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.”

<table>
<thead>
<tr>
<th>The Developer</th>
<th>Galliard Homes Ltd &amp; Hurlington Ltd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Authority</td>
<td>City of Westminster</td>
</tr>
<tr>
<td>Location</td>
<td>21 Crawford Street, London, W1 (Entrance on Durweston Street)</td>
</tr>
<tr>
<td>Tenure</td>
<td>982 year leasehold</td>
</tr>
<tr>
<td>Building Insurance</td>
<td>NHBC 10 Year or similar</td>
</tr>
<tr>
<td>Anticipated Completion</td>
<td>Q4 2014</td>
</tr>
<tr>
<td>Project rental return</td>
<td>Between £550 - £975 per week</td>
</tr>
<tr>
<td>Pricing</td>
<td></td>
</tr>
<tr>
<td>Studio from £695,000</td>
<td>1 Beds from £930,000</td>
</tr>
<tr>
<td>2 Beds from £1,100,000</td>
<td>3 Beds from £1,450,000</td>
</tr>
<tr>
<td>Net internal floor areas</td>
<td>354 - 766 sq.ft</td>
</tr>
<tr>
<td>Ground Rent</td>
<td>£150-225 per annum</td>
</tr>
<tr>
<td>Parking</td>
<td>Parking available from £80,000 - £100,000 (Limited)</td>
</tr>
</tbody>
</table>
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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
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INTERNALS
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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
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.
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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

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
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.
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.
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COUNCIL TAX BANDS

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

<table>
<thead>
<tr>
<th>BAND A</th>
<th>BAND B</th>
<th>BAND C</th>
<th>BAND D</th>
<th>BAND E</th>
<th>BAND F</th>
<th>BAND G</th>
<th>BAND H</th>
</tr>
</thead>
<tbody>
<tr>
<td>£251.83</td>
<td>£293.80</td>
<td>£335.77</td>
<td>£377.74</td>
<td>£461.68</td>
<td>£545.62</td>
<td>£629.57</td>
<td>£755.48</td>
</tr>
</tbody>
</table>

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.*
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@lmjsolicitors.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

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9/17/13