

154, LOUDOUN ROAD, LONDON, NW8 0DR

"An exciting new development in this prime location "City of Westminster". A Fine Selection of 1 & 2 bedroom apartments with easy access to London's West End.



The Developer

Marcus Cooper

Location

NW8

Local Authority

London Borough of Camden

Tenure

999 Year Leasehold

Building Insurance

NHBC Build mark Certificate

Anticipated Completion

TBC

Project rental return

Est £470-£710 per.week

Pricing

1 Beds From: £468,900

2 Beds From: £672,500

Net internal floor areas

497 sq/ft – 785 sq/ft

Ground Rent

£350 p.a

Service Charge

Est £1,590 p.a

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DEVELOPMENT SPECIFICATION

SPECIFICATION INCLUDES:

154 Loudoun Road sets the standard for stylish, contemporary living. These modern apartments boast superb levels of natural light, with full height windows throughout and spacious proportions. Generous, private balconies afford fantastic views towards St John's Wood or South Hampstead. The main living, dining and kitchen areas combine to create an open plan layout; a key, airy space which perfectly suits modern living, and provides a great sociable setting for entertaining. Fixtures, fittings, appliances and materials have all been carefully and individually selected for their design and quality, lending each home an enviable aesthetic. An entryphone system ensures your security is not compromised. 154 Loudoun Road offers two affordable units for the disabled on the ground floor, shared ownership units on 1st to part 6th floors (a government scheme aimed at helping young professionals get on to the property ladder) and these private apartments on the 6th and 7th floors.

- Fitted kitchens - stylish white or white and black high gloss units with laminate worktops and up stands.
- Bosch stainless steel oven, hob and extractor hood. Integrated fridge/freezer and dishwasher.
- Hoover washer/dryer
- Contemporary white sanitary ware with chrome taps, thermostatically controlled bath/shower mixer, hinged glass shower screen, mirror and heated ladder type towel rail.
- Low energy pendant lighting
- Down lighters to bathroom and kitchen areas.
- Balconies to all apartments
- 'Amtico' Colorado Hickory flooring to lounge/dining, hall and kitchen areas.
- 'Amtico' Wave Slate Black flooring to bathroom.
- Fitted stone Hickory Twist carpets to bedroom(s)
- White painted wooden doors, skirting and architraves.
- Brushed stainless steel door furniture.
- Walls painted in off white emulsion, white ceilings.
- TV sockets linked to communal satellite dish for Sky Plus (own receiver required)
- Entry phone system.



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DISTANCES FROM LOUDOUN ROAD

Situated on the corner of Loudoun Road and Alexandra Road, 154 Loudoun Road is an exciting new development with fixtures, fittings and appliances carefully selected for their design and quality, with each home offering you a superb opportunity for stylish, flexible and convenient living.

154 Loudoun Road is superbly located for you to take advantage of everything St John's Wood has to offer. You'll find the world's most famous pedestrian crossing less than a mile from the property, in Abbey Road and the world's most famous cricket ground, a mile away at Lord's.

Add to this a mix of beautiful tree lined streets, wonderful properties, great shops, excellent restaurants and a close proximity to London's West End and you have an undeniably great location to make your home. You're also spoilt for choice when you want to enjoy some open space. For less than a mile from 154 Loudoun Road there's Primrose Hill, renowned for its great views of central London, and just over a mile away, Regent's Park. Here you'll find, within its beautiful landscape, sports facilities, the open air theatre, zoo, canal sidewalks and so much more.

• **South Hampstead Overground Station** - 2 minute walk from the development (446ft)

- Euston – 9mins
- Wembley Central – 15mins
- Sheppard's Bush – 21mins
- Harrow & Wealdstone – 23mins
- Clapham Junction – 35mins

• **Swiss Cottage Underground Station** - 8 minutes walking distance from the development (0.4 miles)
It is on the Jubilee Line, between Finchley Road and St John's Wood. It is in Travel card Zone 2 and on the Finchley Road.

- Bond Street – 7mins
- Green Park – 9mins
- Westminster – 11mins
- Waterloo – 12mins
- Tottenham Court Road – 14mins
- King's Cross St Pancras Station – 16mins
- Regents Park – 20mins
- Covent Garden – 20mins
- Liverpool Street - 23mins
- Angel – 27mins

• **St John's Wood Underground Station** - 12 minutes walking distance from the development (0.6 miles)

- Bond Street – 5mins
- Green Park – 7mins
- Waterloo – 9mins
- Tottenham Court Road – 11mins
- King's Cross St Pancras Station – 12mins
- Westminster – 14mins
- Regents Park – 16mins
- Covent Garden – 16mins
- Liverpool Street - 21mins
- Angel – 24mins



Travel times were sourced by TFL journey planner & Google Maps.

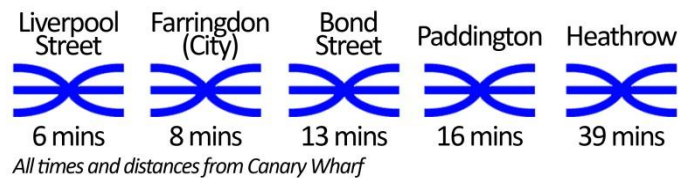
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MAP: Tube – London Underground



CROSSRAIL - 2018

Cross rail 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



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THINGS TO DO:

Near to the development you have:-

- Superbly located for you to take advantage of everything St John's Wood has to offer.
- Just a mile from Lord's cricket ground and the famous Abbey Road level crossing.
- Beautiful tree lined streets, great shops, and excellent restaurants.
- Close proximity to London's West End.
- Less than a mile from Primrose Hill, renowned for its great views of central London.
- Regent's Park close by offering sports facilities, open air theatre, zoo, canal sidewalks.

Regents Park – 0.9 miles (17mins walk from the property).

Another of London's spectacular John Nash creations, Regent's Park is a huge, thriving green expanse in the heart of the capital. Consisting of two circular areas (an Inner and Outer Circle) the park is bordered by stunning, stark white stucco terraced houses - also designed by royal architect, Nash. At one-time a hunting ground for the ever-ebullient Henry VIII, the Prince Regent (later King George IV) commissioned Nash to transform the land in the early 19th century. Now most famously associated with London Zoo - positioned over on the north-east corner of the park - an open-air theatre, ornate bandstand, large boating lake, huge mosque and 100-acre sports field add to its many attractions. The rest of its 410 acres consist of vast open parkland interspersed with formal, landscaped gardens. Dating back to the 1930s, Queen Mary's Gardens are still regularly and fastidiously tended, while the Rose Garden now bursts at the seams with over 30,000 flowers. Primrose Hill lies at the north of Regent's Park, merging and rising to a peak to offer fantastic views over Westminster and the City. A number of pretty eateries populate Regent's Park, while Primrose Hill is heaving with trendy cafes and bars. This is a great place for almost every kind of outdoor pursuit. If you're visiting the zoo or theatre, make sure you schedule in a couple of hours to explore this elegant, rural recreation area. **Best for:** Zoo and theatre, sports, fountains and flowers.



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Abbey Road – Famous Beatles Crossing – 0.4 miles (7mins walk from the property)

Abbey Road is the 11th studio album released by the English rock band the Beatles. It is their last recorded album, although *Let It Be* was the last album released before the band's dissolution in 1970. Work on *Abbey Road* began in April 1969, and the album was released on 26 September 1969 in the United Kingdom, and 1 October 1969 in the United States.

The album was released amid the tensions within the band. Although it was a commercial success, it received mixed reviews from music critics who found its music inauthentic and criticized the production's digital effects. Since its initial reception, the album has been viewed by many critics as the Beatles' greatest work and is ranked by several publications as one of the greatest albums of all time. *Abbey Road* remains their best-selling album



Lord's Cricket Ground – 1 mile (21mins walk from the property)

Generally known as **Lord's**, is a cricket venue in St John's Wood, London. Named after its founder, Thomas Lord, it is owned by Marylebone Cricket Club (MCC) and is the home of Middlesex County Cricket Club, the England and Wales Cricket Board (ECB), the European Cricket Council (ECC) and, until August 2005, the International Cricket Council (ICC). Lord's is widely referred to as the "home of cricket" and is home to the world's oldest sporting museum.

Lord's today is not on its original site, being the third of three grounds that Lord established between 1787 and 1814. His first ground, now referred to as Lord's Old Ground, was where Dorset Square now stands. His second ground, Lord's Middle Ground, was used from 1811 to 1813 before being abandoned to make way for the construction through its outfield of the Regent's Canal. The present Lord's ground is about 250 yards (230 m) north-west of the site of the Middle Ground. A major redevelopment has been proposed for Lord's which would increase capacity by another 10,000 as well as adding apartments and an ice rink



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LONDON UNIVERSITIES AND COLLEGES

University of Westminster – Cavendish Campus

35 Marylebone Road, London NW1 5LS

Swiss Cottage – Baker Street Station - 4mins

UNIVERSITY OF
WESTMINSTER

Royal College of Obstetricians & Gynaecologists

27 Sussex Place, London NW1 4SA

Swiss Cottage – Baker Street Station - 4mins



Regents College

Inner Circle, London, NW1 4NS

Swiss Cottage – Baker Street Station - 4mins



University of the Arts London

272 High Holborn, London WC1V 7EY

Swiss Cottage – Holborn – 16mins

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of the arts
london

South Bank University

103 Borough Rd London, Greater London SE1 0AA

Swiss Cottage – Southwark Station – 14mins



University College London

University College London, Gower Street, London, WC1E 6BT

Swiss Cottage – Euston Square – 13mins



London School of Economics and Political Science

Houghton Street London WC2A 2AE

Swiss Cottage – Temple – 19mins



Imperial College London

Imperial College London, South Kensington Campus, London SW7 2AZ

Swiss Cottage – South Kensington – 21mins

Imperial College
London

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COUNCIL TAX BANDS

Tax Band	London Borough of City of Westminster (Based on 2 occupants within the Property)
A	456.34
B	532.41
C	608.46
D	684.52
E	836.63
F	988.75
G	1,140.86
H	1,369.04

ESTIMATED SERVICE CHARGE

£1,590 p.a

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 14 days
3. Balance of 90% payable on completion

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

£1,500 plus VAT

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VENDOR'S SOLICITORS

Howard Kennedy FSI

19 Cavendish Square
London W1A 2AW

Contact: Denise Condon

Tel: +44 (0)20 3350 3350

Email: Denise.Condon@hkfsi.com

**RECOMMENDED LETTING
AGENTS**

Fraser & Co

Unit,704,
Jubilee Centre,
18 Fenwick Street,
Wanchai,
Hong Kong

Contact: Connie Lai

Tel: +852 2527 2399

Email: connie.lai@fraser.hk.com

Fraser & Co

189, Baker Street
London NW1 6UY,
United Kingdom

Contact: Kelly Holroyd

Tel: +44 20 7299 9050

Email: kelly.holroyd@fraser.hk.com

**RECOMMENDED
PURCHASER'S SOLICITORS**

Riseam Sharples

2 Tower Street
London
WC2H 9NP

Contact: Julia Caveller

Tel: +44 (0)20 7632 8906

Email: cas@rs-law.co.uk

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