

SOVEREIGN
COURT
LONDON W6

A decorative graphic consisting of five vertical lines of varying heights and shades of blue, located on the right side of the page.

FIRST TIME BUYERS
WORKING WITH THE LONDON BOROUGH
OF HAMMERSMITH & FULHAM



...an exclusive collection of new homes, in one of London's most vibrant and desirable locations.

Nikolai Metherell, Architect, Lifschutz Davidson Sandilands

Desirable Living

At the heart of W6, a collection of sought-after apartments perfect for urban professionals. A prime location buzzing with potential, Sovereign Court represents contemporary London living at its stylish best.

Desirable Value

A select number of apartments are available at Sovereign Court, to assist first time buyers onto the property ladder. These new homes are available to aspiring homeowners at a discount below market value to those who meet specific criteria.





A whole new level: your home at Sovereign Court

Sovereign Court is a prestigious collection of high quality contemporary homes within close proximity of Central London. As a resident, you have exclusive access to all its many comforts and amenities, allowing you to enjoy the desirable West London lifestyle to the full.

The private landscaped gardens create a real sense of calm, privacy and seclusion. You also have access to Sovereign Court's well equipped air-conditioned gym.

Our Concierge service is central to making relaxed, effortless living a daily reality for you.





Fun-loving: W6 leisure

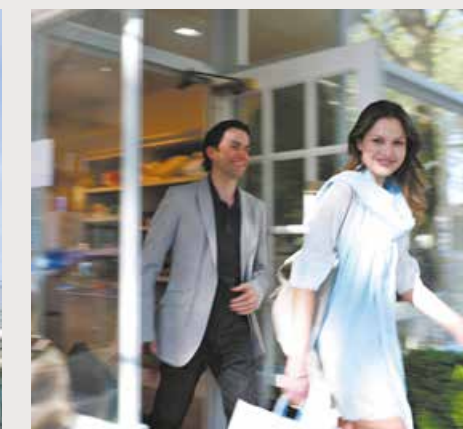
One of London's most diverse and exciting eating destinations, Hammersmith boasts over 100 restaurants including Bill's and The River Café, where celebrity chef Jamie Oliver learned his craft.

There's plenty of culture to soak up too. Follow in the footsteps of Graham Greene with a drink in The Dove, reputedly the oldest Thames-side pub in London, or take in a production at the newly-refurbished Lyric Theatre, just moments away from Sovereign Court.

The famous Hammersmith Apollo, renowned for hosting the best-known bands and the country's foremost stand-up comedians, is right around the corner.

In need of a little retail therapy? Westfield London – housing over 350 stores, plus bars, restaurants, and a 17-screen cinema – is only a ten-minute drive away.

With its eclectic mix of restaurants, bars and bistros, Hammersmith's diverse cultural and cosmopolitan community has every dining experience you could hope for.





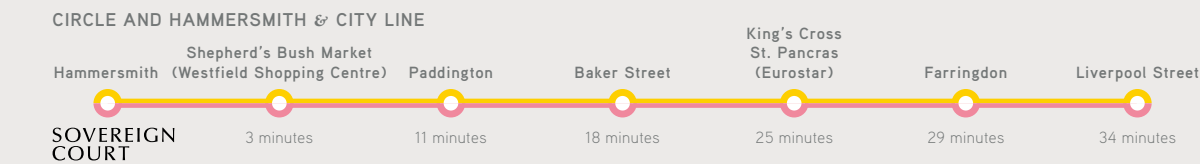
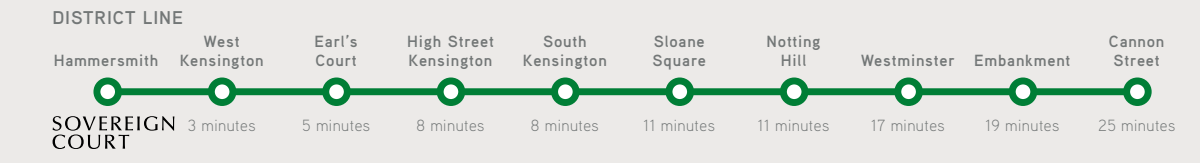
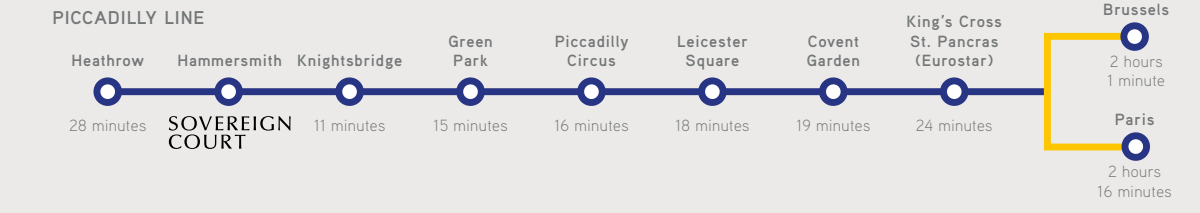
Be right where you need to be: W6 connections

W6 is London's gateway to Britain and beyond. The main roads into the capital from the west pass through the borough, providing immediate access to the UK motorway network. London Heathrow airport is 15 miles away, whilst from King's Cross St. Pancras, linked directly via the Piccadilly Line, you can be in Paris or Brussels in under three hours.

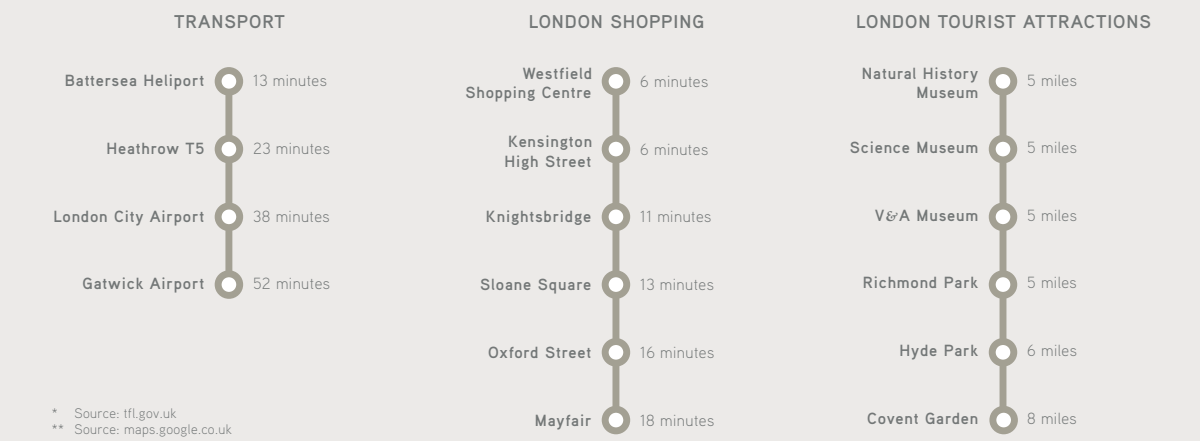
From W6, travelling into Central London is easy. A short cab ride and you're among the world-famous streets and landmarks of Central London and with the Night Tube lines, travelling between the centre and outskirts of the City are even more accessible.

Sovereign Court is within 150m of Hammersmith's two underground stations, providing direct connections to Heathrow Airport via the Piccadilly Line, and fast connections to Gatwick from Victoria.

BY UNDERGROUND*



BY CAR** SOVEREIGN COURT TO



* Source: TfL.gov.uk
** Source: maps.google.co.uk

The Masterplan

Sovereign Court has been conceived on a grand scale. Located in W6, it's a significant and prestigious residential development in one of the most dynamic areas of West London.

Through its design, construction, aesthetics and environmental credentials, Sovereign Court sets new standards for exclusive London property — and redefines what it means to live in one of the world's greatest capital cities.



Leamore Street

Glenthorne Road

Beadon Road

Rothsay House

Car Park Entrance

Temporary Marketing Suite

Lancaster House

Cornwall House

Landscaped Gardens

Hamilton House

Landscaped Gardens

Montpellier House

Landscaped Gardens

Marquis House

Concierge Entrance with access to gym

Footbridge

Railway line

Footbridge





Photography for illustrative purposes only.

Specification

General

Grey oak effect flush doors

Doubled glazed aluminium windows

Balcony or terrace to selected apartments

Satin chrome door handles and fittings

Matt emulsion paint finish to walls and ceilings

Energy display device and prepayment meter

Mains operated smoke detector with battery backup

Kitchens

Stainless steel sink with chrome mixer taps

Linear multi 4 spot chrome light to ceiling

Laminate worktop

Wood effect base unit doors

White wall mounted kitchen cabinets

Brushed chrome handles

Electrical

White steel panel radiators

Terrestrial TV points to living space, master bedroom* and bedrooms¹

TV/phone/internet package¹

Telephone point¹

Pendant light fitting

Security

Phone entry system

Mains operated smoke detectors to hallways and communal areas

24 hour estate management²

CCTV security system to entrance lobby and estate

Bathrooms

Villeroy & Boch basin

Floor mounted WC

Vado brassware

Glass shower screen

Electric towel rail (chrome)

Mirrored bathroom cabinet

Ceramic tiles to bath/shower surround

White shaver socket to bathroom

Flooring

Ceramic floor tiles to bathroom

Laminate oak flooring to hallway, living rooms and carpet to bedrooms³

Communal Areas

Landscaped communal gardens by Randle Siddeley

Feature entrance foyer

All corridors carpeted and decorated

Residents only fitness suite



1. Subject to future connection by purchaser. 1 year basic package provided. After 12 months purchasers will be responsible for media package. *TV points not to master bedroom for Manhattans.
2. Payable via the service charge.
3. With exception of Manhattan plots which have laminate oak flooring to both living and bedroom area.

The information contained in this brochure is for guidance only. St George operates a policy of continuous product development and features may, therefore, vary from time to time. It should be noted that the representations of Sovereign Court whilst similar to the development, may not necessarily be accurate in every respect. Natural products are subject to natural variations. The specification will be subject to availability of materials from the respective supplier. Whilst every effort will be made to ensure consistency in colour, texture and grain of materials, these are again subject to natural variation. Please liaise with our Sales Consultants as to the correct specification.

sovereign-court.com

