

**THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS**

“25 Exclusive apartments in one of London’s most distinguished districts.”



**The Developer**

Galliard Homes

**Location**

NW1

**Local Authority**

The London borough of City of Westminster

**Tenure**

191 Year Leasehold

**Building Insurance**

NHBC 10 years

**Anticipated Completion**

July 2014

**Project rental return**

Between £460-£1,195 per week

**Pricing**

Studios from £595,000

1 Beds & Study from £845,000

2/3 Beds from £1,245,000

**Net internal floor areas**

411-918 sq.ft

**Ground Rent**

Studios - £350 p.a

1 beds - £450 p.a

2 beds - £650 p.a

**Parking**

Secure parking available at an additional cost £4,500 p.a

## THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS

### DEVELOPMENT SPECIFICATION

#### GENERAL SPECIFICATION

- Matt brilliant white painted walls and smooth ceilings.
- Natural oak hardwood door linings, architraves and skirting's.
- Oak veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates.
- Colour video security entry phone system.
- Comfort cooling to principal rooms.
- Recessed down light low energy light fittings with white bezels.
- Pressurised hot and cold water supplies.
- Double glazing throughout.

#### KITCHEN AREA

- Engineered one strip oak veneer flooring.
- White high gloss lacquered kitchen unit doors with concealed handles.
- Coloured natural stone worktop with coloured glass splash back.
- Smeg stainless steel fully integrated electric appliances to include:- single low level oven, 5 ring ceramic hob, cooker hood, washer/drier (freestanding if within utility cupboard off hallway), dishwasher, fridge/freezer, microwave.
- Stainless steel bowl and a half under-mounted sink with square profile monobloc mixer tap and grooved worktop drainer.
- Wall unit under lighting.
- Centralised appliance isolator switch panel.

#### LIVING/DINING ROOM

- Engineered one strip oak veneer flooring.
- Pair of stereo ceiling speakers connected to amplified 'line-in' socket to dining area.
- Four surround sound ceiling speakers connected to input socket at TV location to living room (for resident to provide amplifier etc).
- TV socket set to living room (Sky+) subject to subscription.
- All TV socket sets to include digital radio & terrestrial sockets.
- Telephone socket to living/dining area.

#### CLOAKROOM

- Large format natural stone floor tiles.
- Large format tiles to ducting and splash back to basin.
- White sanitary ware featuring hand rinse basin and back to wall WC with dual flush concealed cistern.
- Chrome plated square profile monobloc tap.
- Mirror over basin.
- Chrome plated square profile thermostatic electric heated towel rail.

#### BATHROOM/SHOWER ROOM

- Large format natural stone floor and fully tiled walls.
- Electric mat under floor warming.
- Plumbing concealed (where possible) with stone vanity tops.
- Oak framed recess with mirrored cabinet, mirror and feature down light.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, back to wall WC, concealed dual flush cistern and square profiled semi-recessed basin.
- Chrome plated square profile taps, bottle trap, cistern push plate, thermostatic bath filler/shower mixer, shower rail, handset and hose.
- Coloured glass bath panel.
- Chrome plated square profile thermostatic electric heated towel rail.
- Clear glass frameless bath screen.

#### BEDROOM

- Quality oatmeal coloured carpet with underlay.
- Floor to ceiling fitted wardrobe with timber doors to all bedrooms.
- Pair of stereo ceiling speakers connected to amplified 'line-in' socket to principal bedrooms.
- TV socket set to all bedrooms (Sky) subject to subscription.
- All TV socket sets to include digital radio and terrestrial sockets.
- Telephone extension socket to bedrooms.

#### COMMUNAL AREAS

- Bespoke finish reception and entrance lobby with feature lighting.
- Lift serving all apartment levels.
- Carpeted staircase and landing.
- Porter – 8am-4pm (5days a week Mon-Fri)

\* Due to limited space, selected apartments may not contain a complete suite of full size kitchen appliances.



**THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS**

**CGI'S**



**THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS**

**INTERNALS**





## THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS

### TRANSPORT LINKS FROM THE LANDMARK APARTMENTS.

Residents at The Landmark Apartments will be within 1 minutes' walk of Bakerloo Line tube services at London Marylebone or 8 minutes from Baker Street's comprehensive Jubilee Line, Hammersmith & City, Metropolitan and Circle line services. Average journey times:-

**Marylebone Station – Est 1 minutes' walk**

**Baker Street – Est 8 minutes' walk**

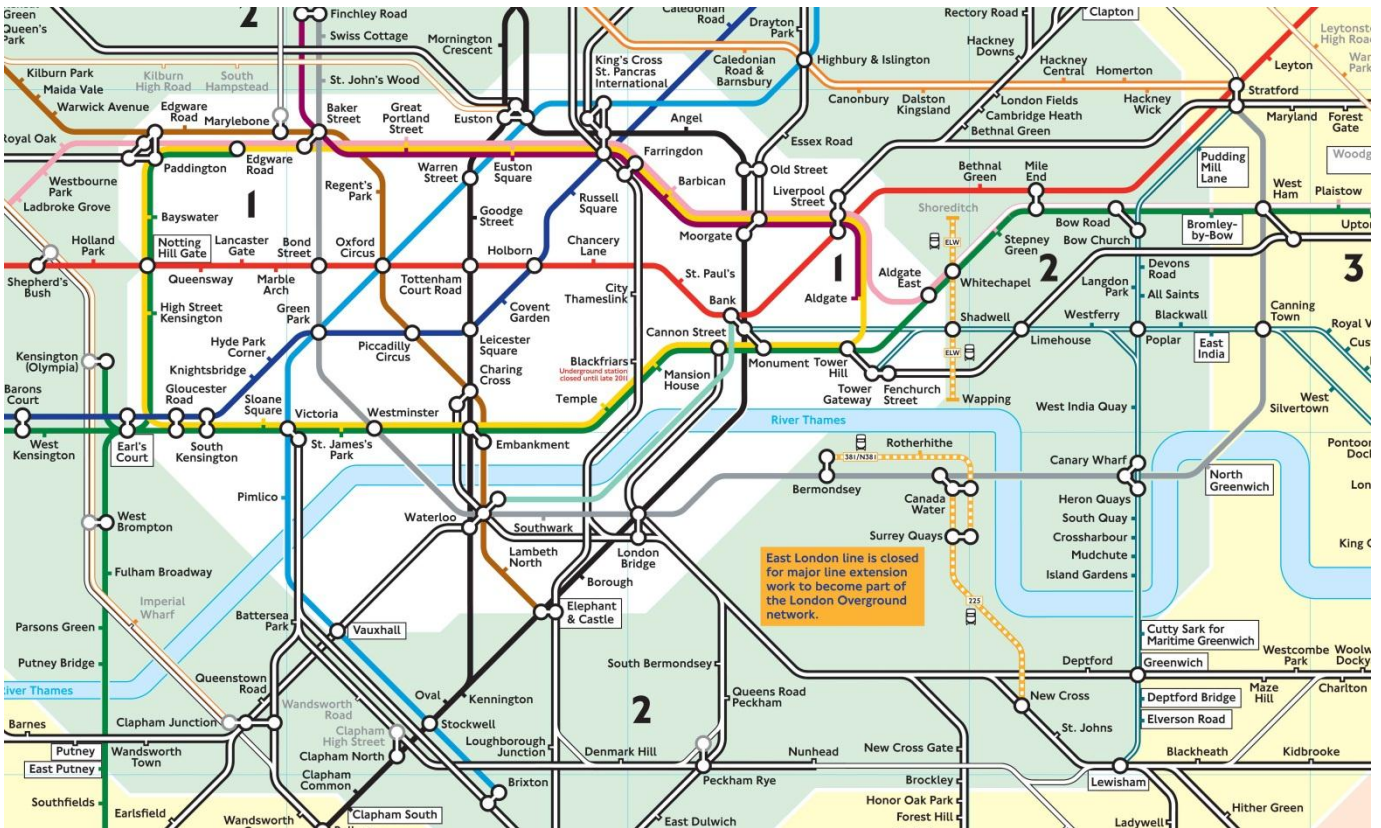
**• By Tube, Marylebone Station**

- Paddington – 3mins
- Regent's Park - 4mins
- Bond Street – 6mins
- Green Park – 8mins
- Westminster – 10mins
- Victoria – 11mins
- King's Cross St Pancras – 12mins
- Leicester Square – 13mins
- London Bridge – 15mins
- Knightsbridge – 16mins



**THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS**

**MAP**

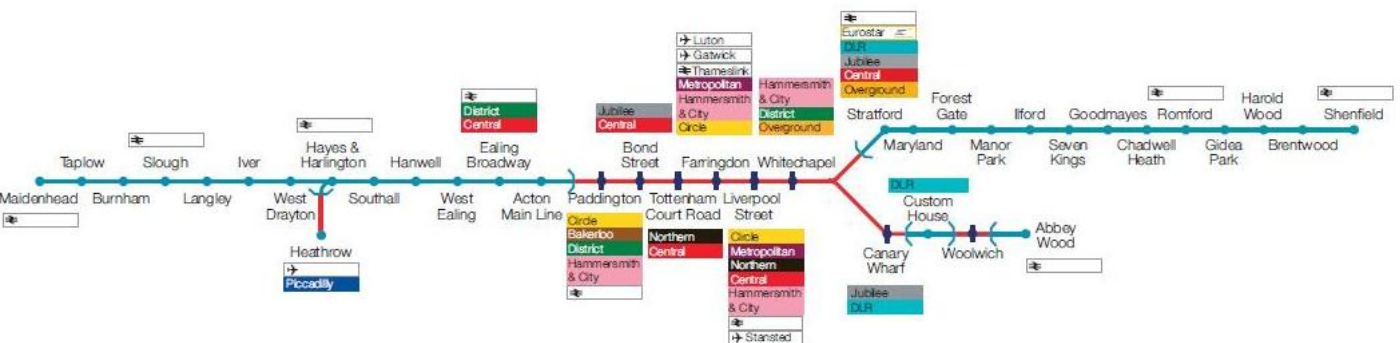
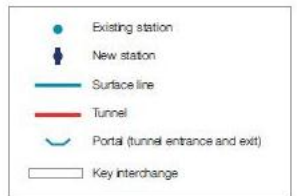


**New Rail Links** - 2018 will see the opening of the new Crossrail Hi-speed east to west London rail line. Canary Wharf will be one of the largest Crossrail stations. Like the nearby Canary Wharf Tube station, the new Crossrail station will be built in dock water, in this case the North Dock of West India Quay. The station and proposed retail and park areas will be six storey's high; approximately the size of One Canada Square laid on its side. Retail areas are planned for four of the six storey's along with a landscaped park, restaurant and community facility on the top floor. The station will be covered by an elegant, semi open-air timber lattice roof allowing views out over the dock, Canary Wharf and beyond.



Crossrail

Route Connections Map



## THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS

### LONDON UNIVERSITIES AND COLLEGES

#### University of Westminster

University of Westminster, 309 Regent St, City of Westminster, W1B 2UW  
0.4 miles – 9mins walk  
Closest station – Baker Street – 1min from Marylebone Station

UNIVERSITY OF  
WESTMINSTER



#### UCL – London's Global University

Senate House, Malet Street, London, WC1E 7HU  
1.8 miles – 8mins drive  
Closest station – Goudge Street – 17mins from Marylebone Station

#### King's College London

Stamford Street, London, SE1 8WA  
3.9 miles – 15mins drive  
Closest station – Southwark – 12mins from Marylebone Station



#### London Business School

26 Sussex Pl, London NW1 4SA  
1.4 miles – 4mins drive // 0.5miles – 10mins walk



#### London Metropolitan University

133 Whitechapel High Street, London E1 7QA  
4.7 Miles – 19mins 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





## THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS

### LIVING & HISTORY MARYLEBONE

**Madame Tussauds – 0.4miles, 9mins walk from The Landmark 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 LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS

**Sherlock Holmes Museum – 0.4miles, 8mins walk from The Landmark Apts.**

221B Baker St, London, Greater London NW1 6XE.

The **Sherlock Holmes Museum** is a privately run museum in London, England, dedicated to the famous fictional detective Sherlock Holmes. It opened in 1990 and is situated in Baker Street, bearing the number 221B by permission of the City of Westminster, although it lies between numbers 237 and 241, near the north end of Baker Street in central London close to Regent's Park.

The Georgian town house which the museum occupies as "221B Baker Street" was formerly used as a boarding house from 1860 to 1936, and covers the period of 1881 to 1904 when Sherlock Holmes and Doctor Watson were reported to have resided there as tenants of Mrs Hudson. The museum is run by the Sherlock Holmes Society of England, a non-profit making organisation.





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**Regent's Park – 0.5miles, 10mins walk from The Landmark 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.





## THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS

### COUNCIL TAX BANDS

Tax Band	London Borough of Westminster (Based on 2 occupants within the Property)
C	£335.77
E	£461.68
D	£545.62

### ESTIMATED SERVICE CHARGE

Est £6.00 psf

### OTHER ASSOCIATED BUYING FEES

1. Non-refundable booking deposit of £2,000 payable upon reservation / exchange of contracts
2. A further 10% of purchase price, less booking deposit paid, payable within 21 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

Legal fees will be £1500+VAT and disbursements up to £500,000

& £1750+VAT and disbursements over £500,000.

## THE LANDMARK APARTMENTS, MARYLEBONE, LONDON, NW1 6TS

### VENDOR'S SOLICITORS

**Lucas McMullan Jacobs**

258 High Road  
Loughton  
Essex  
IG10 1RB

**Contact:** Gary Lucas

**Tel:** +44 (0)20 8418 3222

**Email:** [GarryL@lmjsolicitors.co.uk](mailto: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](mailto:juliac@rs-law.co.uk)

### 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](mailto:connie.lai@fraser.hk.com)

**Fraser & Co**

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4/29/13