



# King George's Gate

EARLSFIELD, LONDON BOROUGH OF WANDSWORTH

SW18



Computer generated image indicative only.

## King George's Gate is an exciting new community in a thriving local area.

With a choice of studio, one, two and three bedroom apartments finessed for urban living together with light-filled space and a choice of layouts, King George's Gate brings together high-calibre design inside and out.

### On your doorstep

Earlsfield is set in the heart of South West London on the borders of Wandsworth and Wimbledon. Earlsfield is popular with students, families and a thriving community with great schools as well as a plethora of activities to keep everyone entertained.

Garratt Lane is filled with artisan bakeries, coffee shops, gastropubs and al fresco dining. Earlsfield station is just a short walk from the development with links to the Capital and beyond.



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# SW. So much more than a postcode.

Make the most of the enviable south-west London lifestyle. From impressive shopping to sporting events on the world's stage, King George's Gate is at the heart of everything that has made this part of the capital one of its most desirable locations.

## Apartment Mix

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King George's Gate includes 433 apartments across eight blocks. There are 301 private apartments and 66 affordable homes rented and 66 affordable homes shared ownership.

### Eyre House

24 x 1 beds | 9 x 2 beds | 8 x 3 beds | Total: 41 private

Most apartments have their own private balcony plus Eyre House boasts its own communal rooftop garden with breathtaking views.

## Location

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Bendon Valley, Garratt Lane, Earlsfield,  
London, SW18 4UQ

## Local Authority

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London Borough of Wandsworth.

## Tenure

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999 year lease.

## Warranty

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NHBC 10-year warranty.

## Estimated Completion

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November/December 2025\*

\*Subject to change.





Computer generated image indicative only.

## Ground Rent

A peppercorn ground rent will be charged.

## Council Tax Levels†

### 2023 to 2024

- A £609.43
- B £710.99
- C £812.57
- D £914.14
- E £1,117.29
- F £1,320.42
- G £1,523.57
- H £1,828.28

## Service Charge

Estimated £3.00 sq. ft.

The figure is subject to change. Please speak to a Sales Executive for further information.

## Payment Terms

£1,000 reservation fee payable.

10% of the purchase price (less reservation fee) is payable within 28 days on exchange of contracts.

90% of purchase price payable upon completion.

## Amenities

Concierge facilities 7 days per week from 7am–7pm weekdays and 9am–5pm during weekends

Communal rooftop gardens to Eyre House, Narelle House and Remington House

Communal allotments

Play area

Cycle store

River walkway pontoon

Blue badge car parking with electric charging points

**Appointed Managing Agents**  
Crabtree Property Management

## Vendor's Solicitors

**Taylor Wimpey Legal Services**  
Colvedene Court, Wessex Business Park, Colden Common, Hants, SO21 1WP

(DX157290 Winchester 10)

## Panel Solicitors

**Knights Solicitors**  
132 Ebury Street, London, SW1W 9QQ  
+44 (0) 23 9238 8021

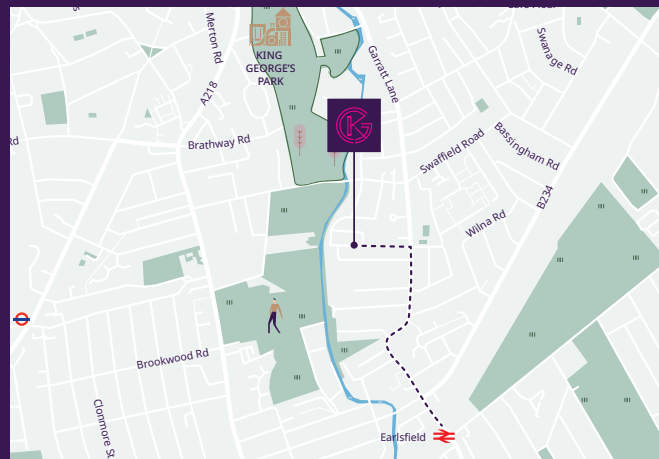
**Woodford Stauffer**  
Church Path House, 63a Lynchford Road, Farnborough, Hampshire, GU14 6EJ  
+44 (0) 1252 375 376

**Elite Solicitors**  
Spaces, 4500 Parkway Solent Business Park, Whiteley, Hampshire, PO15 7AZ  
+44 (0) 7990 045 725

**Tiong & Partners**  
Vicarage House, 58-60 Kensington Church Street, London, W8 4DB  
+ 44 (0) 207 368 3333

## Education

Nurseries	Travel time	Distance
Newpark Montessori Nursery School	9 min drive	1.5 miles
Primary Schools	Travel time	Distance
Floreat Wandsworth Primary School	2 min drive	0.2 miles
Secondary Schools	Travel time	Distance
Ashcroft Technology Academy	9 min drive	1.4 miles
Independent	Travel time	Distance
Wandsworth Preparatory School Co-educational: 4-11 years	4 min drive	0.9 miles



**Directions** – Turn right out of Earlsfield train station. Walk north-west on Garratt Lane/A217 towards Thornsett Road. Continue for 10 minutes and the development will be on your left.

## A fast track to all the capital has to offer



## Who we are

We were formed by the merger of George Wimpey and Taylor Woodrow in 2007, and have operations in the UK and Spain. We aim to be the developer of choice for customers, employees, communities and shareholders. We build a wide range of

properties, from one and two bedroom apartments to six bedroom detached houses. We aim to develop vibrant communities with a true sense of place that fit into their surrounding area and meet the needs of local people.

[www.taylorwimpey.co.uk/king-georges-gate](http://www.taylorwimpey.co.uk/king-georges-gate)

02039 360 843

**Taylor  
Wimpey**

Normal Taylor Wimpey terms and conditions apply. Layouts, facilities and equipment may alter subject to final planning and availability. The computer generated images are for illustrative purposes only. Their purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Maps not to scale. Taylor Wimpey has the highest number of excellent reviews on Trustpilot compared to other FTSE 100 listed housebuilders, with over 6,826 as of 06/05/22. The HBF Five Star Award is awarded to homebuilders that achieve above 90% in the percentage of customers who would recommend Taylor Wimpey to a friend eight weeks after legal completion. Please visit HBF Five Star Award Taylor Wimpey for more information. Walking, cycling and driving times taken from [google.co.uk/maps](http://google.co.uk/maps) and are approximate only. Rail times taken from [citymapper.com](http://citymapper.com) and are approximate only. Please speak to your Sales Executive for further details. 52651/March 2024.