

Luxury
Apartment
Available
FOR SALE



The Development

For further information
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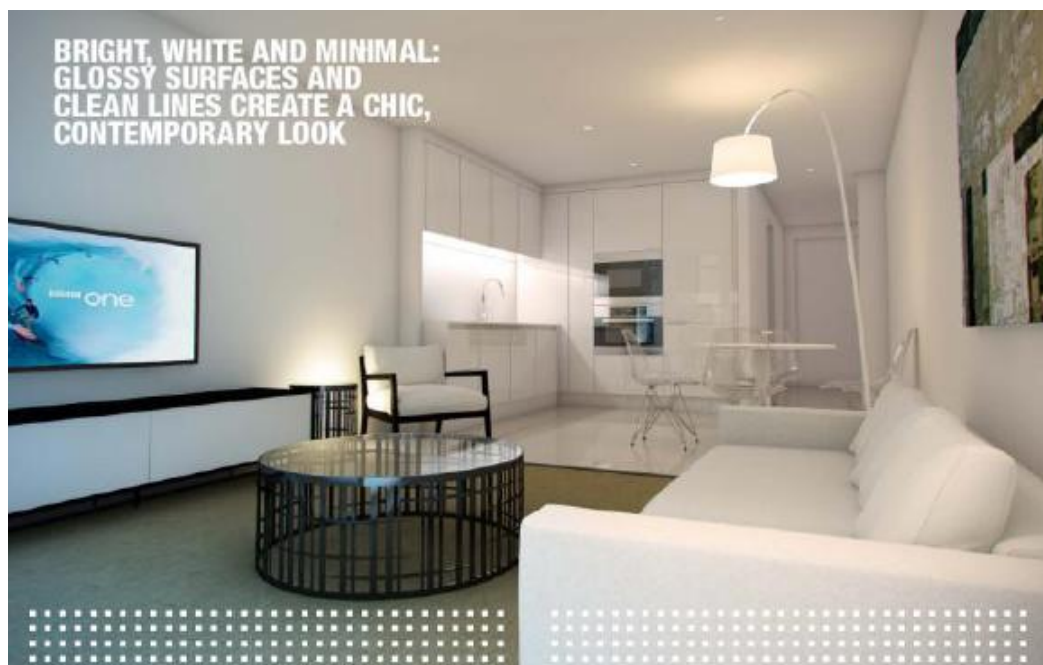
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- 125 year leasehold
- Ground Rents: 1 & 2 beds -£350pa; 3 beds -£400pa
- Estimated Service Charge : Currently estimated at £3.95 per square foot, per annum, including building insurance, concierge service, maintenance of lifts, cleaning of all common areas, power and light to common areas and CCTV.
- Practical completion of available units due Summer/Autumn 2011 (Development completion mid-late 2012)
- The development contains 170 private units (24 x studios, 85 x 1 bedroom, 51 x 2 bedroom, 9 x 3 bedroom and 1 x 4 bedroom apartments)

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- This SEA launch will be the first opportunity to purchase within this Central London scheme. Units available are: 24 x 1 bedroom, 15 x 2 bedroom and 6 x 3 bedroom apartments.
- The development boasts beautifully landscaped communal gardens with water features
- Secure basement parking available to purchase with selected apartments at £40,000 (Blocks C & D will not be available for use by the clients until Dec 2010/Jan 2011).
- 24 Hour Concierge and security

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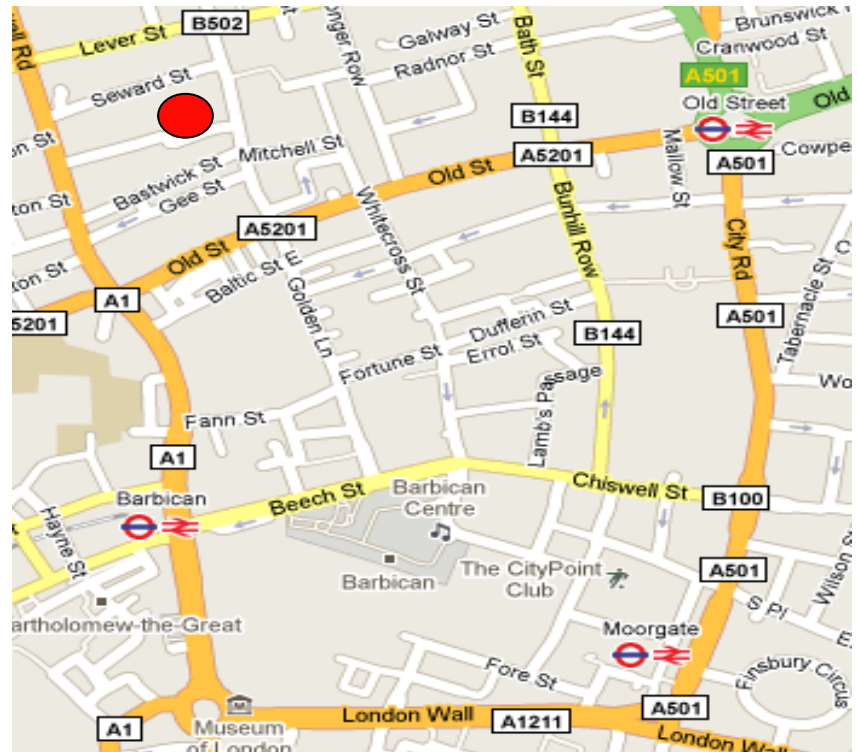
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Location



Connectivity

- Barbican and Old Street Underground stations are a short walk away. Taxis are plentiful on Goswell Road, a minute's walk up the street
- Farringdon station provides Thameslink services to Gatwick airport and Luton airport. With the addition of Crossrail (expected 2017) the station will also provide a direct link to Heathrow and London City airports
- Kings Cross St. Pancras, a five minute tube journey away, provides international rail services to Europe.
- Paddington station, a 24 minute tube journey, provides an express rail link to Heathrow airport.
- London City Airport is a 30 minute tube journey from Old Street/Barbican.
- City Airport can be reached via the DLR and Underground networks
- London's new bike hire scheme is up and running with bikes available from special docking stations with one located opposite this development
- Excellent transport links to shopping, fine dining, café' & coffee shops, convenience & food stores, gym etc.

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Connectivity

Tube times (from Old St. / Barbican) :

Kings Cross St. Pancras	5 mins
Bank	4 mins
Covent Garden	14 mins
London Bridge	6 mins
Oxford Circus	14 mins
Canary Wharf	20 mins

Key Selling Points

- Central Square occupies a prime position in one of London's most thriving neighborhoods with good access to the City and the West End
- A short walk from two Underground stations providing access to four of London's Underground lines
- Many of the apartments offer views over the stunning gardens with their water features, creating a peaceful environment and an escape from busy city life
- Close to vibrant areas of Clerkenwell, Hoxton Square, Angel Islington and The City
- The local area offers a good selection of cafes, bars and restaurants
- Central Square is an ideal location for London's major universities as well as many of London's well known tourist attractions

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Additional Useful Information

LOCAL AMENITIES

- A superb choice of cafés, bars, restaurants and nightclubs
- Shopping districts
- Theatres and art galleries
- Health and leisure facilities
- Universities

LOCAL ATTRACTIONS

- The Barbican Centre
- Smithfield's Market
- Museum of London
- London Symphony Orchestra
- St Paul's Cathedral

SECURITY

- 24 hour concierge
- Wall mounted audio visual entry phone
- CCTV
- Mains supply heat & smoke detectors with battery back-up
- Secure fob activated entry gates
- Residential lobby's accessed from central gardens
- 10 year warranty cover under NHBC buildmark scheme

CAR PARKING AND BICYCLES

- Shared basement car park with assigned spaces for purchase
- Secure vehicle entry
- Secure basement cycle park

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Specification

KITCHENS

Contemporary white high gloss handleless kitchen with soft close function

Worktop:

White composite stone worktop with mitred downstand & under mounted 'Franke' sink. Charcoal mirrored

glass splashback. Coil design 'spray tap'

Appliances:

Siemens multifunction oven.

Siemens combination microwave oven

Siemens washer/dryer

Siemens induction hob

Two zone low level wine fridge

Full height fridge/freezer

Two drawer multifunction dishwasher

INTERIOR

Floors:

Grey large format tile to hallway, living, kitchen and wet areas. Two tone grey wool carpet to bedrooms.

Doors:

White solid core internal doors with full height door to living. Polished chrome ironmongery.

ELECTRICAL

TV:

Pre-wired for Sky

Telephone:

Telephone data points to living, master bedroom and hallway.

Internet:

Pre-installed Wi-Fi network servicing apartments & gardens

BATHROOMS

Sink:

Wall mounted Corian 'rectangular' basin with preformed oval bowl

Shower:

Crosswater Rio illuminated shower head with lighting surround. Sliding glass shower door with low profile shower tray.

Bath:

Kaldewi double ended bath with exo fill and shower over

Mirror:

Fully mirrored wall with de-mist function above basin



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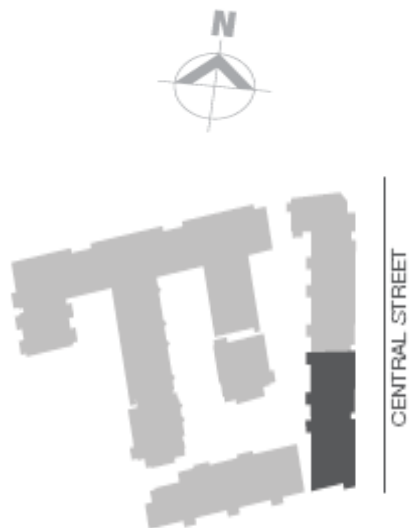
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Location



Notes:

1. 125 year lease with initial annual ground rents of 1 & 2 beds - £350pa; 3 beds - £400pa
2. £2,000 Reservation Fee by Credit Card and exchange of contract.
3. Payment of the remaining 10% paid within 21 days of exchange of contract.
4. Estimated Service Charge £3.95psf pa
5. Underground parking available to purchase with selected apartments at £40,000

* The prices and particulars regarding properties are correct at the time of the production of this literature, however can be amended at any time, you should check the latest position with us before viewing

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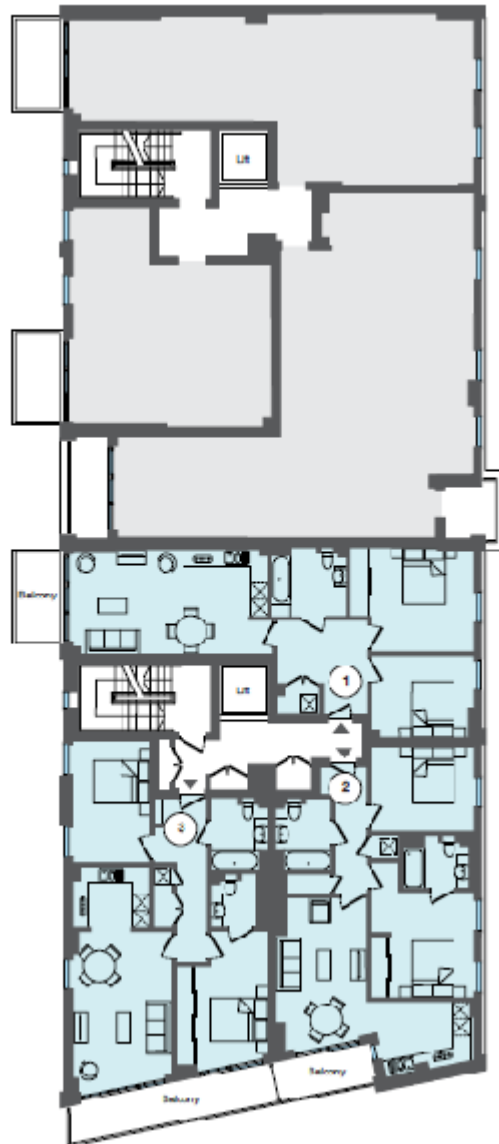
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Floor plans –
2 Bedrooms
(Example)

2 bedroom



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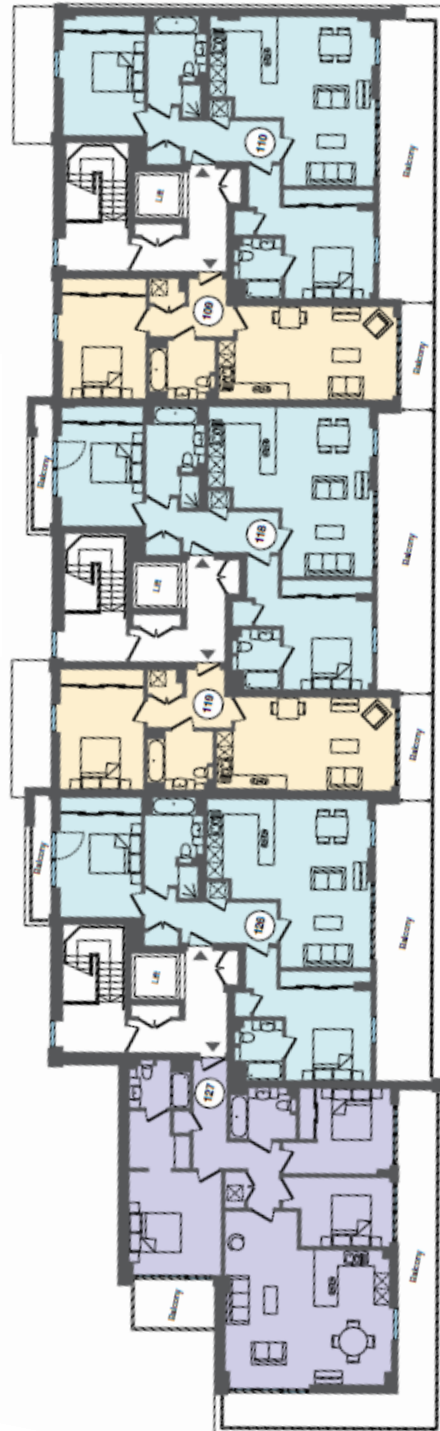
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Floor plans – 1 - 3 Bedrooms (Example)



- 1 bedroom
- 2 bedroom
- 3 bedroom



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