
ARTISI

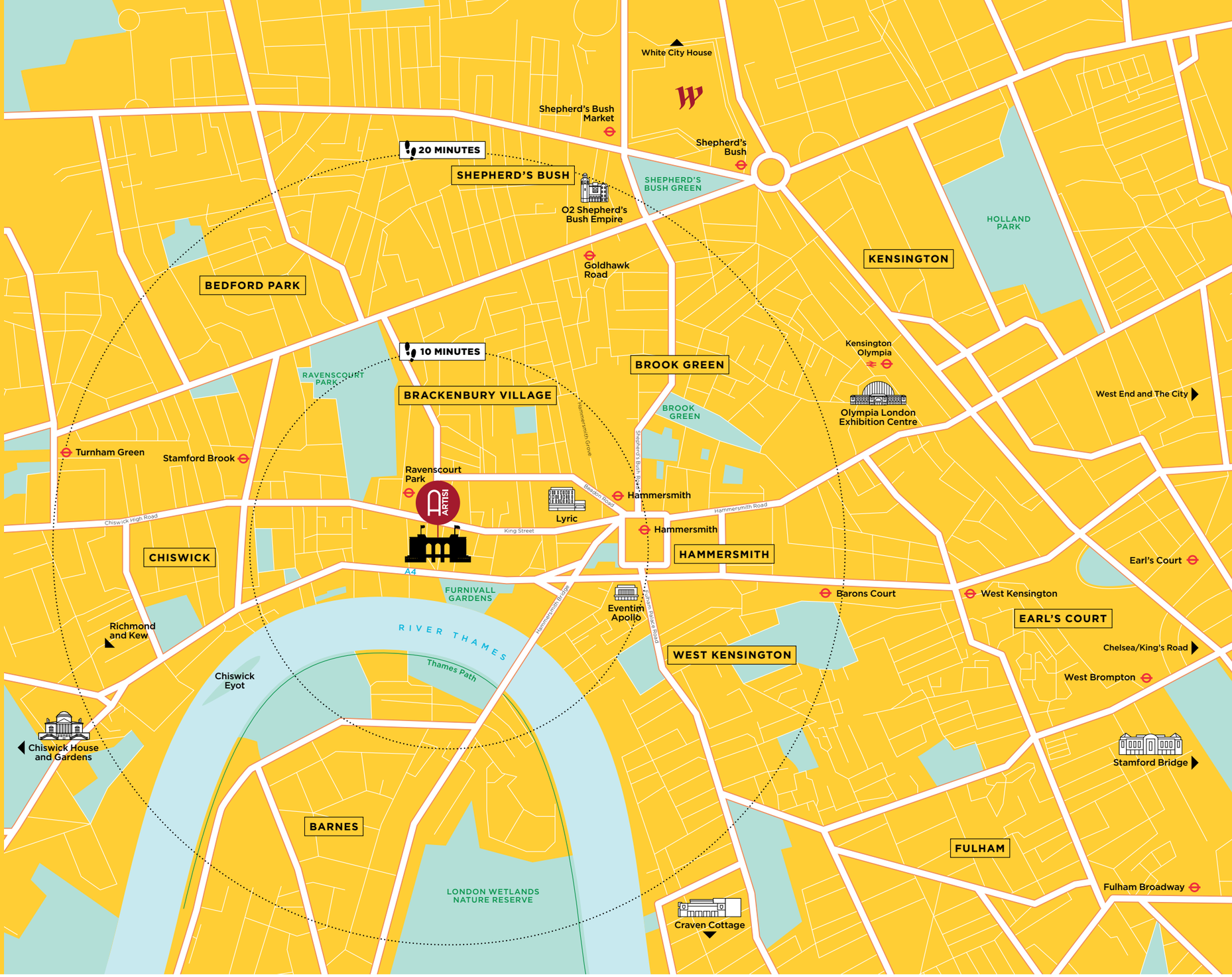
Welcome to Artisi

Introducing Artisi, an intimate collection of thoughtfully curated apartments set within the vibrant, dynamic backdrop of the Civic Campus masterplan designed by world-renowned architects RSHP.

Centred around the restoration of the Grade II listed building, this West London neighbourhood will return the iconic Hammersmith Town Hall to its former glory, creating a vibrant and inspiring community.

WEST END LIVING

Only four minutes walk to Ravenscourt Park and ten minutes walk to Hammersmith tube station that benefits from four tube lines in, out and around the city, commutes to the West End and the City are a breeze, while Knightsbridge's elegant streets and the vibrant bars of Soho and South Kensington's cultural delights are all just moments away.



ARTISI	EARL'S COURT	WHITE CITY	SOUTH KENSINGTON	CLAPHAM JUNCTION	KNIGHTSBRIDGE	PADDINGTON STATION	GREEN PARK	VICTORIA STATION	LONDON HEATHROW AIRPORT	WATERLOO STATION	KING'S CROSS & ST PANCRAS INTERNATIONAL	LIVERPOOL STREET
	11 MINUTES *By tube*	**13 MINUTES** *By tube*	**17 MINUTES** *By tube*	**18 MINUTES** *From Kensington (Olympia) Overground*	**19 MINUTES** *By tube*	**20 MINUTES** *By tube*	**22 MINUTES** *By tube*	**23 MINUTES** *By tube*	**26 MINUTES** *By car*	**30 MINUTES** *By tube*	**31 MINUTES** *By tube*	**37 MINUTES** *By tube*

Travel times calculated as fastest times from *google.com/maps*.
Tube and bus travel times calculated from *tfl.com* (5pm BST).

The masterplan



On the site of the historic Hammersmith Town Hall, a pioneering new place is taking shape.

The bold Civic Campus vision by London Borough of Hammersmith & Fulham, brought to life by award-winning architects RSHP, will return the historic town hall building to the heart of Hammersmith and deliver thoughtfully designed homes, dynamic workspace, vibrant new retail opportunities for local businesses and engaging recreation and public spaces to inspire and enrich the whole community.

Civic Campus is a symbol of inspiration and aspiration; a world-class destination that represents a big vision for everyone within, and beyond, our community.

CGIs are indicative only.
Final specification subject to change.

Open minds. Open spaces.

THE TRANSFORMATION
Celebrating Hammersmith's rich cultural heritage, Civic Campus will breathe life back into this historic location, creating a new and vibrant destination abundant with opportunities for better living, entertainment, education and play.



MUSIC FOR THE SOUL
The new concert and theatre hall with bar and outdoor balcony is just one of many exciting new spaces to enjoy music and the arts, most of which are also available for private event hire.





DRINK AND DINE
Whether it's a morning coffee, alfresco dining with friends or an evening cocktail with river views you desire, Civic Campus has an option for every mood and time of day.

LIGHTS, CAMERA, ACTION
The new boutique five-screen cinema will show an exciting selection of art-house and blockbuster movies for all ages to enjoy, in the welcoming surrounds of a public outdoor piazza with food and drink venues.





THE PIAZZA
'Unity Square', the expansive public outdoor piazza designed by world-renowned landscape architects Gillespies, promises to bring Civic Campus to life with its inclusive seating, staging area for performances and events, café seating areas and welcoming spaces for community daily enjoyment. Unity Square also provides improved pedestrian links to Furnivall Gardens and the Thames riverfront.

Whether it's Wimbledon in summer, music and comedy festivals or a weekly produce market, a curated programme of events ensures this beautiful outdoor square will be the beating heart for residents and visitors alike.

GROW AND INSPIRE
With its innovative and flexible design that encourages enterprise and growth both today and into the future, Civic Campus will become home to a range of local start-up and entrepreneurial businesses, while providing art studios for creative businesses and study space for young people.



Great minds. Thinking alike.

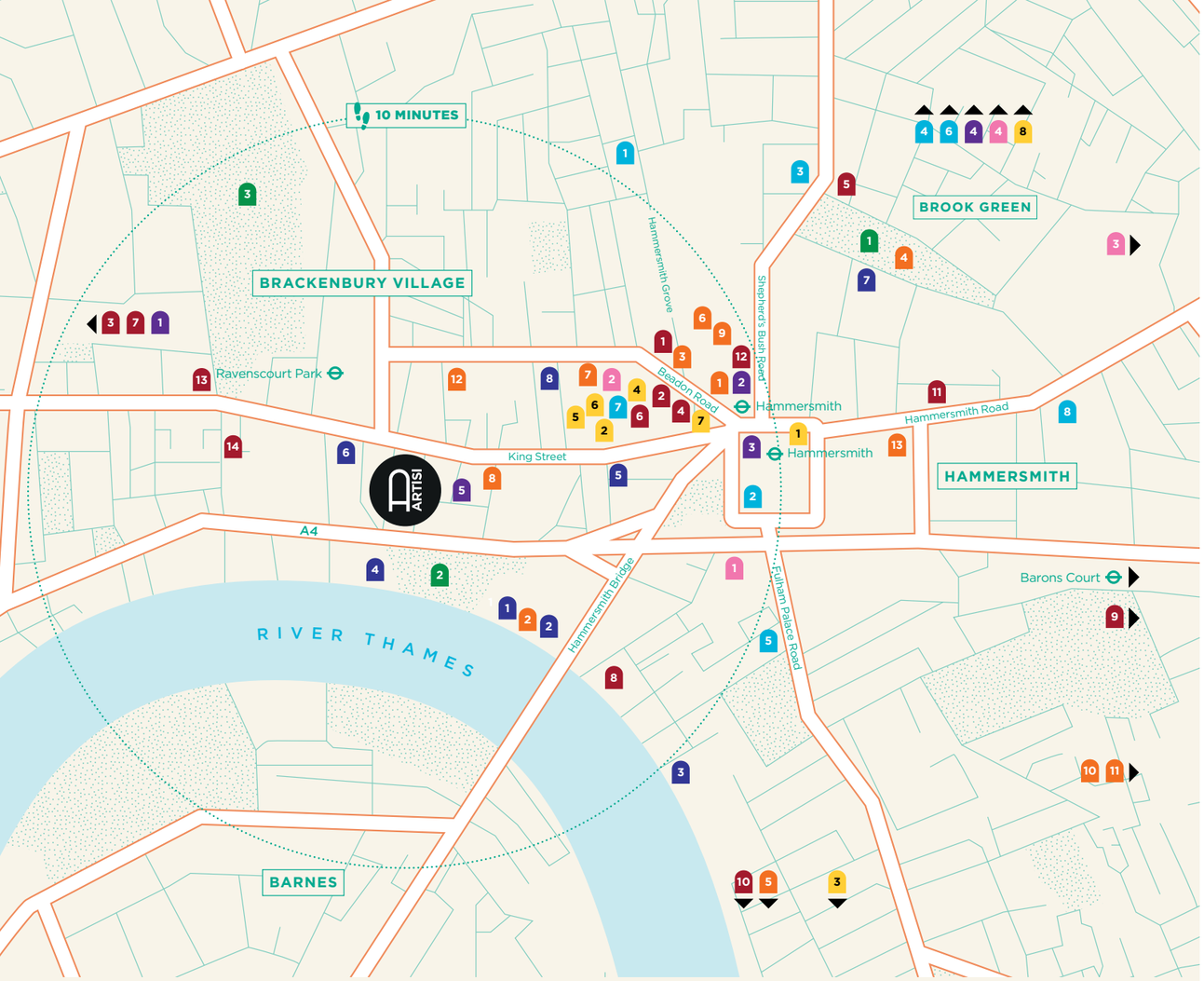
FABRICA BY A2DOMINION — DEVELOPER
FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

LONDON BOROUGH OF HAMMERSMITH & FULHAM — DEVELOPER
Hammersmith & Fulham do things differently, they challenge old-fashioned thinking. Serving 185,000 residents and businesses in a proudly diverse neighbourhood in west London, it works with multiple partners to improve the economic and social welfare of residents on an inclusive basis.

RSHP — LEAD DESIGNER AND ARCHITECT
Internationally acclaimed, award-winning British architectural firm RHSP are the mastermind behind the impressive design for the Civic Campus. With an impressive track record they have worked on projects across the globe such as the Louvre Museum, Melbourne Metro and the Guggenheim in Helsinki.

DARLING ASSOCIATES — INTERIOR ARCHITECT
Darling Associates worked tirelessly on the interior specification of the residential apartments to pay tribute to the beautiful RSHP architecture. They are a multi award-winning architectural studio that believes in elegance of design, accuracy in detailing and the inherent beauty of natural materials.

GILLESPIES — LANDSCAPING
As the landscape architect for Civic Campus, Gillespies have brought the public realm, gardens and roof terraces to life. Gillespies pride themselves on delivering responsibly designed and transformative spaces that focus on creating well-being and sense of place.



Riverside life. Incredible neighbours.

RESTAURANTS
1 Alma
2 Blanche Eatery
3 High Road House
4 La Petite Bretagne
5 Los Molinos
6 Lyric Bar & Grill
7 No.197 Chiswick Fire Station
8 Riverside Studios
9 The Curtains Up
10 The River Café
11 The Suzu House
12 Wagamamas
13 What the Fish
14 La Picolla

SHOPPING
1 Broadway Shopping Centre
2 City and Country Farmers Market
3 Hammersmith Natural
4 Hammersmith Street Market
5 IKEA
6 Kings Mall
7 Turners Florists
8 Westfield

BARS
1 Brackenbury Wine Rooms
2 Kindred
3 Smith's Cocktail Bar
4 Soho House White City
5 The Distillers
6 The Hoxton, Shepherd's Bush
7 The Lyric Bar
8 The Melody Whiskey Bar

PUBS
1 Rutland Arms
2 The Blue Anchor
3 The Blue Boat
4 The Dove
5 The Hammersmith Ram
6 The Hampshire Hog
7 The Queen's Head
8 The Stonemasons Arms

CULTURE
1 Eventim Apollo
2 Lyric Hammersmith
3 Olympia London
4 White City House

GREEN SPACES
1 Brook Green
2 Furnivall Gardens
3 Ravenscourt Park

QUICK BITES
1 Coffeeology
2 Joe & the Juice
3 Paul
4 Proud Mary's
5 Coffee Station

HEALTH, LEISURE AND SPORTS
1 1Rebel Hammersmith
2 Auriol Kensington Rowing Club
3 Boom Cycle
4 Brook Green Tennis Courts and Café
5 Craven Cottage Stadium
6 Fitness First
7 FRAME Gym
8 Lumi Power Yoga
9 PureGym
10 Queen's Club
11 Stamford Bridge Stadium
12 State of Mind Fitness
13 Virgin Active Gym

Live a life less ordinary.

Artisi interiors have been thoughtfully curated by award-winning interior designers Darling Associates, who have married together a modern take on the classic Art Deco style of the Town Hall, whilst complimenting the eclectic RHSP exteriors. Designed to deliver the perfect spaces for modern lifestyles, palettes for the kitchen and living areas are clean and light, with natural organic materials that come together to create a bright and flexible space.

Come alive in this characterful village-like neighbourhood where creativity, expression and dynamism thrive.







RESIDENT AMENITIES

Artisi champions the busiest of lifestyles from its enviable position in the heart of this amenity-packed new community. Resident benefits include:
— On-site residents' gym
— 12-hour concierge
— On-site security
— Residents' roof terrace overlooking the Thames and Civic Campus

Photos from Artisi show homes, for illustration purposes only.

Information

APARTMENT MIX
Block A
1 Beds: 44 (2no. Wheelchair Units)
2 Beds: 43 (8no. Wheelchair Units)
Block D
1 Beds: 2
2 Beds: 10

AVERAGE APARTMENT SIZES
1 Beds: 538 sq ft — 649 sq ft
2 Beds: 777 sq ft — 1,117 sq ft

BUILDING WARRANTY
LABC

ESTIMATED COMPLETION DATE
Build complete

COUNCIL TAX BANDING 2025/26

Band A — £967.61	Band E — £1,773.95
Band B — £1,128.88	Band F — £2,096.49
Band C — £1,290.14	Band G — £2,419.03
Band D — £1,451.42	Band H — £2,902.84

GROUND RENT
None charged

ESTIMATED SERVICE CHARGE 2025/26
Block A
— Service charge: average £7.48 per sq ft per annum
— CHP charge: £423 per annum
— Comfort cooling servicing: £310 (1 Bed), £466 (2 Bed) cost which is included in your service charge
Block D
— Service charge: average £7.10 per sq ft per annum
— CHP charge: £423 per annum
— Comfort cooling servicing: £210 cost which is included in your service charge

TERMS OF PAYMENT/RESERVATION
— £5,000 reservation fee
— 10% of purchase price payable on exchange of contracts, 42 days after reservation (minus reservation fee)
— Balance of 90% payable on legal completion

VENDOR'S SOLICITOR DETAILS
Winkworth Sherwood

RECOMMENDED SOLICITORS FOR BUYERS Healys LLP
Quastels
Riseam Sharples

LOCAL AUTHORITY
Hammersmith & Fulham Council

TENURE
Leasehold

LENGTH OF LEASE
999 years

PARKING
Parking is available in the basement but is allocated to wheelchair adaptable apartments only.

DEVELOPER
A joint venture partnership between London Borough of Hammersmith & Fulham and FABRICA by A2Dominion.

ARCHITECT
RSHP

LANDSCAPE ARCHITECT
Gillespies

APARTMENT INTERIOR DESIGNER
Darling Associates

CIVIC CAMPUS

HAMMERSMITH & FULHAM

ARTISI.LONDON

181 KING STREET, LONDON W6 9JT
020 3991 1139

A JOINT DEVELOPMENT BY

FABRICA by A2Dominion | h&f hammersmith & fulham

A residential development by A2Dominion Developments Ltd and London Borough of Hammersmith & Fulham on behalf of West King Street Renewal LLP (Company Number OC430982).

The information in this document has been prepared solely for the purpose of providing general information about Artisi. FABRICA by A2Dominion and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information.

All illustrations and computer generated images (CGI) reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. Computer generated images are for indicative purposes only. The developers reserve the right to make modifications to the overall plans of Artisi, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floorplans without notification. Floorplates are for illustration of layouts only and are not to scale. Planting on the balconies and terraces are indicative only and does not form part of the standard specification. Plans for Civic Campus and public realm are still being evolved, site plan and landscaping shown are for indicative purposes only.

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