

HYDE PARK APARTMENTS, SUSSEX GARDENS, LONDON W2

"Situated a stone-throw away from Hyde Park, Hyde Park Apartments promises its residents a lifestyle as lively or relaxed as they choose to make it. This fashionable part of London is renowned for its eclectic blend of stylish stores, restaurants, bars and entertainment, creating a dynamic social hub for those who want to get the best out of life."



The Developer
Euroterra Capital

Local Authority
The London Borough of Westminster

Location
158 Sussex Gardens, W2 1UD

Tenure
999 year leasehold

Building Warranty
TBC

Anticipated Completion
Q4 2014

Project rental return
Estimated between £725 - £1,800 per week

Pricing
1 Bed £776,000
2 Bed £955,000
3 Bed £2,385,000

Net internal floor areas
419 - 1294 sq.ft

Ground Rent
1 beds - £500 p.a
2 beds - £750 p.a
3 beds - £850 p.a

Parking
On Street Parking available subject to permits.

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DEVELOPMENT SPECIFICATION

MAIN ENTRANCE & HALLWAY

- High gloss oil entrance door with polished chrome handles - Banham security locks and fob access
- Video entry and intercom system with camera
- Sensor Activated lighting
- Marble floor to the entrance
- Luxury anti stain carpet to staircase
- Mirror to the entrance and feature lighting
- Classic English style tiled entrance externally
- Jardinières entry

LIVING ROOM & HALL

- Satin lacquer panel front door with Banham security lock
- Hard wood American oak flooring, 18mm-22mm thick
- Oak wooden skirting boards painted with ecological colours DULUX
- Concealed radiators within bespoke radiator covers
- Pre-wired HD TV, DVD, internet and telephone

KITCHEN

- Italian bespoke kitchen with high gloss lacquered Finishes
- Quartz Composite stone worktop
- Composite stone worktop hygienic antibacterial
- Splash back with high quality materials (glass mirrored/ glass mosaic/ natural stone)
- Appliances Integrated Miele and Siemens
- Stainless steel Franke sink with Hansgrohe chrome mixer tap
- Concealed lighting beneath the cabinets with LED

BATHROOM

- High quality gress fine porcelain tiling, full body from Cisa Italia
- Frameless, toughened, clear glass shower screen and chrome trim
- White fixtures – Flaminia sanitary ware
- Polished chrome high quality heated towel rail
- Stainless steel mixer tap Hansgrohe and accessories
- Ventilation system
- Concealed perimeter lighting
- Mirror cabinet and vanity unit
- Fitted hydraulic flow

BEDROOMS

- Hard wood American oak flooring, 18mm-22mm thick
- Oak wooden skirting board painted with ecological colours DULUX
- Bespoke fitted wardrobes with internal lighting
- Concealed radiators within bespoke radiator covers
- Pre-wired for HD TV & DVD

GENERAL FINISHES

- Panelled wood internal doors with lacquer finish painted with ecological colours DULUX & stainless steel handles
- CCTV cameras to main communal entrance
- Roof ceiling lights with LED dimmable downlights
- Led lights all fire rated
- Dimmer light controls where applicable
- Thermal and acoustic insulation, stained with matt ecological colours
- Gas Fired heating with high efficiency boilers with individual thermostatic radiator valves
- Main powered smoke-heat and carbon monoxide (Co) detectors
- All colours are ecological high quality DULUX (walls, ceiling, doors & windows)
- Spy hole to apartment entrance doors
- 24/7 concierge service

OPTIONS

- Bespoke Design Service
- Furniture & Accessories

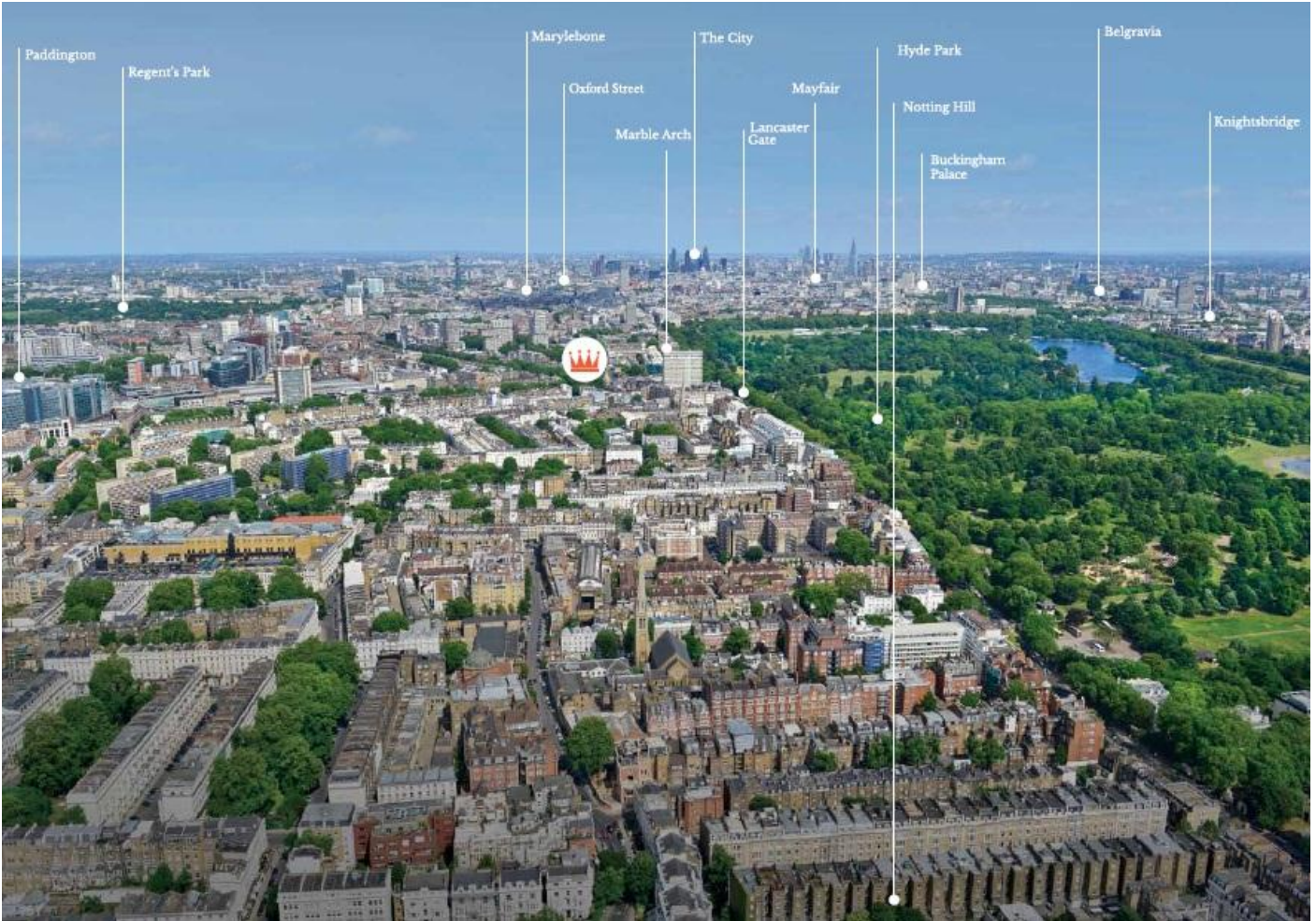
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INTERALS / CGI



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AERIAL/LOCATION



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TRANSPORT LINKS FROM HYDE PARK APARTMENTS

With a choice of 3 Underground stations within close proximity to Hyde Park Apartments, access to all areas of London easy and quick. The nearby Paddington Station provides immediate connection to most London airports and Cross Rail. Residents at the Hyde Park Apartments will be within 3 minutes walk to Paddington Station Rail & Underground, 7minutes walk to Lancaster Gate Underground Station & 9minutes walk to Edgward Road Underground Station.

Paddington Station (Underground & Rail Station) – Est 3 minutes’ walk

Lancaster Gate (Underground Station) – Est 7 minutes’ walk

Edgward Road (Underground Station) - Est 9 minutes’ walk

Times from Paddington Station

Baker Street – 4mins

Oxford Circus – 8mins

Bond Street – 9mins

Shepards Bush (Westfields Shopping Centre) – 10mins

Kings Cross St Pancras - 12mins

Westminster – 13mins

Heathrow terminals 1-3 – 15mins

Leicester Square – 15mins

London Bridge – 18mins

Bank – 20mins

Canary Wharf – 24mins

Times from Lancaster Gate (Underground Station)

Bond Street – 3mins

Oxford Circus – 4mins

Shepards Bush (Westfields Shopping Centre) – 6mins

Baker Street – 9mins

Westminster – 10mins

Leicester Square – 11mins

Bank – 13mins

Kings Cross St Pancras - 14mins

London Bridge – 16mins

Canary Wharf – 21mins

Heathrow terminals 1-3 – 30mins

***all times are sourced from tfl.com**

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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



HYDE PARK APARTMENTS, SUSSEX GARDENS, LONDON W2

LONDON UNIVERSITIES AND COLLEGES

London College UCK

Victoria Gardens, London W11 3PE

7mins Drive

Lancaster Gate Station to Notthing Hill Gate Station – 3 mins



Heythrop College, University of London

23 Kensington Square, London, W8 5HN

9mins Drive

Lancaster Gate Station to High Street Kensington Station – 9mins



Heythrop College

The Specialist Philosophy and Theology College
of the University of London

Imperial College London

South Kensington Campus, Exhibition Road, London SW7 2AZ

8 mins drive

Lancaster Gate Station to South Kensington Station – 13mins

Imperial College London

University of London

Senate House, Malet Street, London, WC1E 7HU

11 mins drive

Lancaster Gate Station to Russell Square Station – 15mins



UNIVERSITY OF LONDON

University of Westminster

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

8 mins drive

Lancaster Gate Station to Oxford Circus Station – 4mins

UNIVERSITY OF WESTMINSTER

King's College London

Stamford Street, London, SE1 8WA

14mins drive

Lancaster Gate Station to Southwark Station – 13mins



London Business School

26 Sussex Pl, London NW1 4SA

7 mins drive

Lancaster Gate Station to Baker Street Station – 9mins



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LIVING

Hyde Park – 0.3miles 6mins walk

Hyde Park is one of the largest parks in west London, and one of the Royal Parks of London, famous for its Speakers' Corner. The park was the site of the Great Exhibition of 1851, for which the Crystal Palace was designed by Joseph Paxton. The park has become a traditional location for mass demonstrations. The Chartists, the Reform League, the Suffragettes and the Stop The War Coalition have all held protests in the park. Many protesters on the Liberty and Livelihood March in 2002 started their march from Hyde Park. On 20 July 1982 in the Hyde Park and Regents Park bombings, two bombs linked to the Provisional Irish Republican Army caused the death of eight members of the Household Cavalry and the Royal Green Jackets and seven horses.

Hyde Park is the largest of four parks which form a chain from the entrance of Kensington Palace through Kensington Gardens and Hyde Park, via Hyde Park Corner and Green Park (19 hectares), past the main entrance to Buckingham Palace and then on through Saint James's Park(23 hectares) to Horse Guards Parade in Whitehall.



Paddington – 0.2miles 4mins walk

Paddington station, also known as London Paddington, is a central London railway terminus and London Underground station complex. The site is historic, having been the London terminus of the Great Western Railway and its successors since 1838. Much of the current mainline station dates from 1854 and was designed by Isambard Kingdom Brunel. The site was first served by Underground trains in 1863, as the original western terminus of the Metropolitan Railway, the world's first underground railway.

The complex has since been modernised and now has an additional role as the London terminus for the dedicated Heathrow Express airport service. Paddington is in fare zone 1.



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Whiteleys Shopping Centre – 18mins walk from Hyde Park Apartments



Kensington Gardens – 7mins walk from Hyde Park Apartments

Kensington Gardens, once the private gardens of Kensington Palace, is one of the Royal Parks of London, lying immediately to the west of Hyde Park. It is shared between the City of Westminster and the Royal Borough of Kensington and Chelsea, lying within western central London. The park covers an area of 111 hectares (270 acres). The open spaces of Kensington Gardens, Hyde Park, Green Park and St. James's Park together form an almost continuous "green lung" in the heart of London between Kensington and Westminster.



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COUNCIL TAX BANDS

Rates stated are for properties in which two or more people are living.

Discount maybe available depending on your situation. Please note the costs below are per annum.

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

VALUTAION BAND A VALUE	BAND B	BAND C	BAND D	BAND E	BAND F	BAND G	BAND H
Up to £40,000	£40,001- £52,000	£52,001- £68,000	£68,001- £88,000	£88,001- £120,000	£120,001- £160,000	£160,001- £320,000	£320,001 or more

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

ESTIMATED SERVICE CHARGE

Est £3.90 per sq.ft

STAMP DUTY

£250,001 to £500,000	3%
£500,001 to £1,000,000	4%
Over 1million – 2million	5%
Over 2million	7% -15%

OTHER ASSOCIATED BUYING FEES

1. Non-refundable booking deposit of £5,000 payable upon reservation / exchange of contracts
2. A further 10% of purchase price, less booking deposit paid, payable within 15 working days of exchange of contracts
3. A further 10% construction deposit will be due 4 months after the first initial deposit was paid.
4. Balance of 80% payable on completion.

All Instalment monies will be held in the developers solicitor's trust account.

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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.

BUYERS CONVEYANCING FEES

Legal fees will be £1,750 + VAT & disbursements for sale prices of £500,000 - £1 Million. For sales prices over £1 Million the fee will be by agreement but the fee will start from £2,250 plus VAT & disbursements.

VENDOR'S SOLICITORS

Mishcon de Reya Solicitors

Summit House
12 Red Lion Square
London WC1R 4QD

Contact: Kirpal Kaur
DDI: +44 (0)20 7440 7090
Fax: +44 (0)20 7404 2371
Email: kirpal.kaur@mishcon.com
www.mishcon.com

RECOMMENDED PURCHASER'S SOLICITORS

Riseam Sharples

2 Tower Street
London
WC2H 9NP

Contact: Mike Ellis
Mobile +44(0)7887855697
Email: mike@rs-law.co.uk
www.riseamsharples.com

RECOMMENDED LETTING AGENTS

LondonVilla

130, Wigmore Street
London W1U 3SB
United Kingdom

Contact: Myrto Barmpouni
Tel: +44 207 935 1142
Email: barmpouni.m@londonvilla.co.uk

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