOPHISTICATED.
ELEGANT.
VIBRANT.

On the banks of the River Thames, and neighbouring the Royal Borough of Kensington and Chelsea, Fulham Riverside is just a stone's throw from some of London's most sophisticated restaurants, niche boutiques and beautiful parks. This is an area steeped in history and culture, and the bright lights of London's vibrant West End are well within striking distance.



SURROUNDING AREA

EXPERIENCE
LONDON'S
DELIGHTS.

Central Avenue provides the perfect base from which to enjoy all that London has to offer. Unparalleled shopping from Knightsbridge to Bond Street; world-class museums and art galleries; renowned music venues and top West End shows. Nothing is ever far away.



SURROUNDING AREA



Just a few steps from your front door, enjoy your daily jog or a family walk along the Thames Path National Trail. The nearby high-end shops of Sloane Square and chic cafés off the Kings Road also present a welcome distraction, while the neighbourhood's famous sports clubs and cultural institutions offer a wealth of entertainment and leisure pursuits.



SURROUNDING AREA

EMBANKMENT.
WEST END.
THE WORLD.

From Central Avenue it's a quick journey to the theatres of the West End, business in The City and everything else the Capital has to offer. With connections via underground, rail, road and river it's easy to get to wherever you choose to go. And that includes the rest of the world – Heathrow, Gatwick, and London City airports are all within easy reach for business or pleasure.

- | | |
|--------------------------|-----------------------------|
| 1 Buckingham Palace | 13 Harvey Nichols |
| 2 Fulham Palace | 14 Selfridges |
| 3 Houses of Parliament | 15 The Ivy Chelsea Garden |
| 4 Royal Albert Hall | 16 Restaurant Gordon Ramsey |
| 5 Tate Modern | 17 Hurlingham Club |
| 6 Natural History Museum | 18 Chelsea Harbour Club |
| 7 Science Museum | 19 The Queens Club |
| 8 Imperial War Museum | 20 Chelsea FC |
| 9 Trafalgar Square | 21 Fulham FC |
| 10 London Heliport | 22 Eventim Apollo |
| 11 St Paul's Cathedral | 23 King's Road |
| 12 Harrods | 24 The Shard |

By River bus from Chelsea Harbour

Embarkment	London Bridge City	Canary Wharf
22 mins	33 mins	43 mins

From Imperial Wharf station

Clapham Junction	Victoria	Waterloo	Oxford Circus	Euston	Bank
5 mins	21 mins	23 mins	25 mins	30 mins	37 mins

Walking

Imperial Wharf station	Wandsworth Town station	Parsons Green station	Fulham Broadway station	King's Road
11 mins	12 mins	20 mins	22 mins	31 mins

By bus from Fulham Riverside

Wandsworth	Earls Court	Clapham Junction	Putney	Richmond
11 mins	15 mins	17 mins	26 mins	1 hr 9 mins

By car

London Heliport	King's Road	Knightsbridge (Harrods)	Heathrow Airport	Gatwick Airport	London City Airport
6 mins	11 mins	17 mins	42 mins	1 hr	1 hr 2 mins

*Travel times are approximate. Sources: tfl.gov.uk and Maps.google.com

AMENITIES

RELAX.
GO WITH
THE FLOW.

You'll find many ways to enjoy free time at Fulham Riverside, from relaxing in the beautifully landscaped, award-winning gardens surrounding the development, to taking advantage of the first-class amenities available for Central Avenue residents.



AMENITIES



For those of a more active nature, the residents' fitness suite equipped with state-of-the-art apparatus, an outdoor gymnasium and badminton court will ensure you don't need to go far to keep fit. And for added convenience, not to mention peace of mind, an attentive concierge is on hand 24-hours a day to help with day-to-day tasks.

THE INTERIORS

QUALITY.
COMFORT.
INDULGENCE.

Everything about our homes in Central Avenue has a luxurious feel, from the carefully considered quality of the fixtures and fittings, to the impressive flow of generous space. These elegantly crafted interiors weave seamlessly with refined detail for maximum comfort and convenience, creating a home with a difference.



THE INTERIORS

STEP
INTO
LUXURY.

The choice of three unique layouts, together with the flowing open-plan design provides flexible living space for you to arrange beautiful interiors the way you want to. Create areas on each floor to work, play and relax with all the family. Perhaps a library, office, a family area, or an elegant dining room with wet bar to entertain guests?



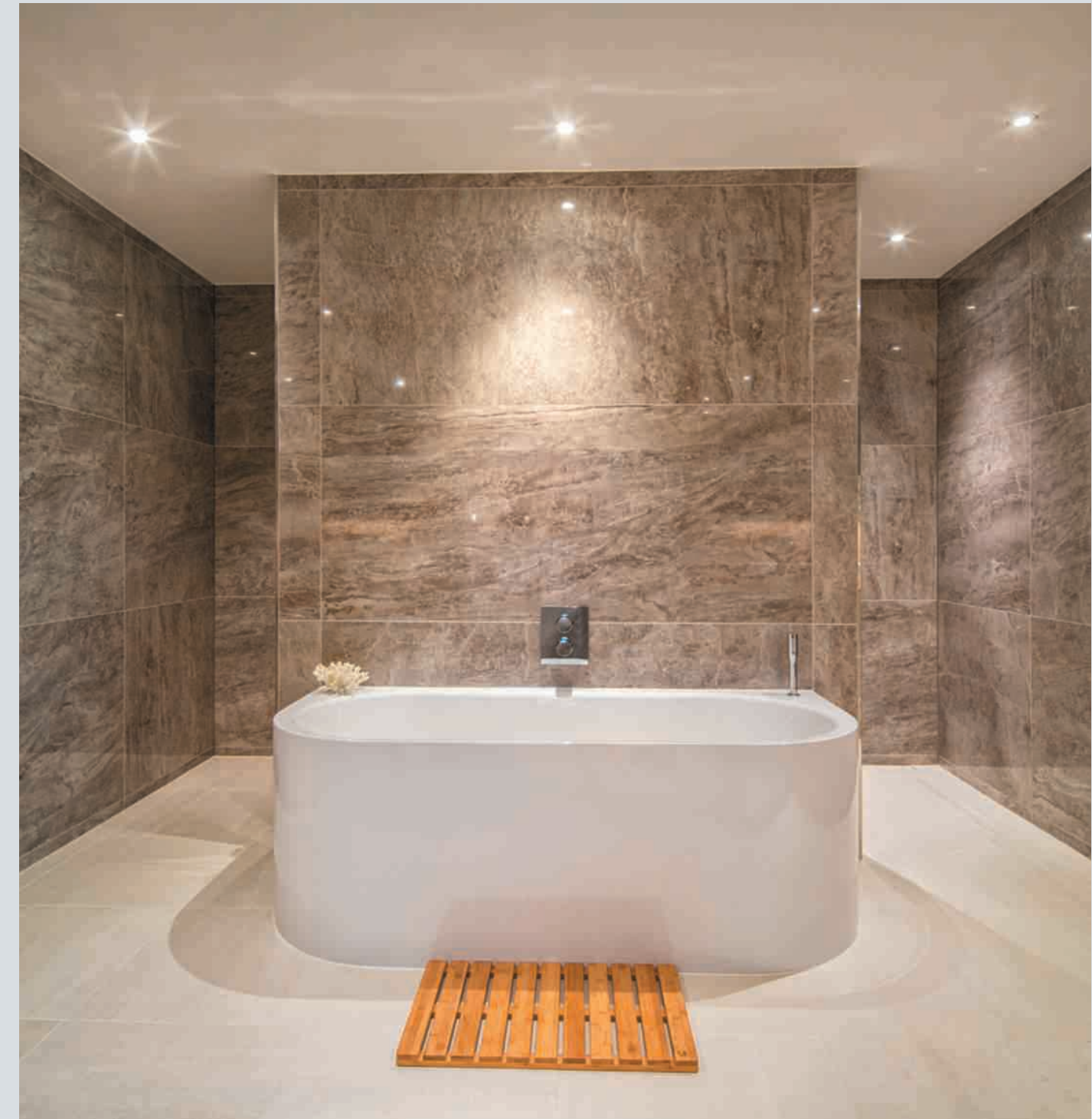
THE INTERIORS



Thoughtful design delivers a number of considerations focused on enhancing daily life at Central Avenue. Sumptuous master bedrooms provide a sanctuary from the hustle and bustle. Seamlessly fitted kitchens with marble counters, bespoke joinery and quality appliances exude refinement. And for extra luxury and convenience, a lift moves you from the secure basement garage to every floor.



THE INTERIORS



An entire floor in each townhouse accommodates the elegant master bedroom, which flows into a spacious en suite with luxurious polished marble and chrome fittings, a walk-in wardrobe and its own private balcony. The remaining double-sized bedrooms are exceptionally spacious, with luxury en suite, or bathroom nearby, so everyone can find their own peace and quiet.

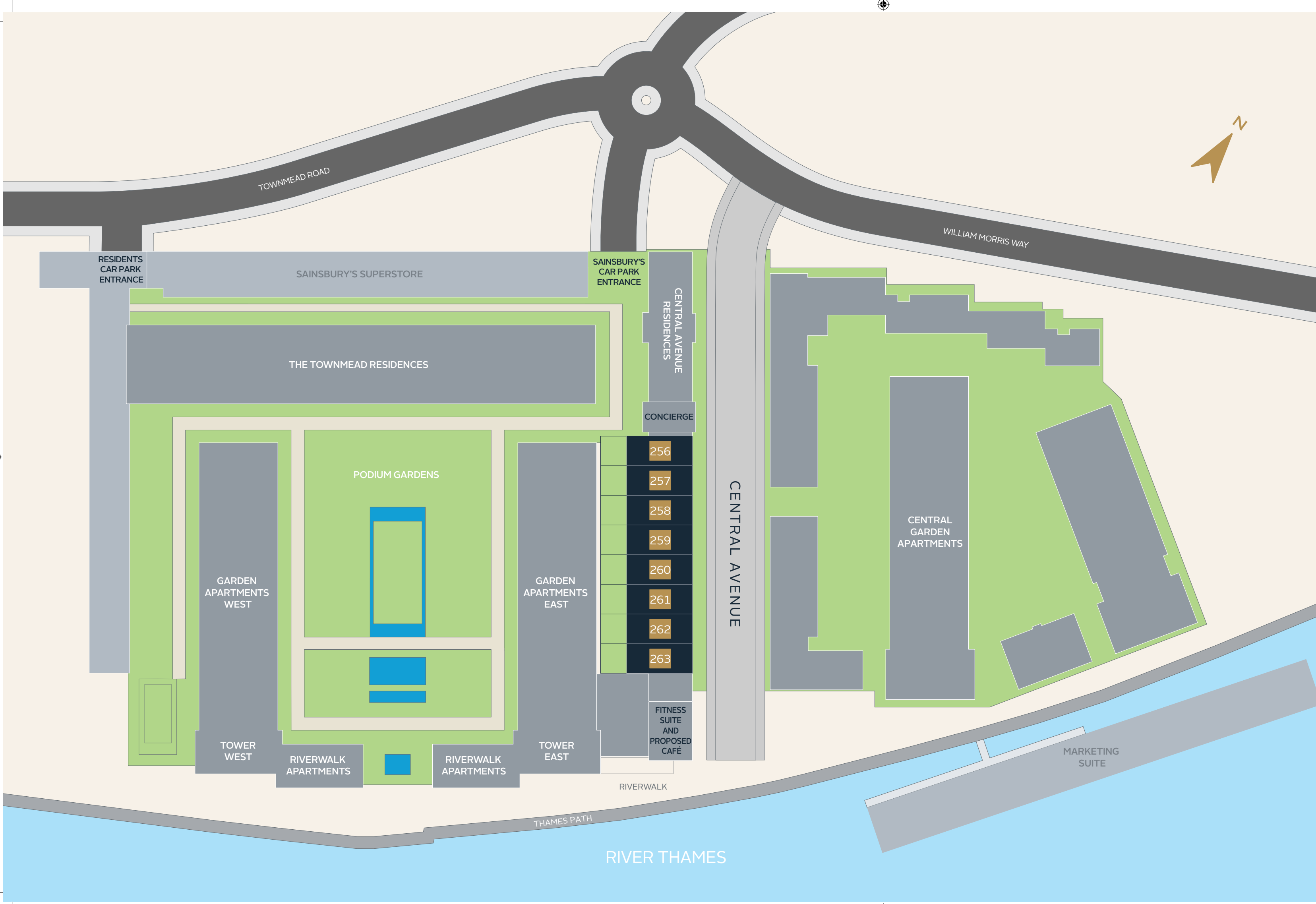
THE INTERIORS

RETREAT
AND
UNWIND.

Open-plan kitchen and dining areas in every house lead to a private patio and garden – an oasis of calm in which to unwind and relax, or to enjoy al fresco dining and entertainment.



THE DEVELOPMENT



Situated at the heart of Fulham Riverside, Central Avenue is ideally placed to make the most of the development's on-site amenities, including the 24-hour concierge and residents-only fitness suite.



Each of the three house types at Central Avenue has its own unique design, providing a choice of layout to suit your lifestyle.

THE ADDISON

The Addison features a spacious open-plan living area across the top floor - great for entertaining guests in style.

THE HOLLAND

The Holland has a self-contained ground floor bedroom suite making it ideal for those who have frequent visitors, extended family or live-in staff.

THE MORGAN

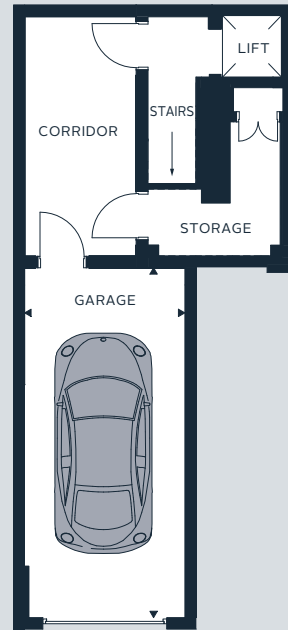
With a large ground floor area, this style is ideally suited for a games room, entertaining or total relaxation.



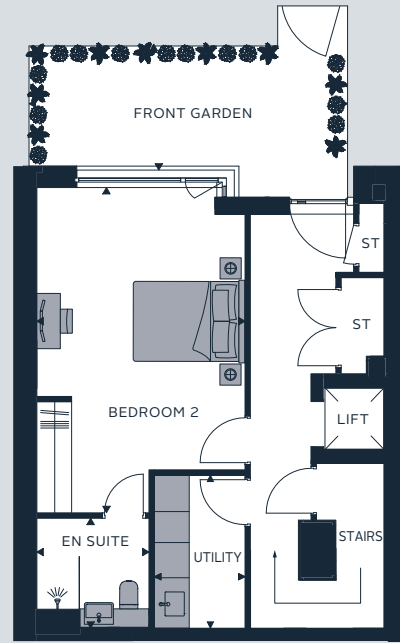
THE ADDISON



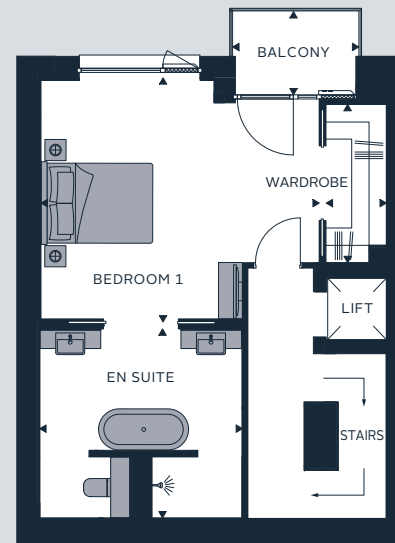
BASEMENT



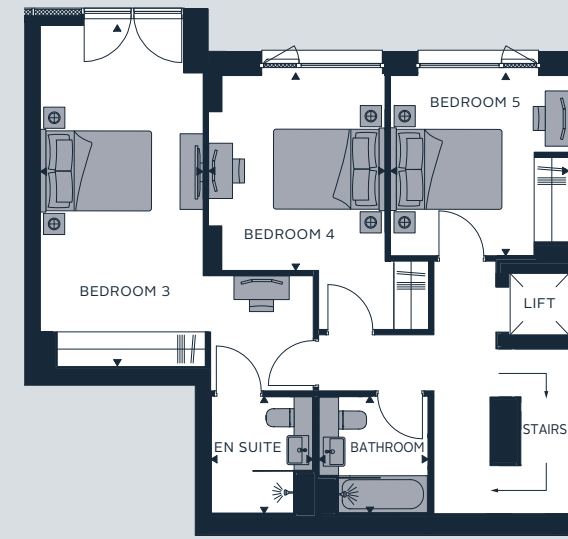
GROUND FLOOR



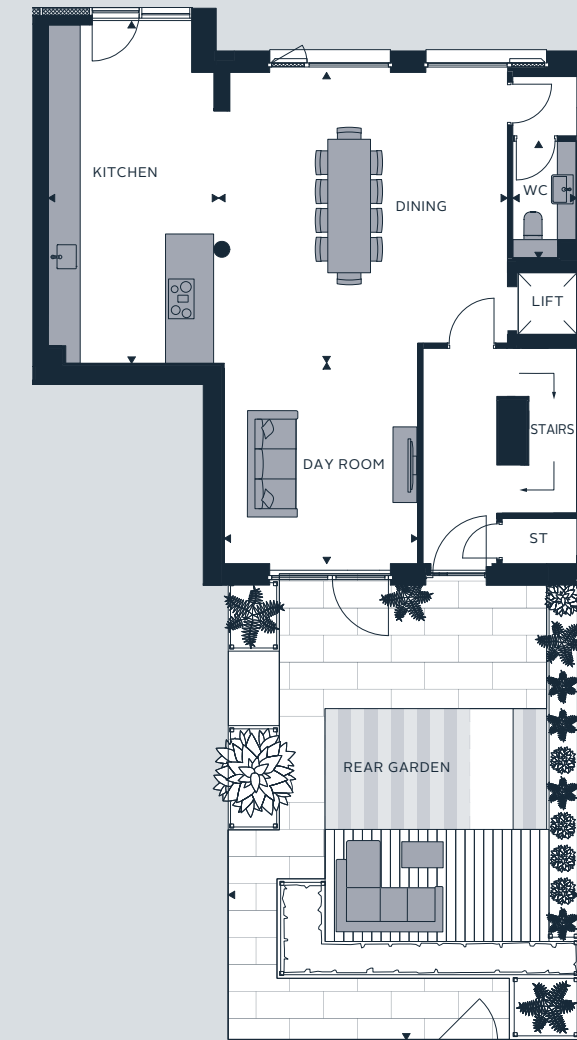
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4



GARAGE 21' 6" x 9' 10" 6,553 x 3,000mm

BEDROOM 2 20' 0" x 12' 10" 6,089 x 3,900mm

EN SUITE 6' 11" x 6' 9" 2,100 x 2,060mm

UTILITY 9' 5" x 5' 7" 2,866 x 1,694mm

FRONT GARDEN 19' 7" x 7' 8" 5,965 x 2,325mm

BEDROOM 1 17' 1" x 15' 0" 5,213 x 4,574mm

WARDROBE 9' 9" x 3' 8" 2,964 x 1,127mm

EN SUITE 12' 6" x 11' 7" 3,800 x 3,540mm

BALCONY 7' 9" x 5' 1" 2,365 x 1,560mm

BEDROOM 3 21' 0" x 10' 0" 6,390 x 3,055mm

EN SUITE 7' 3" x 6' 4" 2,200 x 1,922mm

BEDROOM 4 12' 2" x 10' 10" 3,700 x 3,307mm

BEDROOM 5 11' 3" x 11' 0" 3,420 x 3,345mm

BATHROOM 7' 3" x 6' 9" 2,200 x 2,060mm

KITCHEN 21' 0" x 10' 6" 6,400 x 3,190mm

DINING 17' 9" x 17' 10" 5,410 x 5,438mm

DAY ROOM 12' 4" x 11' 11" 3,762 x 3,630mm

WC 7' 3" x 3' 11" 2,200 x 1,200mm

REAR GARDEN 27' 5" x 21' 3" 8,400 x 6,500mm

LIVING 32' 6" x 29' 7" 9,903 x 9,025mm

TOTAL AREA 3,959.3 sq ft 367.8 sq m

Layouts are indicative and will vary per plot. Please ask your sales adviser for more information.

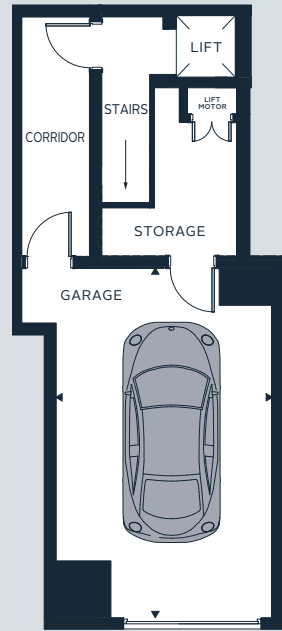
The wet bar area is a customer upgrade and available at additional cost. Plan shows enhanced garden landscaping which is available as a customer upgrade at additional cost.



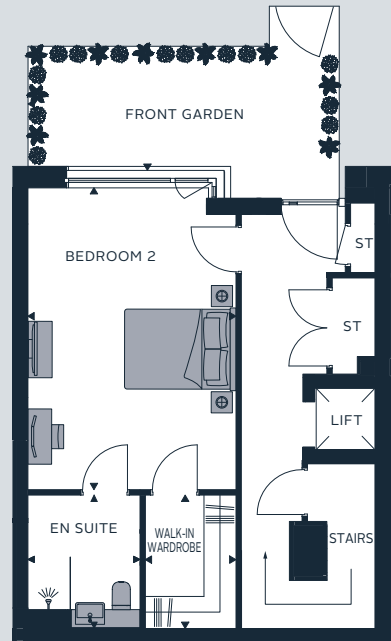
THE HOLLAND



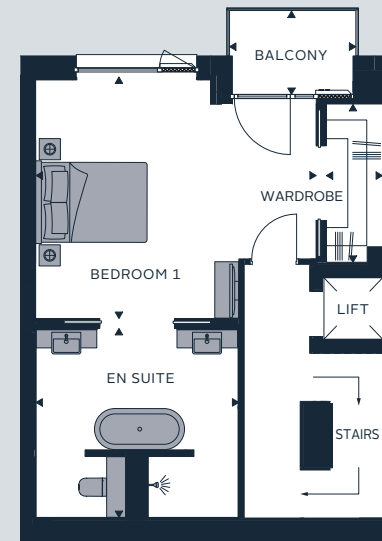
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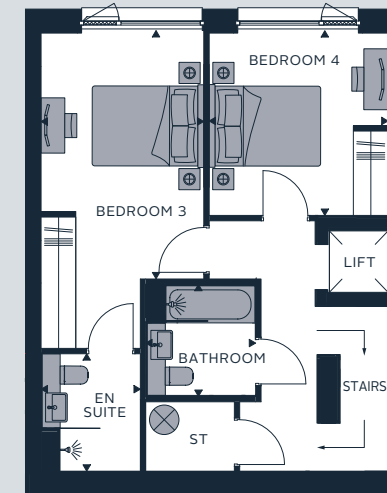
GROUND FLOOR



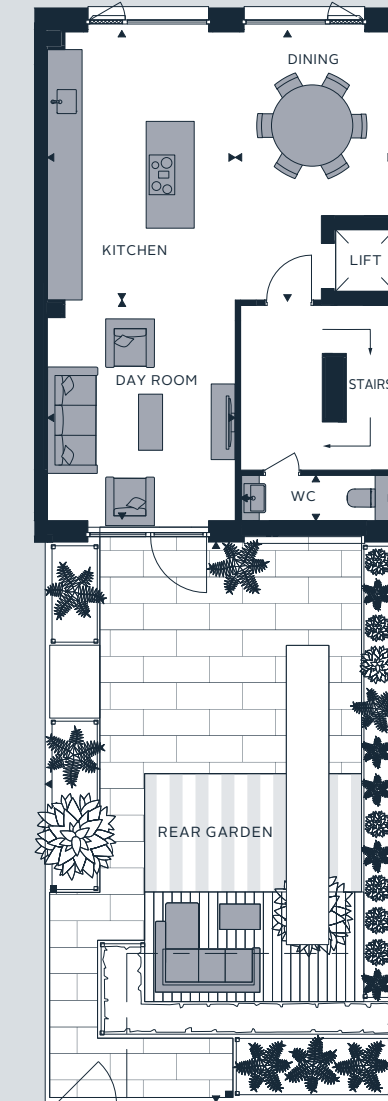
FLOOR 1



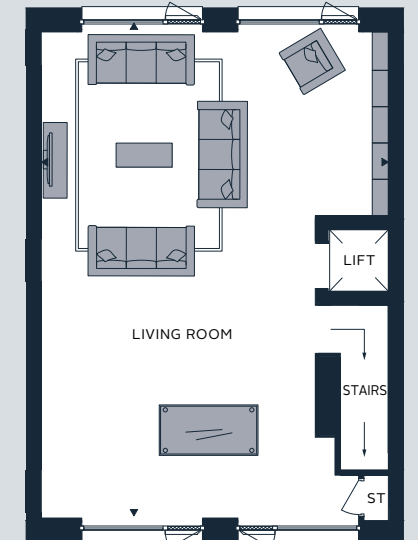
FLOOR 2



FLOOR 3



FLOOR 4



GARAGE – PLOT 258	21' 6" x 13' 4"	6,553 x 4,060mm
GARAGE – PLOT 260	21' 6" x 12' 2"	6,553 x 3,700mm
GARAGE – PLOT 262	22' 5" x 11' 2"	6,842 x 3,410mm

Garage layout from Plot 258

BEDROOM 2	18' 7" x 12' 10"	5,659 x 3,900mm
WALK-IN WARDROBE	8' 2" x 5' 7"	2,500 x 1,701mm
EN SUITE	8' 2" x 6' 11"	2,500 x 2,100mm
FRONT GARDEN	19' 2" x 7' 8"	5,830 x 2,325mm

BEDROOM 1	17' 3" x 14' 10"	5,249 x 4,522mm
WARDROBE	9' 8" x 3' 5"	2,955 x 1,053mm
EN SUITE	12' 6" x 11' 7"	3,800 x 3,540mm
BALCONY	7' 9" x 5' 1"	2,365 x 1,560mm

BEDROOM 3	15' 3" x 10' 0"	4,650 x 3,049mm
EN SUITE	7' 3" x 6' 1"	2,200 x 1,860mm
BEDROOM 4	11' 4" x 11' 0"	3,460 x 3,351mm
BATHROOM	6' 11" x 6' 9"	2,100 x 2,060mm

KITCHEN	16' 7" x 11' 7"	5,047 x 3,519mm
DINING	16' 8" x 9' 9"	5,068 x 2,981mm
DAY ROOM	13' 6" x 11' 7"	4,107 x 3,460mm
WC	9' 5" x 2' 9"	2,922 x 847mm
REAR GARDEN	34' 1" x 21' 3"	10,400 x 6,500mm

LIVING	30' 3" x 21' 4"	9,231 x 6,500mm
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TOTAL AREA – PLOT 258	3,183.6 sq ft	295.8 sq m
TOTAL AREA – PLOT 260	3,183.3 sq ft	295.7 sq m
TOTAL AREA – PLOT 262	3,145.6 sq ft	292.2 sq m

Layouts are indicative and will vary per plot. Please ask your sales adviser for more information.

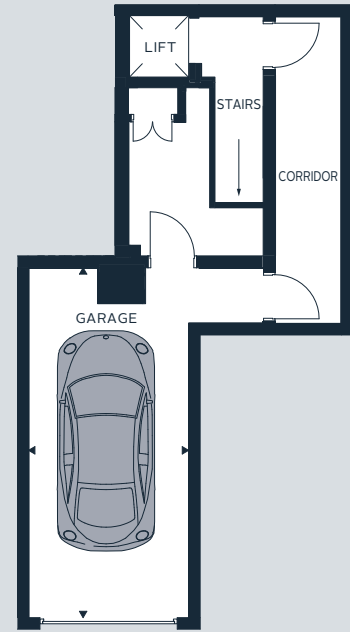
The wet bar area is a customer upgrade and available at additional cost. Plan shows enhanced garden landscaping which is available as a customer upgrade at additional cost.



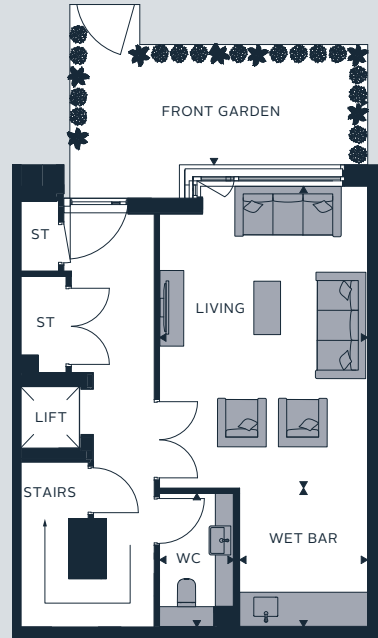
THE MORGAN



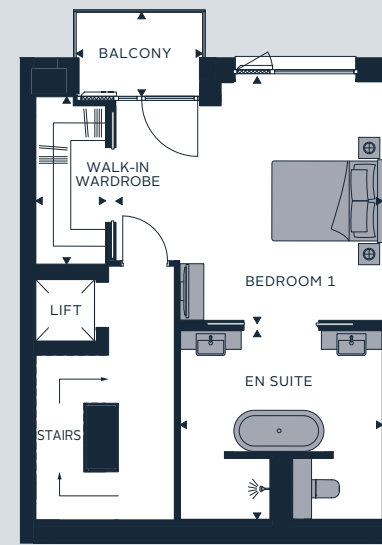
BASEMENT



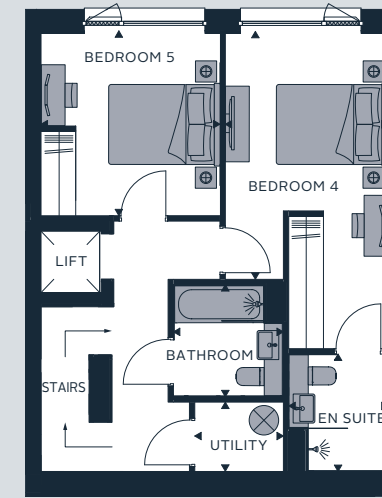
GROUND FLOOR



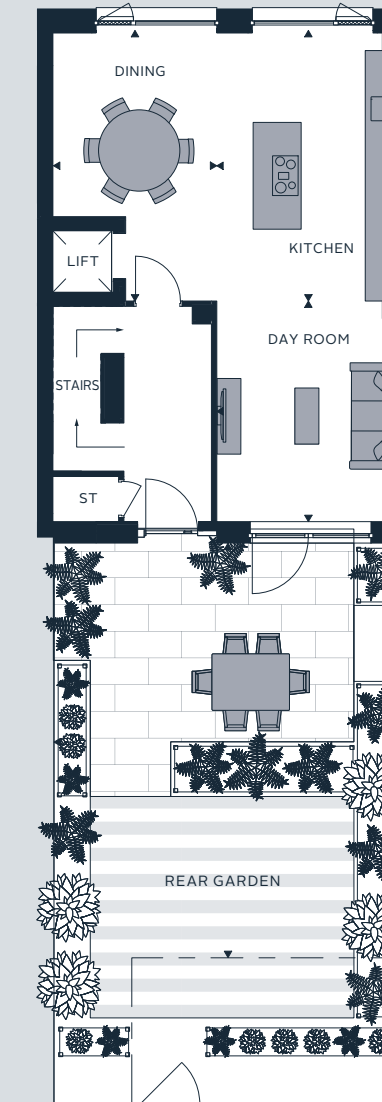
FLOOR 1



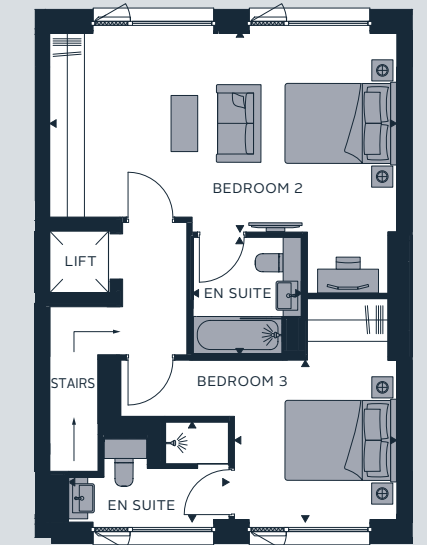
FLOOR 2



FLOOR 3



FLOOR 4



GARAGE – PLOT 257	21' 6" x 9' 10"	6,553 x 3,000mm	LIVING	18' 7" x 12' 10"	5,653 x 3,900mm	BEDROOM 1	16' 5" x 15' 2"	5,002 x 4,622mm
GARAGE – PLOT 259	21' 6" x 9' 11"	6,553 x 3,015mm	WET BAR	8' 6" x 7' 10"	2,600 x 2,398mm	WALK-IN WARDROBE	10' 3" x 4' 4"	3,134 x 1,310mm
GARAGE – PLOT 261	21' 6" x 12' 0"	6,553 x 3,660mm	WC	8' 2" x 4' 7"	2,500 x 1,400mm	EN SUITE	12' 6" x 11' 7"	3,800 x 3,540mm
			FRONT GARDEN	18' 4" x 7' 5"	5,580 x 2,255mm	BALCONY	7' 9" x 5' 2"	2,365 x 1,570mm

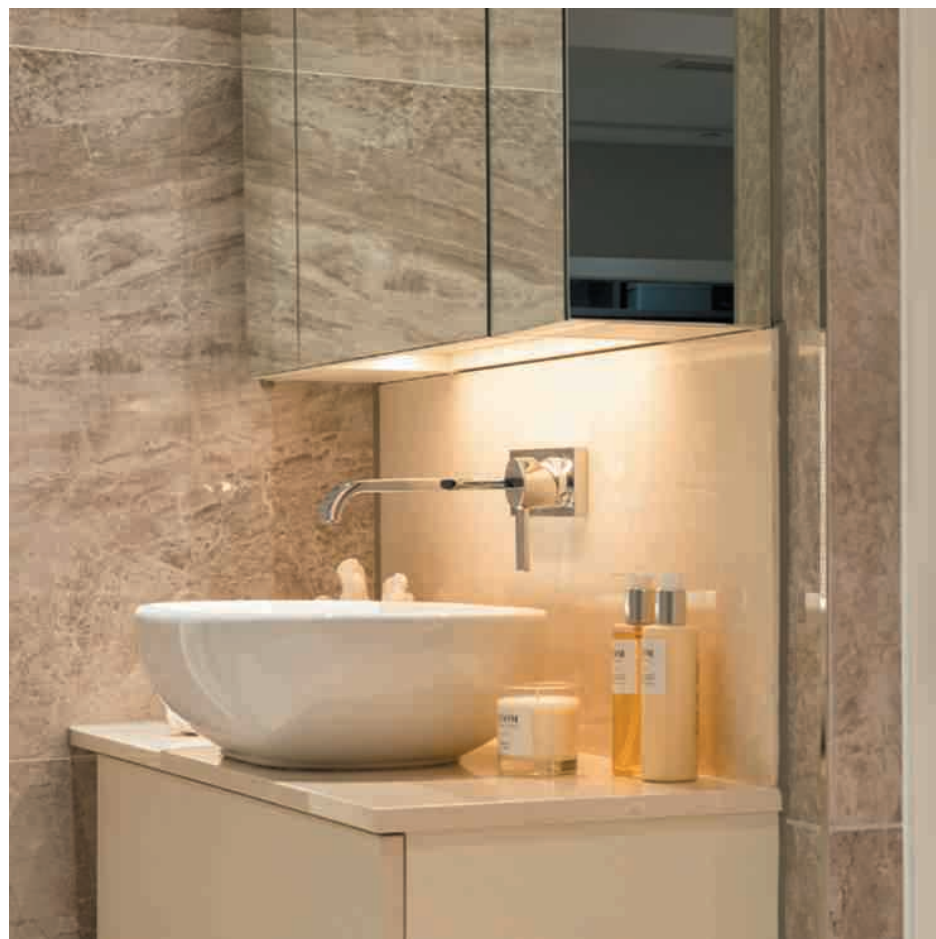
Garage layout from Plot 257

BEDROOM 4	15' 3" x 10' 0"	4,643 x 3,050mm	KITCHEN	16' 8" x 11' 3"	5,068 x 3,430mm	BEDROOM 2	21' 4" x 12' 4"	6,500 x 3,768mm
EN SUITE	7' 3" x 6' 1"	2,200 x 1,860mm	DAY ROOM	13' 7" x 11' 3"	4,132 x 3,430mm	EN SUITE	7' 3" x 6' 9"	2,200 x 2,060mm
BEDROOM 5	11' 4" x 11' 0"	3,463 x 3,350mm	DINING	16' 8" x 10' 0"	5,068 x 3,060mm	BEDROOM 3	10' 0" x 9' 11"	3,043 x 3,032mm
BATHROOM	6' 11" x 6' 9"	2,100 x 2,060mm	REAR GARDEN	34' 1" x 21' 3"	10,400 x 6,500mm	EN SUITE	9' 11" x 6' 2"	3,010 x 1,880mm
UTILITY	5' 5" x 4' 3"	1,660 x 1,295mm						

TOTAL AREA – PLOT 257	3,198.1 sq ft	297.1 sq m
TOTAL AREA – PLOT 259	3,181.5 sq ft	295.6 sq m
TOTAL AREA – PLOT 261	3,194.6 sq ft	296.8 sq m
TOTAL AREA – PLOT 263	3,182.1 sq ft	295.6 sq m

Layouts are indicative and will vary per plot. Please ask your sales adviser for more information.

The wet bar area is a customer upgrade and available at additional cost. Plan shows enhanced garden landscaping which is available as a customer upgrade at additional cost.



SPECIFICATION

The materials in your townhouse have been meticulously compared and contrasted, then scrutinised again before coming to a final decision. Chosen for everything from light reflectiveness to shape or texture they all come together to make a special space for you to call home.

KITCHEN

- Individually designed handleless kitchens
- Grey Menhir Ceramic kitchen island featuring Miele induction hob, and soft close cupboards
- Grey Menhir Ceramic work surface with stainless steel under mounted sink, brushed chrome kitchen mixer tap, sprayer and separate on-demand boiling water tap
- Dark Ash high-level kitchen cupboards featuring soft close doors and LED underlighting to illuminate the work surface
- Grey tinted mirror splashback
- Miele multifunction steam oven
- Westin Stratus extractor located over induction hob
- Miele integrated refrigerator
- Miele integrated freezer
- Miele integrated dishwasher
- Miele integrated combi microwave
- Miele warming drawer
- Wine fridge

FAMILY BATHROOM

- Contemporary white sanitary ware
- Wall hung WC pan with concealed cistern and soft close seat and cover
- Semi recessed basin
- Porcelain tiling to floor and walls
- White steel enamelled bath with frameless glass bath screen
- Thermostatic controlled two way mixer
- Ladder style chrome heated towel rail
- Silestone worktop and full height upstand
- Mirrored cabinet featuring built in demisters, internal lighting and shaver socket
- Sensowash WC*

MASTER BEDROOM EN SUITE

- Suite includes bathroom and shower room and WC
- Contemporary white sanitary ware
- Freestanding bath with retractable shower hose
- Twin mirrored cabinets featuring built in demisters, internal lighting and shaver socket
- Twin semi recessed basins
- Walk-in shower
- Rain shower ceiling mounted showerhead with thermostatic control and two way diverter with hand shower
- Wall hung WC pan with concealed cistern and soft close seat and cover
- Ladder style chrome heated towel rail
- Large format porcelain tiling to floor and walls

EN SUITE BATHROOMS

- Contemporary white sanitary ware
- Wall hung WC pan with concealed cistern and soft close seat and cover
- Semi recessed basin with chrome mixer tap
- Walk-in shower room featuring thermostatic controlled two way mixer with ceiling mounted rain shower head and hand shower
- Ladder style chrome heated towel rail
- Silestone worktop and full height upstand
- Mirrored cabinet featuring built in demisters, internal lighting and shaver socket
- Large format porcelain tiling to floor and walls

HEATING AND COOLING

- Underfloor heating throughout with individual controls for each room via the home automation system
- Comfort cooling to dining/living room, kitchen, master and second bedroom

BEDROOMS

- Walk-in wardrobe in master bedroom
- Fitted wardrobes with sliding doors to other bedrooms, with internal lighting

GENERAL

- Integral private car garage with remote controlled electric door in basement
- Second underground car parking available by separate negotiation*
- Electric car charging points available by separate negotiation*
- Private lift to all floors
- Private rear garden with paved patio area and separate entrance
- Cedar front entrance door with vision panel
- Private fenced front entrance terrace opening onto Central Avenue
- European Oak grey engineered wooden flooring to entrance hall, kitchen, living and dining room
- Satin white internal doors
- Enhanced garden landscaping available as a customer upgrade at additional cost
- Wet bar available as customer upgrade

ELECTRICAL

- Miele freestanding washing machine
- Miele freestanding tumble dryer
- Brushed stainless steel light switches and socket plates throughout
- LED down lighting throughout with dimmer controls fitted to kitchen, living rooms and bedrooms
- Pendant lighting and chandelier support in living/dining area*
- Home automation system – controlling heating, cooling and lighting to all rooms, plus video access via smart phone application
- Video-entry system
- Sky+, Hot Bird and Arab Sat connectivity (subject to subscription)
- Telephone and CAT6 data points to all living/dining and bedrooms
- Superfast BT and Hyperoptic broadband available to all homes (subject to subscription)

COMMUNAL

- 24-hour concierge service
- CCTV security system coverage
- Access to private landscaped gardens
- Cycle storage facilities available in underground car park
- Private, fully equipped residents' fitness suite

*Additional upgrades available at additional cost by separate negotiation.

THE CAPITAL'S LEADING DEVELOPER

At Barratt London, it's our aim to make the Capital an even better place to live. We are the leading premium residential developer in London, offering over 30 years' experience and unrivalled expertise in the city.

BARRATT LONDON

LANDMARK PLACE
at Tower Bridge EC3



LOMBARD WHARF
London SW11



HAMPSTEAD REACH
London NW11

FULHAM RIVERSIDE AWARDS

UK Property Awards 2013
Five-star winner best mixed-use development (Winner)

Regeneration & Renewal Awards 2013
Finalist – Mixed-use development (Commended)

Evening Standard Awards 2015
(Highly Commended)

Evening Standard Awards 2016
(Highly Commended)

Bali Landscape Awards 2016
Best Landscape awards (Winner)

British Homes Awards 2016
Best Landscape Development (Winner)

About Barratt London

Barratt London is the market-leading residential developer in the Capital. With over 30 years' experience we've helped – literally – shape one of the world's most exciting, diverse and dynamic cities. We've crafted our portfolio to provide homes for all Londoners, from state-of-the-art apartments and penthouses in Westminster to riverside communities in Fulham, and complex, mixed-use regeneration schemes in Hendon.

Five-star home builder

As part of Barratt Developments PLC, Barratt London is incredibly proud to have been recognised as a market leader for quality. We became the first major nationwide house builder to be awarded the maximum five-star rating, every year since 2009, in the annual Home Builders Federation Customer Satisfaction survey. For our customers, this gives peace of mind that when you buy a Barratt London home, you can be confident you are buying a high-quality home and you will receive unbeatable customer service.

Ten-year NHBC Buildmark Warranty

When you move into a new-build home, you expect everything to be pristine and in working order. With a new Barratt London home you can expect it to stay that way, with the ten-year structural NHBC Buildmark Warranty and a two-year fixtures and fittings warranty*.

*First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Your statutory rights are unaffected.

On-site property management

Barratt Residential Asset Management (BRAM) is set up to care exclusively for selected Barratt developments in London. This means when you buy a new Barratt London home (or move into a selected existing one), you have the assurance that the original developer will be around to take care of your home's surroundings long after you've moved in. Our intention is to set new standards by first creating outstanding homes and then managing and maintaining them so they stay that way, for their entire life.

We are the first major residential developer to offer this service and for the fifth year running, Barratt Developments PLC is officially the highest quality major national housebuilder**. Once again, we're proud to have been awarded an exclusive '5 Star Housebuilder Award' by the Home Builders Federation, a major industry body. This coveted accolade is the highest level of certification available from the Home Builders Federation and the result of our positive customer recommendations. The award means that when you buy a Barratt London home you buy with confidence, and can expect the very highest level of customer service.

**Awarded to Barratt Developments PLC brands. We are the only 5 Star accredited national housebuilder in the Home Builders Federation Customer Satisfaction Survey and have more National House Building Council Quality Awards than any other.

THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all Home Builders registered with the UK’s main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders.

For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



CONTACT DETAILS

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part of Barratt Developments PLC

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fulhamriverside@barratlondon.com

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Fulham
London SW6 2GS

NOTICE

Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our show homes and in our show home photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Floorplans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Some floorplans may be handed (or mirror versions) depending on the selected plot number. Please ask your sales advisor for clarification. They are subject to change from time to time without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or warranty unless specifically incorporated into the contract. Specification may be subject to change as necessary and without notice. Please ask your Sales Advisor for the current specification. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Please ask our Sales Advisor for details of the treatments specified for individual homes. Travel times are approximate and sourced from tfl.gov.uk and maps.google.com. The development name; Central Avenue and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of going to print February 2017.

