



LONDON  
SQUARE



**Leonard Street, Shoreditch**

**Hong Kong  
Sales Exhibition**

**The Mandarin Oriental Hotel  
5<sup>th</sup> & 6<sup>th</sup> November 2011**

The site has an excellent position close to Old Street tube station and positioned just outside the highly regarded 'Shoreditch Triangle' (Shoreditch High Street/Great Eastern Street/Old Street) and close to Clerkenwell.

This is an extremely popular area for young professional buyers and overseas investors as it offers easy links to the city and a wide choice of amenities, cafes, restaurants and fashionable streets.

Leonard Street itself is a quiet road with little traffic and has a mix of mainly conversion residential flats, some office and small business premises as well as a selection of local shops at its eastern end.



<b>Developer:</b>	London Square Development Ltd									
<b>Development Address:</b>	18 – 30 Leonard Street, Shoreditch, EC2A 4AQ									
<b>Tenure:</b>	999 year lease from 29 <sup>th</sup> July 2011									
<b>Building Warranty:</b>	10 Year NHBC Warranty from Build Completion									
<b>Estimated Completion:</b>	Summer 2013									
<b>Local Authority:</b>	London Borough of Islington									
<b>Council Tax:</b>	£2,543.38/annum									
<b>Ground Rent:</b>	<table> <tr> <td>1 Bed Apartments</td> <td>–</td> <td>£450 pa</td> </tr> <tr> <td>2 Bed Apartments</td> <td>–</td> <td>£500 pa</td> </tr> <tr> <td>Penthouses</td> <td>–</td> <td>£600 pa</td> </tr> </table>	1 Bed Apartments	–	£450 pa	2 Bed Apartments	–	£500 pa	Penthouses	–	£600 pa
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<b>Service Charge:</b>	<table> <tr> <td>1 Bed Apartments</td> <td>–</td> <td>between £1,905 - £2,865 pa</td> </tr> <tr> <td>2 Bed Apartments</td> <td>–</td> <td>between £3,120 – £3,990 pa</td> </tr> <tr> <td>Penthouses</td> <td>–</td> <td>between £6,890 - £7,010 pa</td> </tr> </table>	1 Bed Apartments	–	between £1,905 - £2,865 pa	2 Bed Apartments	–	between £3,120 – £3,990 pa	Penthouses	–	between £6,890 - £7,010 pa
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<b>Project Rental Income:</b>	circa. 5.0% - 5.5%									
<b>Apartment Sizes:</b>	A selection of 1 & 2 Bed Apartments and 2 Bed Penthouses ranging from 481 sq.ft to 1,756 sq.ft									



**Leonard Street Shoreditch:** Vibrant, energetic, edgy, real, alive, motivating and fun. Just a few of the adjectives describing Shoreditch – THE part of London where it's all happening.

This exciting enclave attracts intelligent, creative people, all contributing their vision of the future. And now there's an opportunity for you to be part of it.

Leonard Street Shoreditch has been created by London Square, a new and exciting development company committed to building quality homes in places where people aspire to live. As with every London Square project, this location has been carefully sourced after considerable research.

Set apart from the hustle and bustle of the immediate area, Leonard Street is still within just 5 minutes walk of Hoxton Square. You could be sipping tea in the Hoxton Hotel, wandering around the Saatchi affiliated gallery 'The Cube' or maybe just choosing a quiet restaurant for later that day.

Leonard Street is somewhere where you can live, work and play. The world is on your doorstep.

You'll find lawyers, bankers, brokers, poets, artists, entrepreneurs and restaurateurs here, and all with one affinity. Leonard Street, Shoreditch. Right where it's at.

<b>No. of Units / Type:</b>	45	-	Private Units
	31	-	1 Bed Apartments
	11	-	2 Bed Apartments
	3	-	2 Bed Penthouses

### **All Apartment Features:**

Leonard Street, Shoreditch offers a choice of apartments and penthouses, all finished to an exceptionally high standard, combining quality, contemporary design and meticulous attention to detail. From the granite floor of the reception area to the hardwood flooring in individual apartments, no details is overlooked, right down to the choice of the stainless steel handles on the over-sized doors.

21<sup>st</sup> century living at Leonard Street, Shoreditch means state of the art technology too. Sky+ to all bedrooms and living areas, and an iPod dock with speakers to the bedrooms and reception areas.

Leonard Street, Shoreditch from London Square depicts quality and craftsmanship that stands alone.



## THE APARTMENTS



All of the apartments will benefit from underfloor heating with hardwood flooring to the reception room and kitchen area. Your choice of carpet will be fitted in the bedrooms to complete a luxurious and bespoke finish.

### **Kitchens:**

Fully fitted luxury kitchens with a contemporary aesthetic combine clean lines with durability. Integrated appliances and accessories are of the highest quality. High gloss lacquered furniture by Siematic is finished with Silestone worktops and splashbacks, including sinks and taps by Blanco.

All complimented by Siemens appliances including:

- ❖ Oven
- ❖ Hob
- ❖ Cooker hood
- ❖ Integrated fridge and freezer
- ❖ Dishwasher
- ❖ Washer and dryer

### **Bathroom and En Suite:**

Apartments will have porcelain wall and floor tiles in both the separate and en suite bathrooms:

- ❖ Pure white Duravit sanitary ware
- ❖ Wall hung wash basin and WC
- ❖ Single level mixer tap by Hansgrohe
- ❖ Bath by Kaldewei
- ❖ Electric heated towel rail by Sussex Ashdown
- ❖ Mirrored cabinets to wall above basin
- ❖ Concealed thermostatic shower mixer and head by Hansgrohe (over bath in one bedroom apartments)

## THE PENTHOUSES

The Penthouses will be fitted with Home Control Systems incorporating integrated lighting, cooling and underfloor heating. In addition, wide plank hardwood flooring and stone complete the contemporary feel.

### **Kitchens:**

Luxury bespoke Bulhaup Kitchens with stone worktops and splashbacks, all complimented by Miele appliances including:

- ❖ Oven and ceramic hob
- ❖ Microwave combination oven
- ❖ Steam oven
- ❖ Wine chiller
- ❖ Integrated fridge and freezer with icemaker and water dispenser
- ❖ Coffee maker
- ❖ Cooker hood
- ❖ Dishwasher
- ❖ Washer and dryer

### **Bathrooms:**

Penthouse apartment floors and walls have a luxurious stone finish with Duravit and Starck designed contemporary sanitary ware as well as Axor brassware by Hansgrohe.

Other features include:

- ❖ Recessed mirrored double wall unit
- ❖ Wall hung bidet with pillar taps
- ❖ Stainless steel toilet roll and toilet brush holders
- ❖ Flushed tiled walk in shower
- ❖ Natural stone vanity shelf
- ❖ Concealed thermostatic shower mixer and head from the Axor range by Hansgrohe
- ❖ Bath by Duravit
- ❖ Wall hung WC with concealed cistern
- ❖ Polished stainless steel heated towel rail



**Transport Links:**

Nearest Tube: Old Street (Northern Line)

Travel Times:

**London Liverpool Street**

(0.6 Miles) 13 minutes

**Leicester Square**

(3.0 miles) 26 minutes

**Bank Station**

(0.9 miles) 9 minutes

**Bond Street**

(3.1 miles) 24 minutes

**Tate Modern**

(1.6 miles) 24 minutes

**Canary Wharf**

(3.6 miles) 25 minutes

**King's Cross****St Pancras International**

(0.9 miles) 15 minutes

**Harrods**

(4.2 miles) 34 minutes

**Covent Garden**

(2.3 miles) 22 minutes

**London City Airport**

(6.8 miles) 38 minutes

**Waterloo**

(2.4 miles) 20 minutes

**Sloane Square****(top of Kings Road)**

(5.5 miles) 40 minutes

**West End**

(3.0 miles) 20 minutes

**Heathrow Airport**

(20 miles) 72 minutes

**Contract Car Parking:****Easy Car Park Services**

62 Paul Street, EC2A 4NA – 1 min walk

Rates: Up to 1 hr £4.00, 1-2 hrs £7.50, All Day £9.00

**Union Car Park**

Clere Street Car Park – 2 min walk

Rates: Up to 1 hr £3.00, 1-2 hrs £6.00, All Day £9.00,  
Overnight £5.00

**National Car Parks**

35 Great Eastern Street, EC2A 2ER – 3 min walk

Rates: 2 hrs £6.00, 2-4 hrs £12.00, 4-24 hrs £18.00,  
Earlybird £10.00

**Clifton Street**

20 Paul Street, EC2A 4JH

Rates: Up to 2 hrs £5.00, Overnight £10.00



### **Terms of Payment:**

1. Non refundable booking fee of £2,500 (£10,000 for Penthouses) payable upon reservation / exchange of contracts.
2. 10% of purchase price, less reservation deposit, is payable upon 21 days after reservation / exchange of contracts.
3. A further 5% of purchase price is payable 6 months after exchange of contracts.
4. Balance of 85% is payable upon completion, estimated in Summer 2013 (depending on apartment).

### **Documentation Required for Exchange of Contracts:**

- a. Photo Identification – passport or identification card.
- b. A current utility bill or bank statement showing name and home address.

Please be advised that the solicitors need to sign original copies of the above.

### **Vendor's Solicitors:**

#### **GCL Solicitors**

Connaught House, Alexandra Terrace, Guildford, Surrey, GU1 3DA

**Attn:** Mr Tony Inkin  
**Tel:** +44 1483 577 091  
**Fax:** +44 1483 579 252  
**Email:** [ari@gclsols.com](mailto:ari@gclsols.com)

### **Nominated Purchasers Solicitors:**

#### **Riseam Sharples Solicitors**

2 Tower Street, Covent Garden, London, WC2H 9NP

**Attn:** Mr Clive Sharples  
**Tel:** +44 20 7257 8910  
**Fax:** +44 20 7836 9777  
**Email:** [clive@rs-law.co.uk](mailto:clive@rs-law.co.uk)





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