

THE CENTRAL, IVERSON ROAD, WEST HAMPSTEAD, LONDON NW6

"A striking new development of contemporary 1,2 & 3 bedroom apartments and 3 bedroom houses, in the heart of west hampstead."

**The Developer**

Reichmann Properties in association with Hurlington Ltd

Local Authority

The London borough of Camden

Location

163 Iverson Road, London, NW6 2RB

Tenure

999 year leasehold

Building Insurance

All apartments are covered by 10-year building guarantee insurance against defects in construction by Premier/NHBC/BLP

Project rental return

Between £440 - £635 per week

Pricing

1 Beds from £499,999

2 Beds from £715,000

Net internal floor areas

484 - 1,378 sq.ft

Ground Rent

1 beds - £350 p.a

2 beds - £450 p.a

3 beds - £550 p.a

Anticipated Completion

Q4 2014

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DEVELOPMENT SPECIFICATION

MAIN ENTRANCE & COMMON AREAS

- Solid core powder-coated steel and glass entrance doors
- Quality stainless steel ironmongery to apartment doors
- Interior-designed communal lobby, with 24-hour concierge service desk
- Secure individual powder-coated and galvanised steel mail boxes
- Large format porcelain tiles to communal lobby and walkways
- Waiting area in lobby
- Lift to all floors
- Landscaped communal gardens
- All internal and external areas constructed to a superior level of soundproofing

INTERNAL SPECIFICATION

- Matt emulsion to all internal walls
- Veneered internal doors
- Decorated exterior entrance doors to individual plots
- Stainless steel level handles
- Real oak engineered flooring
- Under floor heating throughout the apartments
- Contemporary-style square edge skirting and architraves, decorated
- Carpet to all bedrooms
- Fitted wardrobes to master bedrooms
- Centralized boiler system to apartment block

KITCHENS

- Handleless high-gloss finish to kitchen units from Pronorm by Poggenpohl
- 20mm stone worktops with integrated drainers and under-mounted stainless steel sinks
- Glass splash backs to hob area
- Stainless steel mixer tap by Blanco
- Integrated kitchen appliances include:
 - Miele microwaves
 - Miele Induction hobs
 - Miele electric ovens
 - SMEG fridge freezers
 - SMEG dishwashers
 - Blanco concealed extractors
 - NEFF washer dryers

BATHROOMS & EN-SUITES

- Duravit vanity units
- Hansgrohe Monobloc taps, bath fillers and shower valves
- Thermostatically-controlled fixed and hand-held chrome showers and mixers of good quality
- Luxury contemporary bathroom suites in white, by Duravit
- Wall-hung WC by Duravit
- Gerberit cistern and flush plate
- Zehnder chrome heated towel rails
- Mirror-fronted integrated wall cabinets
- Majestic shower enclosures
- Slimline shower trays
- Large format tiles to all walls and floors by Porcelanosa

LIGHTING

- Lighting control to living rooms
- Low energy lighting throughout
- Recessed downlights to:
 - living room
 - kitchen
 - hallways
 - bathrooms
- Low energy pendants to bedrooms

AUDIO VISUAL

- Central audio visual cupboard
- Wall-mounted TV positions in living rooms and bedrooms
- Pre-wired positions for ceiling speakers in:
 - living rooms
 - Master bedrooms
 - Master en suites
- Audio visual packages are available upon request, subject to quotation

ELECTRICS

- Wired for home office in second bedrooms
- Stainless steel switches and socket plates to all rooms
- Telephone and TV points to living room and bedrooms in white finish
- Video entry phone system
- Hard wired and integrated smoke and heat detection system

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GREEN CREDENTIALS

- Built to Code 4 for sustainable homes
- Recycling bins integrated in kitchens
- Central bike store
- Low energy lighting throughout

WINDOWS & BALCONIES

- Steel and glass balconies
- Highly secure full-height powdercoated, double glazed, metal framed windows, with toughened glass and timber window sills

SECURITY

- All elements of the development will comply with current building and fire regulations and relevant British Standards
- All apartments are covered by 10-year building guarantee insurance against defects in construction by Premier/NHBC/BLP

INTERNALS



THE CENTRAL, IVERSON ROAD, WEST HAMPSTEAD, LONDON NW6



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TRANSPORT LINKS FROM THE CENTRAL

Living in West Hampstead couldn't be more convenient. Commuting is a breeze courtesy of London Underground's Jubilee Line, First Capital Connect's Brighton to Bedford service and Overground rail services from Richmond to Stratford. Together they offer direct connections to St Pancras Station (for Eurostar and mainline services), The City, Canary Wharf and London's West End all in a matter of minutes, as well as to Gatwick Airport and further afield. A wide choice of bus and cycle routes completes the picture of convenience and accessibility.

West Hampstead (Underground Station) – Est 1 minutes' walk

West Hampstead (Over ground Station) – Est 2 minutes' walk

West Hampstead Thames Link (Rail) - Est 2 minutes' walk

Times from West Hampstead (Underground)

Baker Street – 6mins

Bond Street – 9mins

Westminster – 13mins

Oxford Circus – 14mins

Kings Cross St Pancras - 18mins

London Bridge – 18mins

Leicester Square – 19mins

Bank – 23mins

Canary Wharf – 24mins

Shepards Bush (Westfields Shopping Centre) – 24mins

Heathrow terminals 1-3 – 36mins



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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



THE CENTRAL, IVERSON ROAD, WEST HAMPSTEAD, LONDON NW6

LONDON UNIVERSITIES AND COLLEGES

University of Westminster

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

3.9 miles – 16 mins drive

Closest station – Oxford Circus – 14min from West Hampstead Station

UNIVERSITY OF
WESTMINSTER



UCL – London's Global University

Senate House, Malet Street, London, WC1E 7HU

4.4 miles – 18mins drive

Closest station – Goodge Street – 22mins from West Hampstead Station

King's College London

Stamford Street, London, SE1 8WA

6.3 miles – 22mins drive

Closest station – Southwark – 16mins from West Hampstead Station



London Business School

26 Sussex Pl, London NW1 4SA

2.7 miles – 11 mins drive

Closest station – Baker Street – 6 mins from West Hampstead Station



University of London

Senate House, Malet Street, London, WC1E 7HU

4.9 miles – 19 mins drive

Closest station – Russell Square – 24 mins from West Hampstead Station



UNIVERSITY
OF LONDON

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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.

| BAND A | BAND B | BAND C | BAND D | BAND E | BAND F | BAND G | BAND H |
|---------|---------|---------|----------|----------|----------|----------|----------|
| £680.99 | £794.48 | £907.98 | £1021.48 | £1248.48 | £1475.47 | £1705.47 | £2042.96 |

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 £3.25 per sq.ft

STAMP DUTY

| | |
|------------------------|----|
| £125,001 to £250,000 | 1% |
| £250,001 to £500,000 | 3% |
| £500,001 to £1,000,000 | 4% |

OTHER ASSOCIATED BUYING FEES

1. Non-refundable booking deposit of £2,500 payable upon reservation / exchange of contracts
2. A further 10% of purchase price, less booking deposit paid, payable within 21 days of exchange of contracts.
3. Balance of 90% payable on 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 for properties between £500,000 and 1million – £1,750 + VAT and disbursements
Between 1million and 1.5 million – £2,500 + VAT and disbursements

VENDOR'S SOLICITORS

Fladgate LLP
16 Great Queen Street
London
WC2B 5DG

Contact: Gavriel Cohen
Tel: +44 (0)20 3036 7250
Fax: +44 (0)20 3036 7750
Email: gcohen@fladgate.com

RECOMMENDED PURCHASER'S SOLICITORS

Riseam Sharples
2 Tower Street
London
WC2H 9NP

Contact: Julia Cavellar
Tel: (+61) (0) 452 577 322
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

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