



HURLINGHAM
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WATERFRONT
LONDON SW6

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It's refreshingly different

Peace and privacy set on the water's edge in one of London's most exclusive neighbourhoods – that's Hurlingham Waterfront.

Designed with nature and your comfort in mind, this stylish collection of studio, 1, 2, 3 and 4-bedroom apartments and penthouses offers a fresh perspective on the London skyline and uninterrupted Thames views.

*Set in West London on the north bank
of the River Thames, Hurlingham
Waterfront combines the tranquillity
of waterside living with the excitement
of the city.*



02

03



Waterfront Living _____ 08

Landscape _____ 12

Living Spaces _____ 16

Specifications _____ 34

Amenities _____ 36

Location _____ 50

Rockwell _____ 74



HERLAND GARDENS

Looking to the past for inspiration for the present, Herland Gardens honours the respected royal architect Hugh Herland, a distinguished Hurlingham Club member and master carpenter who worked on Windsor Castle and the Palace of Westminster.



ADMIRAL POINT

Hurlingham Waterfront's riverside location influences every aspect of its design, down to its names. Just as an admiral commands their fleet, it commands attention on the north bank of the River Thames.

LEGEND

- Herland Gardens
- Admiral Point
- Residents' Facilities
- Ground Floor Retail
- Café, Restaurants & Walkways





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R I V E R

Hurlingham Waterfront is a refined new destination in SW6. Ground-floor cafés and restaurants create a relaxed riverside setting, where days naturally slow beside the Thames. With the riverwalk on your doorstep, peaceful strolls and waterside dining become part of everyday life.

08
09

F R O N T

*With its waterfront walks
and world-class dining,
it's easy to see why locals
and visitors alike love this
picturesque pocket of London.*

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Hurlingham Waterfront is designed to offer you the best of views of the River Thames. We've prioritised the outdoor spaces as much as the interiors to give a sense of calm and connection to the water, creating a peaceful retreat.

LAND

At Hurlingham Waterfront, outdoor space is integral to everyday wellbeing. Landscaped gardens, roof terraces and courtyards have been carefully designed to create a peaceful retreat from the city, offering residents rare access to private greenery on the edge of the Thames.

Inspired by London's historic garden squares and the original podium garden concept by Tom Stuart-Smith, the landscape design maintains a sense of seasonal richness and natural beauty. Lush planting, green streetscapes and quiet courtyards create a human scale and a feeling of seclusion, while elevated roof terraces provide private sanctuaries above the river.

Biodiversity sits at the heart of the design. A considered mix of native, evergreen, flowering and pollinator-friendly species supports birds, insects and year-round wildlife, with green roofs further enhancing habitats and ecological value. Along the riverwalk, mature trees and layered planting activate the waterfront while softening the transition between building and landscape.

Each outdoor space is conceived as an 'outdoor room' – from tranquil garden seating and shaded paths to open lawns for relaxation and social gathering. Together, they form a verdant, restorative environment that anchors the architecture in its riverside setting and offers residents a rare sense of calm, privacy and connection to nature in London.





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Riverwalk

Indicative CGI. Riverwalk

14
15

Hurlingham Waterfront commands an uninterrupted view onto the Thames, directly overlooking the river walkway, blending everyday life with the peaceful rhythms of a river that has inspired numerous artists and writers. With cafés, restaurants and retail fronting the ground floor onto the Thames path, bordering our place on the water with a sense of community life.



INSPIRED

Thoughtfully designed apartments combine refined interiors with breath-taking views across the River Thames. A wide choice of distinctive layouts, carefully considered proportions and high-quality finishes create a truly bespoke living experience, tailored to modern riverside life.

16
17

LIVING

The Show Apartment

Step into a world of light and texture. This fully furnished one-bedroom apartment is now open for private viewing. The interior has been meticulously curated in collaboration with Soho Home, blending contemporary elegance with the timeless charm of London living.







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Two bedroom apartment master bedroom



Indicative CGI, two bedroom apartment master bedroom

*Light flows through internal spaces
to create an effortless dialogue
between the indoors and outside,
and calming views that never end.*

The Classic Collection

The generously sized open-plan living areas have been designed around wellness principles and, with its residents in mind. Floor-to-ceiling windows and a colour palette inspired by the natural world help to celebrate the inspirational surroundings and create a conversation between the exterior and the interior. Warm natural materials and organic textures also help to create a calm and sumptuous sanctuary in the heart of the city.

Bathroom



Indicative CGI, bathroom



Three bedroom apartment living space

The Prime Collection

Experience unparalleled luxury in our Prime Collection apartments, complete with generously sized outdoor spaces that offer breathtaking views of the Thames and lush podium gardens. Designed by Flint, these apartments feature bespoke kitchens with upgraded appliances, timeless design, and stunning timber flooring throughout. The elegant hallway, inlaid with rich terrazzo, sets the tone for the elevated living experience.



A roof terrace in The Prime Collection

A meticulously designed collection of apartments, offering refined interiors and a calm, private living experience on the banks of the River Thames.

With its intricately detailed form, Hurlingham Waterfront offers a more private and considered expression of riverside living on the banks of the Thames. Thoughtful design maximises breath-taking river views and tranquil garden outlooks, creating a sense of calm from every vantage point. A carefully curated collection of apartment layouts ensures a bespoke living experience, free from the formulaic.

Interiors are defined by a refined palette of premium materials and finishes, selected for both elegance and longevity. From carefully detailed kitchens and bathrooms to considered lighting and generous storage, every specification has been designed to enhance comfort, quality and everyday living, creating homes that feel quietly luxurious and effortlessly refined.







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CLASSIC SPECIFICATION

<i>Stone worktop</i> IN KITCHEN & TERRAZZO TILE SPLASHBACK	<i>Oak timber</i> FLOORS IN LIVING SPACE AND KITCHEN
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KITCHEN

- Contemporary bespoke kitchen with feature timber effect open shelving
- Undermounted stainless steel sink with contemporary single lever mixer tap
- Reconstituted stone worktop and terrazzo tile splashback
- Continuous linear LED under cabinet strip lighting
- Integrated Siemens (or similar) appliances including:
 - Siemens (or similar) induction hob
 - Siemens (or similar) single oven
 - Siemens (or similar) microwave oven*
 - Siemens (or similar) fridge / freezer
 - Siemens (or similar) integrated dishwasher
 - Integrated extractor fan over hob
 - Siemens (or similar) washer / dryer in utility cupboard
- Integrated segregated under-sink waste bin

BATHROOMS & ENSUITE

- Porcelain large format wall tiles
- Porcelain feature wall tiles behind basin and mirrored wall cabinet
- Porcelain hexagonal floor tile with underfloor heating
- Bespoke black framed mirrored wall cabinet with heated mirror and built-in shaver socket
- Brushed nickel finish brassware
- Decorative wall light
- Brushed nickel finish heated towel rail and robe hook
- White ceramic washbasin and wall mounted WC with solid surface enclosure and low shelf to vanity wall
- White enamelled steel bath / shower tray with brushed nickel finish
- Thermostatically controlled fixed overhead rain shower and hand held shower
- Glass bath / shower screen

WALL & FLOOR FINISHES

- Oak finish timber floors to hallway, living space and kitchen
- Luxury carpet to bedrooms
- White painted plasterboard walls and ceilings to all rooms
- White painted skirtings, doors and architraves to all rooms

DOORS

- Solid core timber veneered entrance door
- Solid core white painted internal doors
- High quality brushed stainless steel lever handles

WARDROBES

- Bespoke fitted wardrobes with integrated LED lighting to master bedrooms

HEATING, COOLING & HOT WATER

- Mechanical ventilation and heat recovery system to the full apartment
- Mechanical cooling provided to living rooms and all bedrooms
- Washer dryer in separate utility / services cupboard

OUTDOOR PROVISIONS

- Balustraded balconies and terraces to apartments where applicable
- Paving to outdoor balconies
- Paving to outdoor terraces
- Outdoor wall lighting

LIGHTING

- Recessed energy efficient LED downlights throughout
- Dimmable recessed energy efficient LED downlights to living rooms and master bedrooms
- Feature wall lights to every apartment entrance door

AV, DATA & TELEPHONE SYSTEMS

- High speed internet with BT Openreach and alternative fibre provider connection available
- Television point to living room and all bedrooms (Sky Q enabled)
- Data points in living room and utility cupboard

LIFTS

Passenger lifts to all floors and undercroft car park*
*For Herland Gardens only

SECURITY

- Secure access control to all building entrances
- Video entry to all apartments with direct link to concierge
- Mains supply smoke and heat detectors with fire suppression system to all apartments and communal areas
- Multi-point high security door locking system to entrance door with spyhole and security chain

RESIDENTS' FACILITIES

The amenities will include but are not limited to:

- 24hr on-site concierge
- 19m swimming pool
- Large spa pool
- Steam room & sauna
- Changing rooms
- Treatment rooms
- Gym and fitness studios
- Private cinema room
- Residents' reception lounge
- Residents' co-working space
- Residents' informal and private meeting rooms
- Pet grooming room
- Residents' private podium garden
- Residents' wellness garden lounge

CAR PARKING

- Car parking spaces are available to purchase by separate negotiation
- Charging points for electric cars will be installed within the undercroft car park
- Secure cycle storage

GENERAL

- All apartments will be sold with a BLP warranty
- Wheelchair accessible units available

PRIME SPECIFICATION

<i>Appliances</i> UPGRADED IN PRIME COLLECTION KITCHENS	<i>Air conditioning</i> IN SELECTED PRIME 3 BED APARTMENTS
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KITCHEN

- Contemporary bespoke kitchen with feature timber effect open shelving
- Undermounted stainless steel sink with contemporary single lever mixer tap
- Reconstituted stone worktop and terrazzo tile splashback
- Continuous linear LED under cabinet strip lighting
- Integrated Miele (or similar) appliances including:
 - Miele (or similar) induction hob
 - Miele (or similar) single oven
 - Miele (or similar) microwave oven
 - Miele (or similar) fridge / freezer
 - Miele (or similar) integrated dishwasher
 - Miele (or similar) Integrated extractor fan over hob
 - Miele (or similar) washer / dryer in utility cupboard
- Integrated segregated under-sink waste bin
- Wine cooler in selected apartments

BATHROOMS & ENSUITE

- Porcelain large format wall tiles
- Porcelain feature wall tiles behind basin and mirrored wall cabinet
- Porcelain hexagonal floor tile with underfloor heating
- Brushed nickel finish brassware
- Bespoke black framed mirrored wall cabinet with heated mirror and built-in shaver socket
- Contemporary heated towel rail
- Brushed nickel finish heated towel rail and robe hook
- White ceramic washbasin and wall mounted WC with solid surface enclosure and low shelf to vanity wall
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- White painted plasterboard walls and ceilings to all rooms
- White painted skirtings, doors and architraves to all rooms

DOORS

- Solid core timber veneered entrance door and panel
- Solid core white painted internal doors
- High quality brushed stainless steel lever handles

WARDROBES

- Bespoke fitted wardrobes with integrated LED lighting to master and second bedrooms

HEATING, COOLING & HOT WATER

- Air conditioning to select units
- Mechanical ventilation and heat recovery system to the full apartment
- Mechanical cooling provided to living rooms and all bedrooms
- Washer dryer in separate utility / services cupboard

WALL & FLOOR FINISHES

- Balustraded balconies and terraces to apartments where applicable
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- Paving to outdoor terraces
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- Private cinema room
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- Pet grooming room
- Residents' private podium garden
- Residents' wellness garden lounge

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L I F E

Whether you're entertaining or enjoying a moment of quiet reflection, Hurlingham Waterfront raises the bar on waterside living. The social and living spaces anticipate every need you could think of, and even some you didn't. There's inspiration at every corner too, from the workspaces to the extensive wellness facilities.

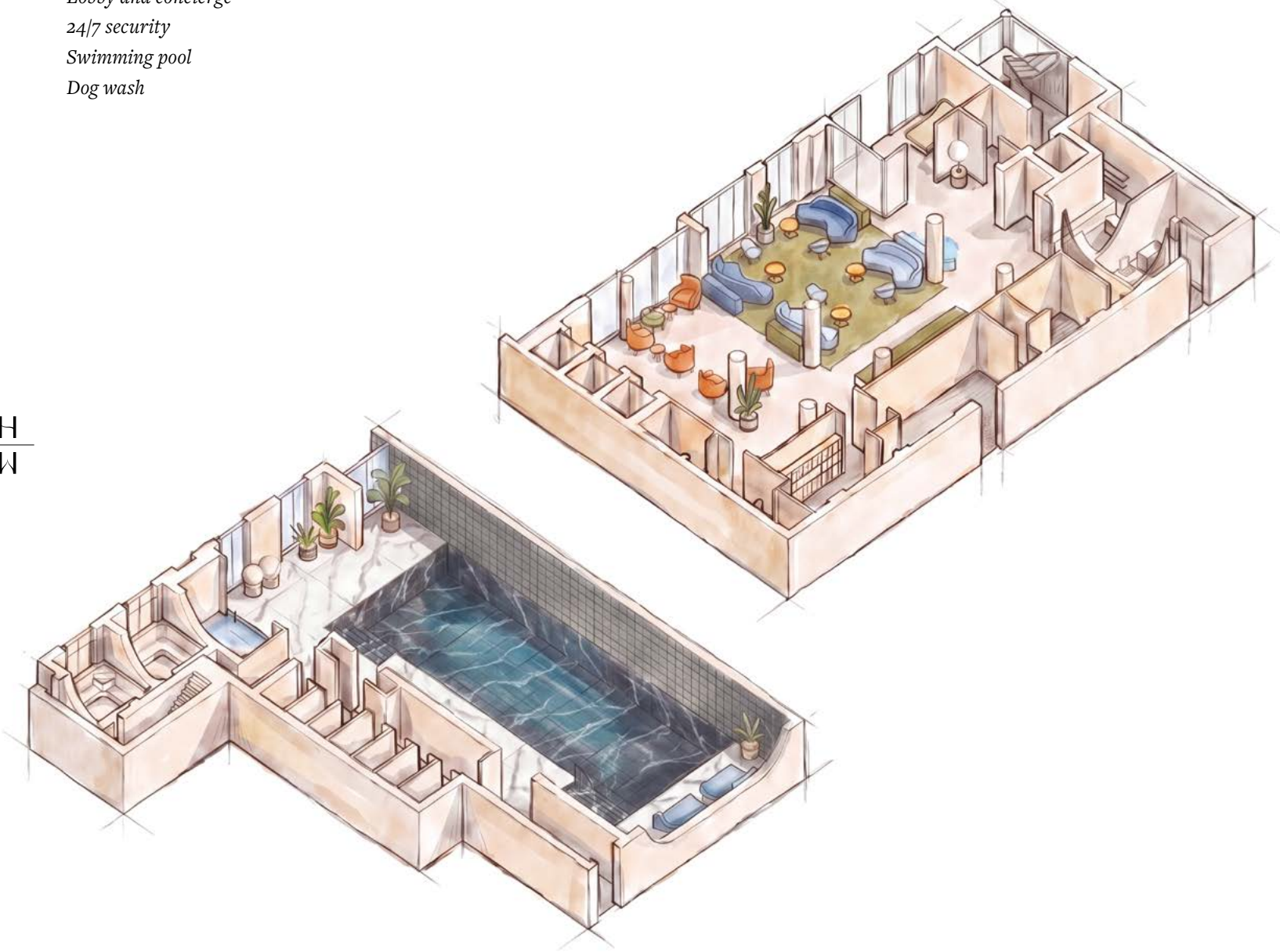
36
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F L O W S

AMENITIES

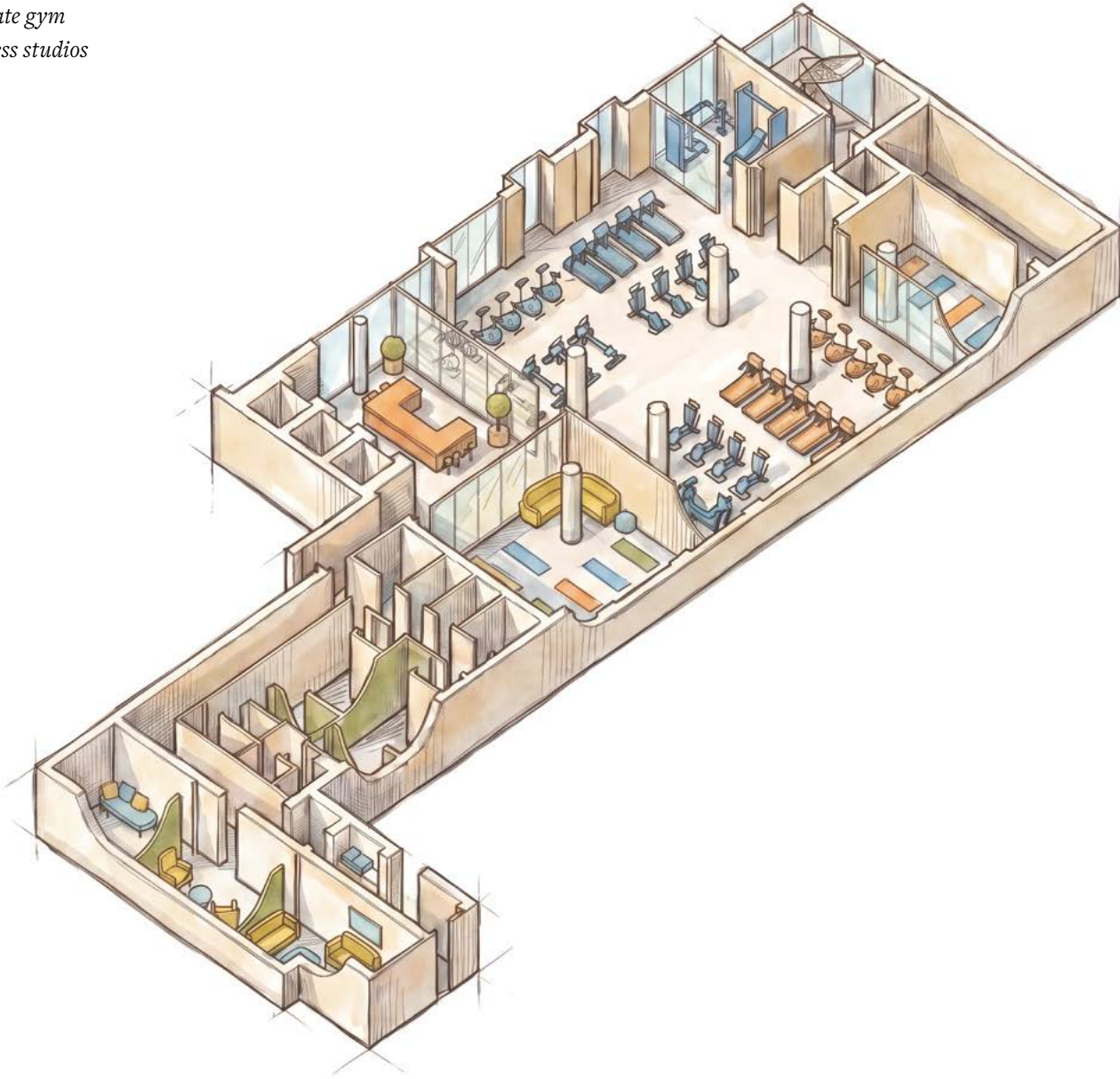
GROUND FLOOR

- Lobby and concierge
- 24/7 security
- Swimming pool
- Dog wash



2ND FLOOR

- Private gym
- Fitness studios



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OVERVIEW

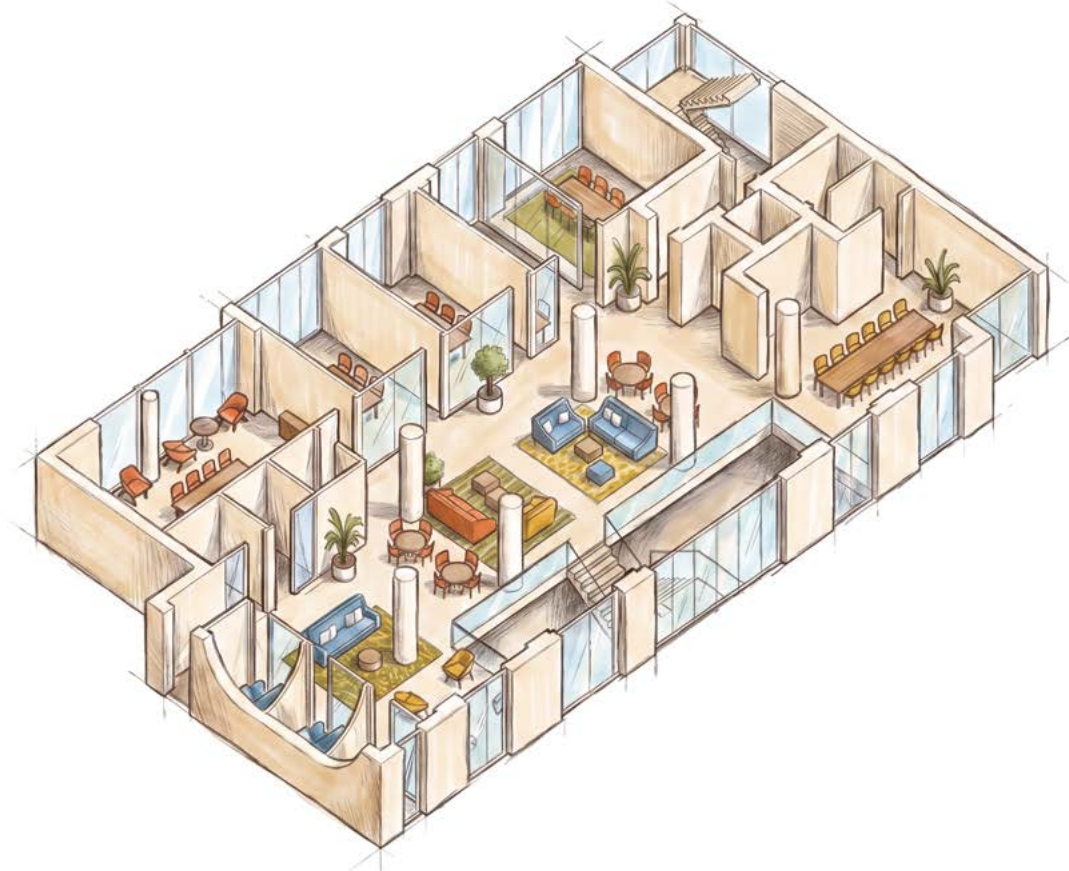
AMENITIES

3RD FLOOR
Private podium garden
Residents' lounge
Cinema room



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4TH FLOOR
Business lounge
Meeting rooms



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41

OVERVIEW



Residents' lounge

Organic materials and rooms flooded with natural daylight help to bring the outside in.





Residents' cinema room, designed with comfort in mind

When the work day is done, there are a number of areas designed with your relaxation in mind. You can put your feet up while watching the latest release in the cinema room, soak the day away in the jacuzzi, sauna and steam room, take advantage of the state-of-the-art equipment in the resident gym, or retire to one of the lounges where your comfort is the priority.

Whether you want to focus on work or your wellbeing, there are a variety of resident spaces to help you achieve your goals.

Sound-proofed quiet zones and cosy corners are perfect for moments of reflection and concentration. You'll also find bookable meeting rooms in the on-site co-working space, fully equipped to accommodate your next team meeting or conference, plus a 24-hour concierge on hand to help you manage your day-to-day life.





Swimming pool
Nature is our biggest inspiration.
The surroundings, the river, and parks
all feed into our tranquil vision.

HEALTH



Fitness centre



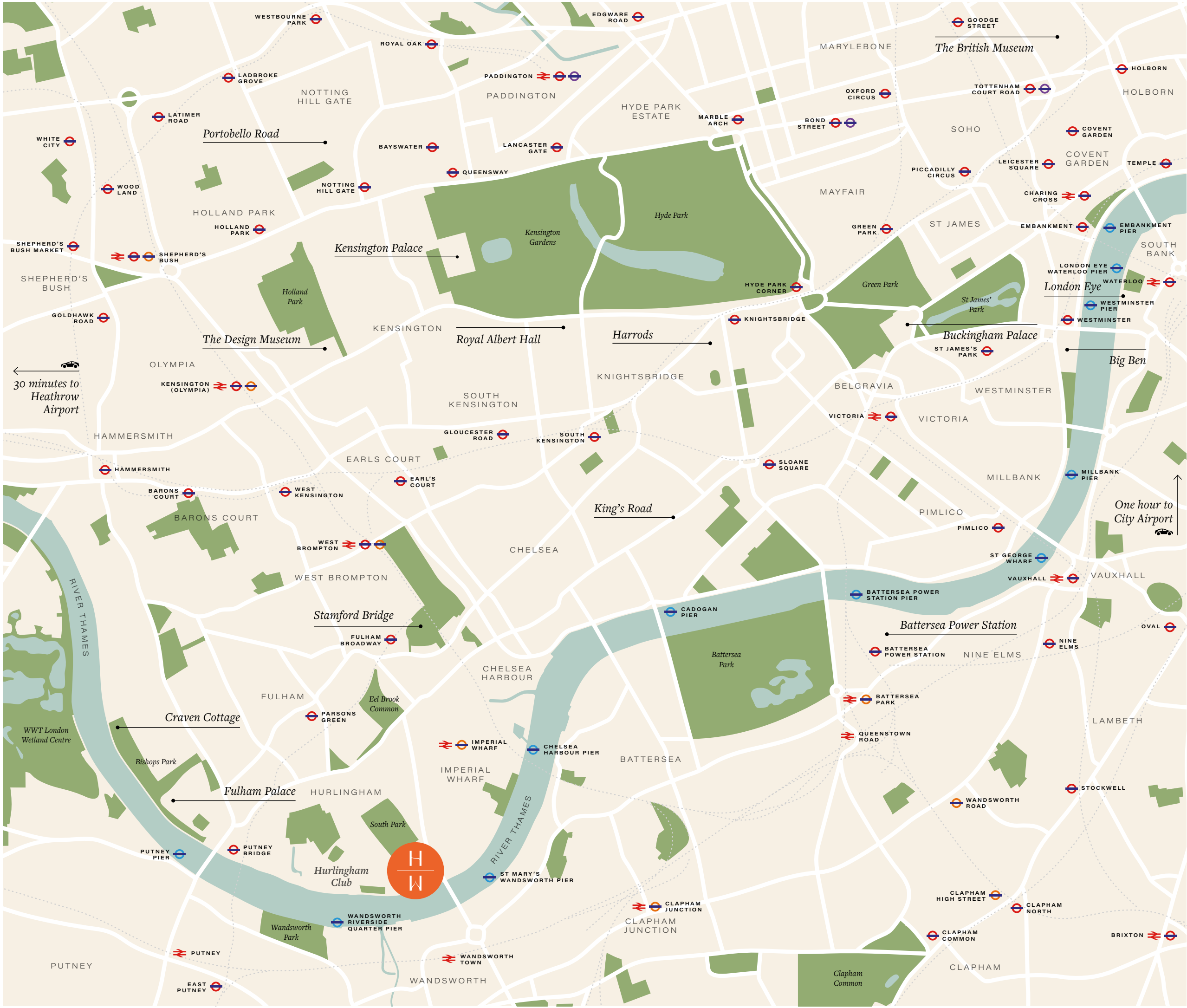
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LOCAL

Set within one of south-west London's most desirable neighbourhoods, Hurlingham is surrounded by the established elegance of Parsons Green, Fulham and Chelsea. From celebrated institutions to contemporary arrivals, the area offers an exceptional collection of dining, culture and independent boutiques, placing some of the capital's most sought-after destinations moments from the river.

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51

AREA



SW6 is amongst one of London’s most desirable postcodes. It’s perfectly located in Zone 2 among green spaces and some of the best dining and shopping the city has to offer.

T O C E N N O C



6 UNDERGROUND
AND RAIL
STATIONS NEARBY

8 PARKS WITHIN
WALKING
DISTANCE

8 MINUTE WALK
TO THE HURLINGHAM
CLUB

30 MINUTES DRIVE
TO **HEATHROW**
AIRPORT

➡ TRAVEL TIMES FROM WANDSWORTH TOWN STATION

○ Clapham Junction	02 MINUTES
○ Vauxhall	11 MINUTES
○ Richmond	12 MINUTES
○ Waterloo	13 MINUTES
○ Bank	20 MINUTES

⊖ TRAVEL TIMES FROM PARSONS GREEN UNDERGROUND STATION

○ Sloane Square	10 MINUTES
○ Kensington (Olympia)	12 MINUTES
○ Victoria Station	12 MINUTES
○ Hyde Park Corner	13 MINUTES
○ Green Park (& Buckingham Palace)	15 MINUTES
○ Oxford Circus	16 MINUTES

⊖ TIMES FROM WANDSWORTH RIVERSIDE QUARTER PIER

○ Battersea Power Station	26 MINUTES
○ Westminster	39 MINUTES

✈ AIRPORT CONNECTIVITY

○ Heathrow Airport	30-MINUTE DRIVE
○ Gatwick Airport	45 MINUTE TRAIN
○ London City Airport	1 HOUR DRIVE

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North of the Thames, you'll find the world-class dining, fashion and art of Hurlingham and its impressive neighbours, Fulham and Chelsea. A masterful curation of designers and creatives has earned this part of London an international reputation.



The great outdoors. A breath of fresh air at the heart of the city.

Our surroundings have the power to shape our emotions and health, such is the restorative power of nature. Getting outdoors can not only lift our spirits and help our mental and physical wellbeing, but it can help us to feel more inspired and creative.

Hurlingham residents have access to a number of wide open spaces and green areas designed with their wellbeing and that of their wildlife neighbours in mind. Thanks to a focus on rewilding, you'll find goldfinches, robins and great spotted woodpeckers among the residents here.



SHOP

BAYLEY & SAGE
30-34 New King's Road, SW6 4ST

Serving London's local communities since 1997, this popular deli prioritises quality and provenance with its focus on the best the seasons have to offer. Regular in-store tastings and events also make it a must to visit.

DUKE OF YORK SQUARE
8o King's Road, SW3 4LY

Duke of York Square is one of Chelsea's most refined shopping and lifestyle destinations, home to luxury boutiques, elegant cafés, and contemporary galleries. Just off King's Road, the square offers a sophisticated atmosphere that blends heritage architecture with modern luxury.

FRIARWOOD FINE WINES
26 New King's Road, SW6 4ST

From small Burgundy producers, to some of the most prestigious vineyards and wineries in the world, Friarwood will keep your wine suitably cellar-stocked with bottles from the very best regions.



NEPTUNE FULHAM
87-93 Wandsworth Bridge Road, SW6 2TD

Neptune Fulham is a destination for timeless furniture, lighting and kitchens, defined by craftsmanship and natural materials. Carefully styled interiors invite inspiration, showcasing pieces designed to bring lasting character to the home.

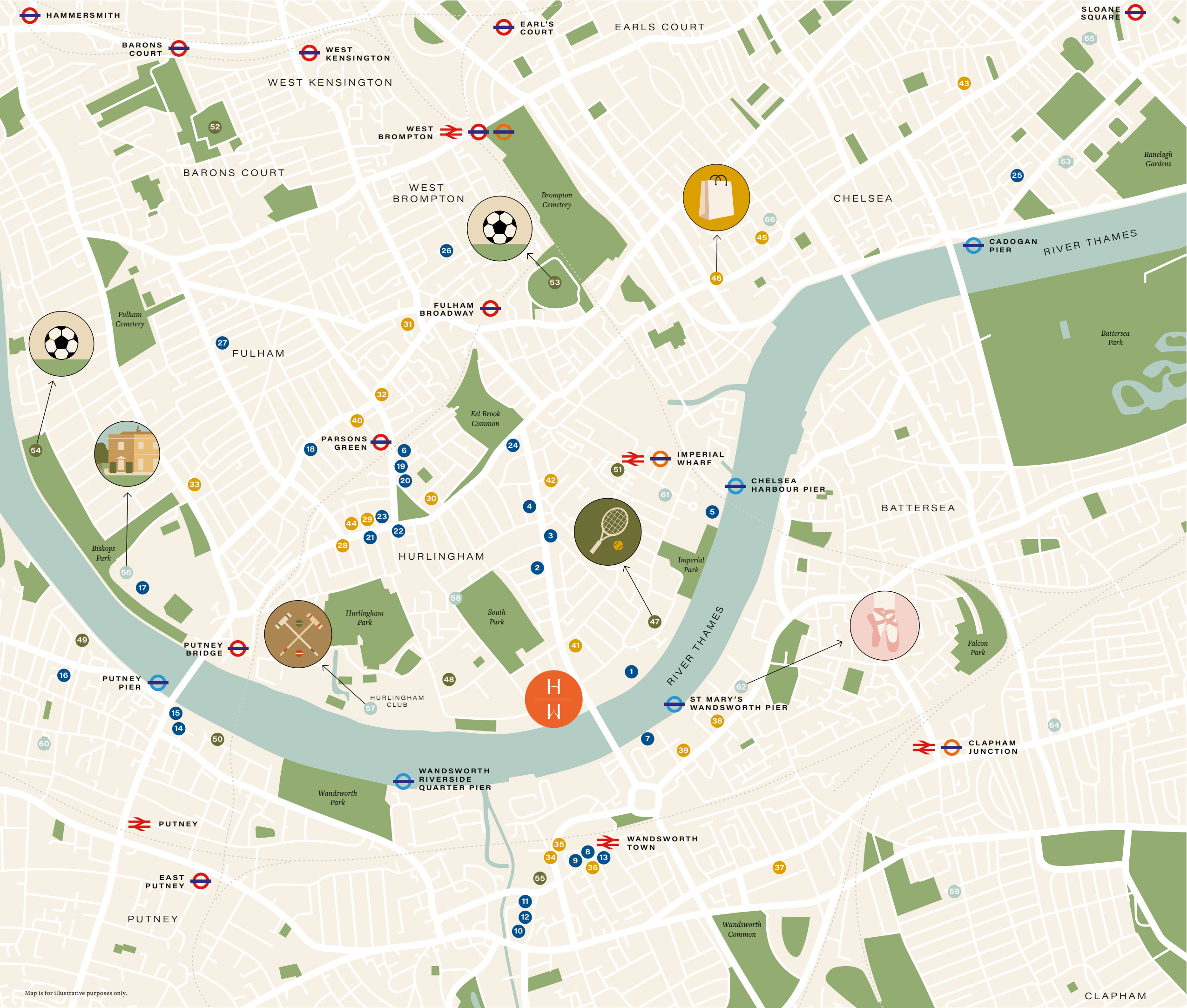
RALPH LAUREN
32-33 Sloane Square, SW1W 8AQ

On one of London's most iconic shopping streets, Ralph Lauren is a natural destination for timeless fashion lovers looking for understated luxury and heritage-inspired design.

ME+EM
184 King's Road, Chelsea, SW3 5XS

ME+EM on King's Road offers contemporary womenswear with a focus on effortless style, flattering tailoring, and versatile luxury pieces in an elegant Chelsea setting.





Map is for illustrative purposes only.

AROUND HURLINGHAM

RESTAURANTS & BARS

- 1

Maria G's
- 2

Pinch Restaurant
- 3

Bonbon
- 4

La Bouffe
- 5

The Waterside
- 6

Ollie's House
- 7

The Waterfront
- 8

The Alma
- 9

Little Frenchies
- 10

MEET Quarter
- 11

Sambrook's Brewery
- 12

Sushi Moka
- 13

E & H - Easy and Healthy
- 14

Coppa Club
- 15

The Boathouse
- 16

Half Moon
- 17

Fulham Palace Cafe
- 18

Ta'mini Bakery
- 19

Naive
- 20

The White Horse
- 21

Cocotte
- 22

Aragon House
- 23

Hally's
- 24

Brook House
- 25

Restaurant Gordon Ramsay
- 26

The Harwood Arms
- 27

Fulham Kitchen
- Unit 4, 20 Central Ave
- 176 Wandsworth Bridge Rd
- 129 Wandsworth Bridge Rd
- 116 Wandsworth Bridge Rd
- Imperial Wharf, The Blvd
- 57-59 Parsons Green Ln
- Baltimore house, Juniper Dr
- 499 Old York Rd
- 354 Old York Rd
- The Ram Quarter, 2 Bubbling Well Square
- The Ram Quarter, 1 Bellwether Ln
- The Ram Quarter, 24 Ryeland Blvd
- 523 Old York Rd
- 29 Brewhouse Ln
- 32 Brewhouse Ln
- 93 Lower Richmond Rd
- Fulham Palace
- 801 Fulham Rd
- 75 Parsons Green Ln
- 1-3 Parsons Grn
- 271 New Kings Rd
- 247 New Kings Rd
- 60 New Kings Rd
- 65 New Kings Rd
- 68 Royal Hospital Rd
- Walham Grove
- 228 Munster Rd

RETAIL

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Fin + Bone
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The Real Flower Company
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Bayley and Sage Gourmet Groceries
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Waitrose & Partners
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One World
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The Palace Gardener
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Crumbs and Doilies Cupcakes
- 35

Lockdown Bakehouse
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Anthology Boutique SW18
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Bramble & Willow
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Marlo Wines
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BoConcept
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Parson's Nose
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Kenrick's Wine Merchant
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Neptune Furniture
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Zadig & Voltaire
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Emilia's Delicatessen
- 45

Vivienne Westwood
- 46

King's Road
- 303 New Kings Rd
- 66 New Kings Rd
- 34 New Kings Rd
- 402 North End Rd
- 41-43 Parsons Green Ln
- Bishop's Ave
- 5 Morie St
- 6 Ferrier St
- 511 Old York Rd
- 163a St John's Hl
- 3 River Reach
- 26A Juniper Dr
- 753 Fulham Rd
- 275 Wandsworth Bridge Rd
- 87-93 Wandsworth Bridge Rd
- 164-166 King's Rd
- 88 New Kings Rd
- 430 King's Rd
- King's Rd

SPORTS & LEISURE

- 47

Harbour Club Chelsea
- 48

The Parsons Green Sports & Social Club
- 49

London Rowing Club
- 50

Hurlingham Yacht Club
- 51

Caddi Club Chelsea
- 52

Queen's Club
- 53

Stamford Bridge | Chelsea FC
- 54

Craven Cottage | Fulham FC
- 55

The Padel Yard
- Watermeadow Ln
- 31 Broomhouse Ln
- Putney Embankment
- 43A Deodar Rd
- 29 Imperial Rd
- Palliser Rd
- Fulham Rd
- Stevenage Rd
- 2 Armoury Way

CULTURE & ARTS

- 56

Fulham Palace
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The Hurlingham Club
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Sands End Arts & Community Centre
- 59

Clarendon Fine Art
- 60

Putney Arts Theatre
- 61

Roca London Gallery
- 62

Royal Academy of Dance
- 63

National Army Museum
- 64

Battersea Arts Centre
- 65

Saatchi Gallery
- 66

Box Galleries
- Bishop's Ave
- Ranelagh Gardens
- Peterborough Rd
- 50 Northcote Rd
- Ravenna Rd
- Station Court Rocket House, Townmead Rd
- 188 York Rd
- Royal Hospital Rd
- Lavender Hill
- Duke of York's HQ, King's Rd
- Design Centre Chelsea Harbour, Lots Rd

THE TASTES



Dining at Mucci's



Dining at Duke of York Square

From long-standing institutions to cutting-edge dining, you'll find some of the best restaurants in the city on your doorstep. You can satisfy your taste for riverside restaurants and find the best Sunday roast in London, all without leaving SW6.



EAT

URBAN BARISTAS
374 Old York Road, SW18 1SP

Bringing the vibrant coffee culture of Australia to Wandsworth. This specialty roastery and café is a haven for coffee connoisseurs, offering expertly crafted brews and a warm, inviting space to connect. Guests can purchase their roasted beans to recreate the café experience at home.

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MUCCI'S ITALIAN
442 King's Road, SW10 0LQ

Located on King's Road, Mucci's reimagines classic Italian flavours for the modern palate. Specialising in sharing plates and light, crispy pizzas, the menu is designed to bring people together. Enjoy a warm, friendly atmosphere where gourmet food and good company converge.

W

VARDO CHELSEA
9 Duke Of York Square, SW3 4LY

In a striking circular pavilion in Duke of York Square, Vardo brings global culinary heritage to West London. The kitchen runs seamlessly, offering a dynamic dining experience on a relaxed and expansive terrace with views over the square.



OVER UNDER COFFEE
Wandsworth Train Station, SW18 1TF

A brunch spot dedicated to exceptional coffee and culinary excellence. Offering artisanal brews and pastries, alongside a curated range of fresh, grab-and-go delights for the modern lifestyle.

HARWOOD ARMS
Walham Grove, SW6 1QP

This hidden gem is the only Michelin-starred pub in London and well worth uncovering. Its award-winning menu brings the best British produce to the back streets of Fulham.

THE CADOGAN ARMS
298 King's Road, SW3 5UG

Celebrating the finest British food through a lens of provenance and seasonality, The Cadogan Arms offers a dining experience that honours tradition while embracing the modern. From bespoke beers and classic cocktails to a carefully curated wine list, they have redefined the local pub into a destination of which London can be proud.



EXPLORE

CHELSEA FC
Fulham Rd

The world-famous Chelsea FC, and 2021 European Champions, play their home games at Stamford Bridge. A stadium tour will not only allow you a peek at their well-stocked trophy cabinet, but take you on an immersive journey through the history of the club.

FULHAM FC
Stevenage Rd

A visit to Craven Cottage is one for the history books. Established in 1879, Fulham FC is London's oldest professional football club. You can perch on one of the original Grade II listed seats in the Johnny Haynes Stand while catching a match here.

SAATCHI GALLERY
Duke of York's HQ, King's Rd, SW3 4RY

See the best names in contemporary art at Saatchi Gallery. This 70,000-square-foot space is home to the works of up-and-coming talent and international artists, whose work has been rarely or never exhibited in the UK.





King's College London



Royal College of Music

Thanks to the presence of world-leading universities such as Imperial College and King's College, London is one of the best cities in the world to study in and consistently tops global rankings for higher education.



Royal College of Art

UNIVERSITIES

- Royal Academy of Dance
0.8 MILES
- Putney School of Art and Design
1.7 MILES
- Royal College of Art (Battersea and Kennington)
1.8 MILES
- Imperial College London
2.7 MILES
- Royal College of Music
2.9 MILES
- Roehampton University
3.3 MILES
- Chelsea College of Arts (UAL)
3.8 MILES
- King's College London
5.1 MILES
- London School of Economics
5.3 MILES
- University College London
5.7 MILES
- Central Saint Martins
6.8 MILES



University College London



London School of Economics



Imperial College London



UNIVERSITIES



You'll find many of the country's highest-achieving schools, including the leading Putney High School and Francis Holland School, within easy reach of Hurlingham Waterfront. What's more, the borough of Hammersmith and Fulham has one of the country's highest percentages of schools ranked "outstanding."

EARLY YEARS

- Thomas's Fulham Primary School
0.3 MILES
- Langford Primary School
0.7 MILES
- The Fulham Bilingual Primary School
0.7 MILES
- St Anne's C of E School
1 MILES
- Evergreen Primary School
1 MILES
- The Roche School
1.1 MILES
- Allfarthing School
1.2 MILES
- Kensington Prep School
1.2 MILES
- Parsons Green Prep School
1.2 MILES
- West Hill Primary School
1.3 MILES
- Brandlehow Primary School
1.4 MILES
- Thomas's Battersea Primary School
1.5 MILES
- The London Oratory School
1.5 MILES
- Ashburnham Community Primary School
1.6 MILES
- Servite RC Primary School
1.6 MILES
- Redcliffe School
1.7 MILES
- The Hampshire School
2.1 MILES

SECONDARY YEARS

- Lady Margaret School
0.9 MILES
- South Thames College
1 MILES
- Thames Christian School
1.1 MILES
- Chelsea Academy
1.2 MILES
- The London Oratory School
1.5 MILES
- Fulham College Boys School
1.8 MILES
- Putney High School
2 MILES
- The Hampshire School
2.1 MILES
- Chelsea Independent College
2.2 MILES
- Francis Holland School
2.9 MILES

G O O D

Hurlingham has a rich sporting history which even rivals nearby Wimbledon. The Hurlingham Polo Association is the founder of the modern game, and governing body for the sport in the UK.

A centre for sporting excellence dating back as far as 1869, The Hurlingham Club has hosted two Olympic Games, whilst Hurlingham Park has even seen Lord Sebastian Coe set an 800m record on the Park's cinder track.

More than 100 years ago, Hurlingham Park was also the home of weekly polo fixtures and the Club earned its status as the historic home of the sport. In 1875, it drew up the rules of the game we still know and love. Today, Hurlingham Park still welcomes the best polo players from across the globe for the biggest three-day polo event in the world, Polo in the Park.

A short walk also takes you to the renowned Chelsea Harbour Club. Another luxury sports club with a wide range of fitness and spa facilities.

Hurlingham Park hosted the polo final of the 1908 Olympics, where England won gold, and today hosts the annual Giorgio Armani Tennis Classic.



S P O R T

Rockwell

Transforming places transforms lives. That's something we're committed to. At Rockwell, we build to a different beat. We move past the ordinary to make places that will last beyond a lifetime. Vision and insight lead us. Confidence and diligence define us. We build boldly, for the better.

Bringing together a stellar team, we are at the forefront of creating landmark multi-use developments, with expertise spanning land acquisition, planning, development management and construction. Rockwell is a true believer in London, both as a unique opportunity for development and due to its status as a cultural melting pot on the world stage. This confidence in the capital has underpinned Rockwell's involvement with a variety of development projects worth over £1.7 billion.

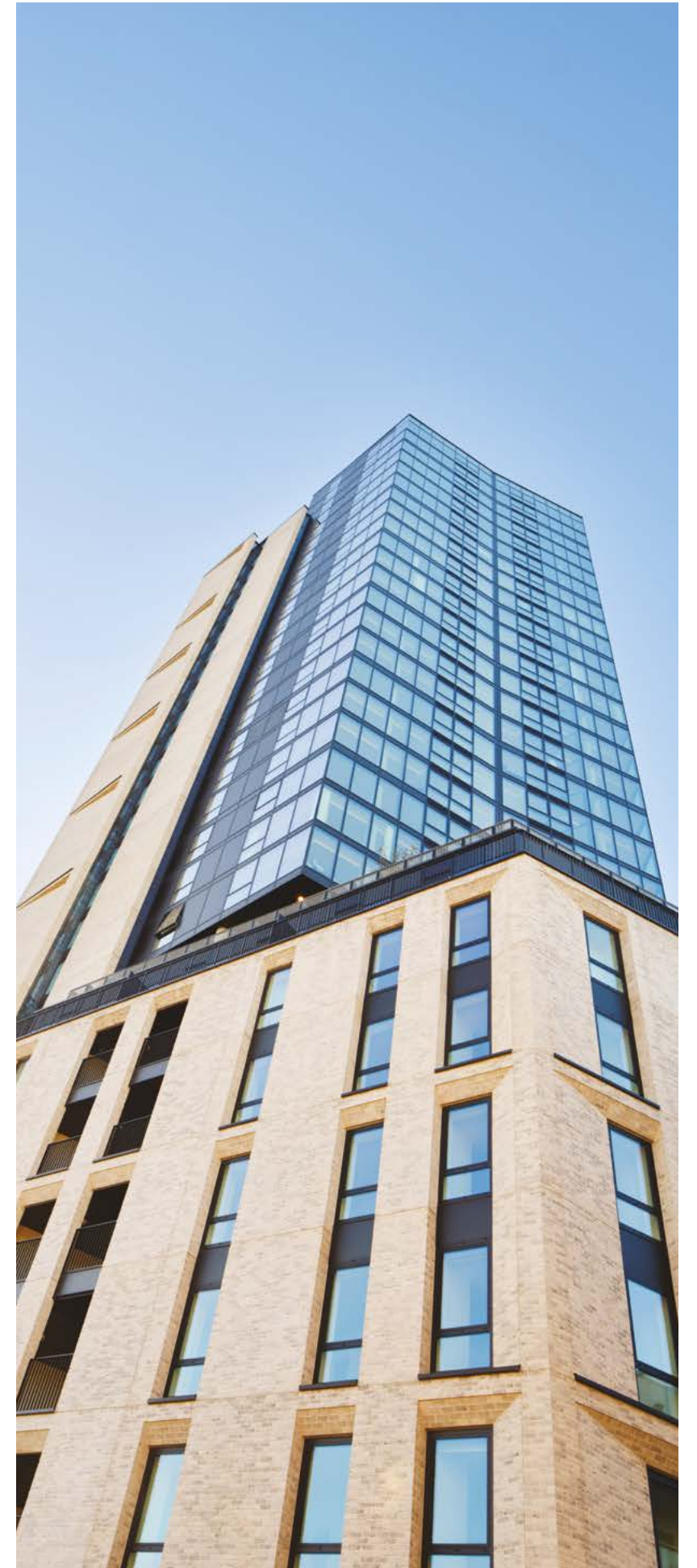
The way we deliver visionary concepts through considered execution sets us apart. We embrace ambitious thinking with a meticulous focus on every detail. The results are not just transforming people's lives but are leaving a positive impact on the wider community, instilling pride in places that will leave a lasting legacy.

At Hurlingham Waterfront, we are committed to delivering a landmark, best-in-class mixed-use development on the banks of the River Thames.

Founded by Donal Mulryan, Rockwell represents something vital – a way to build with purpose, and passion, with a clear vision for the future. Rockwell is testament to this highly successful and trusted property professional with over 30 years' experience in the UK development and construction industry.

To date Donal has conceived and delivered over £8 billion worth of various award-winning schemes across the UK and Europe, having worked in Joint Venture Partnership with Cerberus, Morgan Stanley and other global institutions such as Aviva Investors.

Donal has poured his expertise into Rockwell, laying the foundation for our company's unwavering standards of excellence. Working in conjunction with renowned architects, he continues to deliver exemplary developments, designed and executed to his exacting standards.



Sustainability

Sustainability is at the heart of Rockwell’s approach to the places we create and this thinking is embedded in the Hurlingham Waterfront development, which brings together new life, generous green spaces and a diverse range of new homes, with many health and living related facilities.



Sustainability refers to the respect and care for the environment, minimising the depletion of natural resources and considering the needs of future generations to meet their changing lifestyles. Hurlingham Waterfront proactively embraces these.

Biodiversity – Flora and Fauna

For the public – The regeneration of the river frontage and the enhanced permeability of the site with the introduction of a comprehensively landscaped boulevard will provide a much improved public realm for the local residents. The introduction of trees, hedging and planting to create a series of gardens, access routes and play spaces will be a welcome addition to the local neighbourhood.

For residents – The landscaped courtyard to Herland Gardens at level 3 creates a private garden, in keeping with the traditional London landscaped squares originating across the capital from the 17th century to provide quiet, green spaces. This courtyard has an informal layout, is extensively landscaped with trees, planting and secluded areas. Biodiverse roofs have been created wherever possible to enrich views from the apartments, support wildlife and create a healthy habitat.

For insects, birds and bats – The green roofs are attractive to pollinators and provide a biodiverse, colourful and drought-tolerant range of wildflowers, herbs and flowering perennials to visually create a meadow and encourage insects and birds to the surroundings.

Specialist studies identified enhancement opportunities, including incorporating bat boxes within the building facades. Bird nesting boxes create additional habitats for sparrows and swifts, which are both priority species within the City of London Biodiversity Action Plan. The development will deliver an increase in tree cover across the site comprising native and naturalised species with complementary tree planting continuing along the Carnwath Road frontage.

Climate

Microclimate studies have been undertaken to ensure that the development delivers comfortable conditions for pedestrians and users throughout the scheme. These studies have informed the landscaping design at ground level, and the design of the roof terraces.

Flood risks have been assessed, considering the next 100 years, and the development increases the height of the river wall to provide a long-term defence barrier for the site.

Energy efficiency

Renewable energy is used in the form of air-source heat pumps for heating and cooling and eliminates the use of any combustion appliances. This is a very green, and environmentally responsive development. The homes incorporate mechanical ventilation with inbuilt heat recovery, to reclaim heat and minimise losses. The buildings are well sealed and highly energy efficient, incorporating the use of low energy LED fittings for the lighting throughout.

Water

Efficient use of water is built into these new homes. Taps and fittings have flow restrictors to ensure they achieve the very latest standards to limit domestic water consumption. This is combined with dual flush WCs and controlled capacity baths. The separate metering of water supplies to each home ensures that owners are in full control of their consumption. The rainwater harvesting for the development also helps to reduce the need for mains-supplied water.

Waste and recycling

Bulk waste is managed centrally with separate recycling storage within the apartments themselves and the central store rooms, encouraging as much recycling as possible. Dedicated compaction equipment reduces the volume of waste, which helps minimise transport requirements and resulting energy use.

Rainwater is attenuated within landscaped areas for gradual release. A large proportion of the roof areas are green roofs and the majority of the external paving is permeable. The below-ground attenuation tank also provides storage during tidal locking events.

Air quality and pollution

Clean air technologies are adopted throughout and as there are no combustion appliances, no exhaust gases pollute the environment. To assist with filtering the air from adjacent streets, the intensive landscaping provides a barrier and improves the local air quality. The home ventilation includes filtering to assist with air quality.

People and lifestyles

The scheme caters for all ages and levels of mobility. Homes incorporate features to enable them to be adapted through the residents’ lifetime to suit their changing requirements. Generously sized residential lifts, ensure that all upper floors are accessible to less



mobile users and an evacuation lift enables their safe exit from any floor to a point of safety at ground level. This is combined with a refuge area within the lift lobbies with a linked communication system assisting with the safety of wheelchair users.

With the increasing requirement for greater flexibility in our lifestyles, and many overlapping living and working functions from home, the development provides, within a single hub, all of the facilities required. The residents’ fitness centre and pool provide health and wellbeing facilities including treatment rooms. The business centre gives residents a separate workspace to support their business needs very close to home. The residents’ lounges also create comfortable break-out spaces to allow them to meet with family members and friends.

Transport

Various public transport modes are within easy reach for residents; including the London underground serviced from Parsons Green, Overground services from Imperial Wharf and South Western Railway routes from Wandsworth Town. Multiple bus routes can also be accessed from the immediate road network. Cycling is encouraged as a healthy and green form of transport, with over 500 cycle storage spaces included within the scheme. Electric car charging is included, with additional future provisions to cater for the increasing transition to electric vehicles.

Legacy & community

Providing opportunities to those without

Rockwell is committed to building and enhancing local communities, whilst bringing investment to the neighbourhood. It believes that long-term partnerships, carefully designed to bring tangible benefits to local people, can transform communities for the better, much in the same way that its buildings do.

Rockwell has built relationships with charities and organisations at both national and local levels with the intention of creating a legacy of economic and social benefit around its developments. Community and charity are central to the Rockwell ethos, and it is committed to providing opportunities to those without, primarily through education, training and sport.

Rockwell Hospitality Skills Initiative

The Rockwell Hospitality Skills Initiative began in 2019, during the planning phase for the recently completed landmark scheme in Westferry, Vetro. The initiative saw Rockwell partner with the London Training Centre to deliver skills training and qualifications to local people and help them to access jobs in the hotel and hospitality sector. To date, the initiative has delivered over 300 training and skills qualifications, free of charge, to those from the communities in which they work.

The initiative has since been recognised as an example of industry best practice by local authorities, civil society organisations, and the media, and subsequently expanded to all hospitality/hotel projects delivered by Rockwell, with a commitment to take over 1,000 people from communities across London into targeted training and apprenticeship schemes. Abdul Hoque Habib ACIEH BSc Hons, Managing Director of the London Training Centre: “I would like to thank Rockwell for the passion and leadership which they have shown in going above-and-beyond to ensure that local people are supported in their search for jobs and training. This is a clear testament to the importance Rockwell places on community.”



Donal Mulryan at The London Training Centre



Sands End Associated Projects In Action

Sands End Associated Projects In Action (SEAPIA) is an important charity which provides an inclusive, safe, and enriching environment for children and young people aged 4-14 in the local area of Sands End, Fulham. An outdoor play area, which would allow the children to continue playing and learning outside at SEAPIA in the autumn and winter months when the weather turns, was a pipeline project for some time. Due to the associated cost, however, SEAPIA had not been able to build it.

After learning about the project and the important work that SEAPIA does for the community local to Hurlingham Waterfront, Rockwell committed to building the new weatherproof play area, officially opening it at ceremony which brought local residents and children, councillors, and Rockwell together to celebrate. Rockwell has since remained committed to its partnership with SEAPIA by sponsoring its raffle at the Wandsworth Bridge Road Spring Fayre, a community event organised by the Wandsworth Bridge Road Association, with the support of Hammersmith and Fulham Council.



Keeping Families Together

Keeping Families Together (KFT)

A pillar of Wandsworth’s community, Keeping Families Together (KFT) aims to create safe and engaging spaces for the local area, in addition to other important work supporting young people and families with day-to-day issues, ranging from school exclusions to navigating social services and helping with family courts.

To support KFT in their amazing work, members of the Rockwell team completed ‘Mount Everest’ at its development, Vetro, climbing a combined 2,700 storeys. The funds raised contributed to the opening of a new space for the charity named ‘The Lounge’, which is now a youth club for girls from the local community to access activities and learning opportunities in a safe and encouraging environment.



Katherine Low Settlement

Katherine Low Settlement

The Katherine Low Settlement (KLS) is an important charity which works to reduce poverty and isolation and bring the community together, including through supporting older people, children, young people and their families from refugee backgrounds and newly-arrived adults learning English. Over 500 people visit KLS's building each week to access their important services, leading to a strain being put on the charity’s facilities, which were in much need of refurbishment.

Recognising KLS as an incredible charity at the heart of Battersea, Rockwell assisted with renovations to the bathrooms and necessary basement structural works, to ensure the KLS centre is fit-for-purpose and remains an important part of the local community for years to come.



Matt Hampson Foundation Event

Matt Hampson Foundation

Sport plays a significant role in so many people’s lives, often providing them with a great sense of belonging and achievement.

This means that, for those who suffer serious injury or disability from participating in sport and can no longer take part, causing their lives to change unrecognisably. This is why Rockwell is working closely with The Matt Hampson Foundation, which offers social, physical and emotional support to those who have been injured whilst participating in or training for sport.



Battersea Crime prevention panel

Battersea Crime Prevention Panel

Rockwell proudly acted as the main sponsor of the Battersea Ball hosted by the Battersea Crime Prevention Panel, supporting the charity in its goal to make Battersea and Balham a better and safer place to live, work and play. The £48,000 raised at the Ball sponsored over 3,000 day trips for children and brought over 9,700 people through the door at the Battersea Summer Scheme’s Big Play Out in July 2024, which Rockwell supported through funding a football training session led by legendary father-son football duo, Harry and Jamie Redknapp, in partnership with Skechers.

Vanessa Wride, Administrator at the Battersea Summer Scheme: “This festival is all about creating special moments and opportunities for the children in our community. Having the Redknapps here today, along with the support from Rockwell and Skechers, has made this event truly unforgettable. The kids are leaving with new skills, inspiration, and the confidence to pursue their passions.”



Our brochure is a sustainable choice as it is printed on FSC certified paper using vegetable-based inks and produced in a zero-waste factory.

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