

MARYLEBONE APARTMENTS

21 Crawford Street (Entrance on Durweston Street) London W1

"Located in the heart of The West End, An exclusive development in Marylebone London W1."



The Developer

Galliard Homes Ltd & Hurlington Ltd

Local Authority

City of Westminster

Location

21 Crawford Street, London, W1
(Entrance on Durweston Street)

Tenure

982 year leasehold

Building Insurance

NHBC 10 Year or similar

Anticipated Completion

Q4 2014

Project rental return

Between £550 - £975 per week

Pricing

Studio from £695,000

1 Beds from £930,000

2 Beds from £1,100,000

3 Beds from £1,450,000

Net internal floor areas

354 - 766 sq.ft

Ground Rent

£150-225 per annum

Parking

Parking available from
£80,000 - £100,000 (Limited)

MARYLEBONE APARTMENTS

21 Crawford Street (Entrance on Durweston Street) London W1

DEVELOPMENT SPECIFICATION

GENERAL

- A selection of refurbished studio and 1, 2 & 3 bedroom, luxuriously appointed apartments within traditional London brick façade building.
- The apartments are arranged from ground to third floor with a lift serving all levels.
- The building has a lower ground parking facility accessed from the rear courtyard with secure car parking available (for selected plots only and at an additional cost).
- Galliard Homes Platinum level specification throughout including Miele integrated kitchen appliances.

GENERAL SPECIFICATION

- Solid natural oak door linings, skirtings and architraves
- Engineered one strip oak veneer flooring to principal reception rooms (living/dining & lounge)
- Fully integrated speaker system
- Recessed low energy downlighting
- Satellite, terrestrial TV & telephonesockets to living rooms and bedrooms
- All TV sockets SKY HD and 3D enabled (subject to subscription)
- Dimmer switches to living room and all bedroom lighting
- Double glazing throughout (subject to consents)

KITCHEN

- Engineered one strip oak veneer flooring
- Coloured natural stone worktop
- Glass splashback from worktop to underside of wall units
- Miele integrated appliances to include
Single low level oven
Built-in microwave
4-ring ceramic hob with hood
Washer / dryer, dishwasher & fridge/freezer

BATHROOMS & EN-SUITES

- Large format brown natural stone floor and wall tiling (master en-suite fully tiled)

BEDROOMS

- Quality oatmeal fully fitted carpets with underlay
- Fully integrated full height wardrobes with sliding glass door fronts to all bedrooms

SECURITY

- Video entry phone system

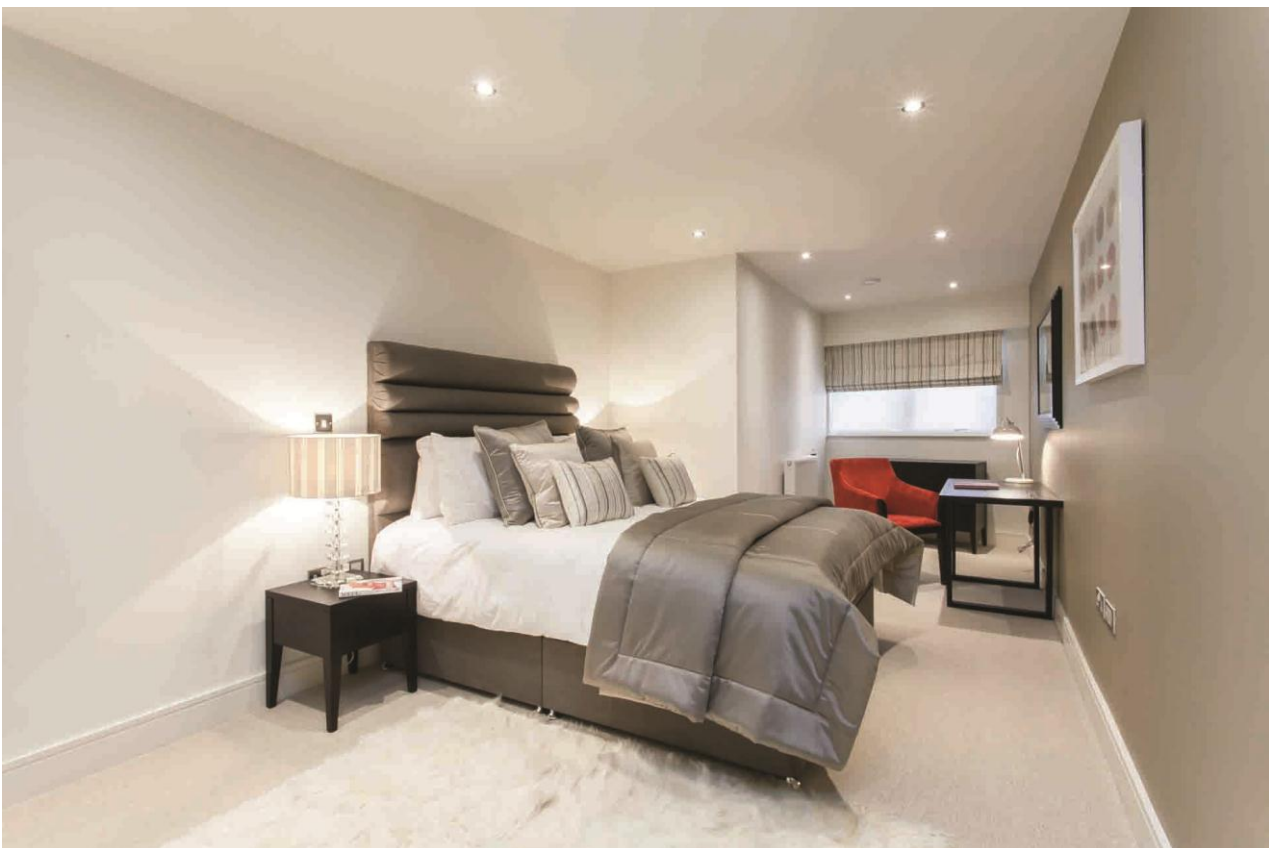
21 Crawford Street (Entrance on Durweston Street) London W1

INTERNALS



21 Crawford Street (Entrance on Durweston Street) London W1

INTERNALS



MARYLEBONE APARTMENTS

21 Crawford Street (Entrance on Durweston Street) London W1

EXTERNALS



21 Crawford Street (Entrance on Durweston Street) London W1

TRANSPORT LINKS FROM MARYLEBONE APTS

The Marylebone Apartments are located within 500 metres of three Zone 1 transport hubs - Baker Street, Edgware Road and Marylebone, with London Paddington also within close proximity.

Together, these key rail & tube stations will offer residents some of the fastest connections to virtually all principal locations across the Capital, including new Crossrail interchanges at Tottenham Court Road, Bond Street and Paddington, further streamlining journey times from 2018. Road connections are equally impressive with the Marylebone flyover also within 500 metres, leading to the A40 and UK motorway network at Junction 16 of the M25.

Baker Street

Located a 5 minute walk away on the corner of Marylebone Road and Baker Street itself, the station provides Hammersmith & City, Metropolitan, Bakerloo, Circle and Jubilee line services, connecting to London's entire transport network.

Journey times from Baker Street are exceptional, with the majority of prime destinations reached within 10 minutes.



Average journey times from Baker Street Underground Station:

- Regent's Park 2 mins
- St John's Wood 2 mins
- Bond Street 2 mins
- Oxford Circus 4 mins
- Paddington 4 mins
- Green Park 4 mins
- Kings Cross/St Pancras 5 mins
- Piccadilly Circus 6 mins
- Westminster 7 mins
- Tottenham Court Rd 9 mins
- Leicester Square 10 mins
- Covent Garden 11 mins
- London Bridge 11 mins
- Liverpool Street 14 mins
- Bank 16 mins
- Canary Wharf 18 mins
- London Heathrow 25 mins
- London City Airport 30 mins

MARYLEBONE APARTMENTS

21 Crawford Street (Entrance on Durweston Street) London W1

MAP



Crossrail is a joint venture between Transport for London and the Department for Transport to build a new railway linking Maidenhead and Heathrow in the west, to Shenfield and Abbey Wood in the east. Crossrail will provide high frequency, safe and comfortable journeys, carrying 78,000 passengers per hour in peak times. Construction has already started, with the central section expected to be complete by the end of 2018.



Crossrail

- Surface line
- Tunnel
- ⤵ Portal (tunnel entrance and exit)



21 Crawford Street (Entrance on Durweston Street) London W1

LONDON UNIVERSITIES AND COLLEGES

University of Westminster

University of Westminster, 309 Regent St, City of Westminster, W1B 2UW

1.1 miles – 5mins walk

Closest station – Oxford Circus – 4min from Baker Street Station

UNIVERSITY OF
WESTMINSTER



UCL – London's Global University

Senate House, Malet Street, London, WC1E 7HU

1.6 miles – 8mins drive

Closest station – Goodge Street – 17mins from Marylebone Station

King's College London

Stamford Street, London, SE1 8WA

3.5 miles – 12mins drive

Closest station – Southwark – 12mins from Marylebone Station



London Business School

26 Sussex Pl, London NW1 4SA

0.6 miles – 4mins drive // 0.6miles – 12mins walk



London Metropolitan University

133 Whitechapel High Street, London E1 7QA

5.0 Miles – 18mins drive

Closest station – Aldgate East – 27mins from Marylebone Station



Regent's College

Inner Circle, London, Greater London, NW1 4NS

0.9 Miles – 4mins drive // 18mins walk



MARYLEBONE APARTMENTS

21 Crawford Street (Entrance on Durweston Street) London W1

LIVING & HISTORY MARYLEBONE

Madame Tussauds – 0.3miles, 5mins walk from Marylebone apts.
Marylebone Road, London NW1 5LR.

Madame Tussauds London is a major tourist attraction located in Central London, housed in the former London Planetarium. It is famous for recreating famous people and celebrities, in wax. It is the original Madame Tussauds attraction, having been situated on Marylebone Road since 1884. It was set up by wax sculptor Marie Tussaud. It is operated by Merlin Entertainments.



MARYLEBONE APARTMENTS

21 Crawford Street (Entrance on Durweston Street) London W1

Regent's Park – 0.3miles, 2mins walk from Marylebone Apts.

London NW1 4NR

The Regent's Park, designed by John Nash, covers 395 acres and includes Queen Mary's Gardens which features more than 30,000 roses of 400 varieties, as well as the gloriously restored William Andrews Nestfield's Avenue Gardens. With excellent sports facilities spanning nearly 100 acres it includes the largest outdoor sports area in central London. The park also houses the Open Air Theatre, London Zoo, Primrose Hill, the country's largest free to access waterfowl collection and 100 species of wild bird.



MARYLEBONE APARTMENTS

21 Crawford Street (Entrance on Durweston Street) London W1

COUNCIL TAX BANDS

Rates stated are for properties in which two or more people are living.
Discounts may be available depending on your situation.

BAND A	BAND B	BAND C	BAND D	BAND E	BAND F	BAND G	BAND H
£251.83	£293.80	£335.77	£377.74	£461.68	£545.62	£629.57	£755.48

Some local authorities charge different rates for properties in specific areas.
Always check with your council to ensure you are paying the correct amount.

**Please note that development has not been banded yet, above rates are the general rate for the Borough in 2013.*

ESTIMATED SERVICE CHARGE

Est £3.00 per sq.ft

STAMP DUTY

£125,001 to £250,000	1%
£250,001 to £500,000	3%
£500,001 to £1,000,000	4%
Over £1 million - £2 million	5%
Over £2 million	7%

OTHER ASSOCIATED BUYING FEES

1. A non-refundable booking deposit of £2,000 is payable upon reservation / exchange
2. A deposit of 10% Purchase Price is payable within 21 days with booking deposit.
3. A further 5% of the purchase price is payable within 6 months of exchange of contract
4. The balance of 85% of the purchase price will be payable upon completion
All Instalment monies will be held in the vendor solicitor's trust account.

21 Crawford Street (Entrance on Durweston Street) London W1

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

1. Passport / ID card
2. A current utility bill (not mobile phone) or bank statement showing name and home address
If neither document can be provided then:-
 1. An Inland Revenue demand or
 2. A letter from employer stating home address

Please be advised that the solicitors must see the original copies of the above.

CONVEYANCING FEES

Legal fees will be £1850 plus vat and disbursement for properties upto £1mill and Legal fees will be £2500 plus vat and disbursement for properties over £1mill. The Developer will contribute £1,500 + VAT towards the legal fees.

VENDOR'S SOLICITORS

Howard Kennedy
19 Cavendish Square
London
W1A 2AW

Contact: David Phillips
Tel: +44 (0)20 8418 3222
Email: GarryL@lmsolicitors.co.uk

RECOMMENDED PURCHASER'S SOLICITORS

Riseam Sharples
2 Tower Street
London
WC2H 9NP

Contact: Julia Caveller
Tel: (+44) (0) 20 7632 8904
Email: juliac@rs-law.co.uk

RECOMMENDED LETTING AGENTS

Fraser & Co
189, Baker Street
London NW1 6UY,
United Kingdom

Contact: Kelly Holroyd
Tel: +44 20 7299 9050
Email: kelly.holroyd@fraser.hk.com

Disclaimer

The information contained in this document is from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted herein subject to the possibility of errors, omissions or changes without notice. Where we have provided information, views or responses, they are based on the source information we have received

We included opinions, assumptions or estimates for examples only, and they may not represent current or future performance of the property. You and your advisors should conduct your own review and investigate before relying on the information in this document

9/17/13