

THE APARTMENTS, 7 LUDGATE BROADWAY, LONDON EC4

"Nine magnificent apartments within 250 metres of St. Paul's Cathedral in the heart of the City. Situated in a stunning location surrounded by many of the capital's most distinguished landmarks & global headquarters."



The Developer

Galliard Homes Ltd

Local Authority

The London borough of City of London

Address

The Apartments, 7 Ludgate Broadway, London, EC4V 6DY

Tenure

999 Year Leasehold

Building Insurance

10 Year NHBC

Anticipated Completion

October 2013

Project rental return

Est £650-£1,500 Per Week

Pricing

1 Beds from £695,000
2 Beds from £1,200,000
3 Beds from £3,000,000

Net internal floor areas

549-2,056 sq.ft

Ground Rent

1 beds - £500 p.a
2 beds - £600 p.a
3 beds - £750 p.a

Parking

N/A

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DEVELOPMENT SPECIFICATION

GENERAL SPECIFICATION

- Walls & ceilings in brilliant white matt finish.
- Solid natural oak door linings, skirting's and architraves.
- One strip solid natural oak veneer flooring to principal rooms (living/dining & lounge).
- Internal doors in oak veneer.
- Polished stainless steel door furniture.
- Brushed metal finish switch & socket plates.
- Comfort cooling to living rooms and bedrooms.
- Fully integrated surround sound technology to living room and all bedrooms.
- Recessed low energy down lighting.
- Satellite, terrestrial TV & telephone sockets to living rooms and bedrooms.
- All TV sockets Sky HD and 3D enabled (subject to subscription).
- All aerial sockets connected to receive terrestrial and digital channels.
- Dimmer switches to living room and all bedroom lighting.
- Double glazing throughout.

KITCHEN

- Polished black large format (600mm square) ceramic tiled flooring where kitchen is divisible from living room, one strip oak veneer where fully open plan.
- High gloss white lacquered unit doors with concealed handles.
- Black natural granite worktop.
- Glass splash back from worktop to underside of wall units.
- Smeg integrated appliances to include:
 - Single low level oven.
 - built in microwave.
 - 5 ring ceramic hob with hood.
 - Washer dryer, dishwasher & fridge/freezer.
- Under lighting to wall units.
- Stainless steel 1½ bowl under mounted sink, with square profile tap and grooved worktop drainer.
- Centralised appliance switch panel.

HALLWAY

- One strip solid natural oak veneer flooring.
- Thermostatically controlled electric radiator.

FAMILY BATHROOM & CLOAKROOM

- Large format natural stone tiled flooring and wall tiling.

MASTER EN-SUITE

- Large format natural stone tiled floor and fully tiled walls.

GENERAL BATHROOM & EN-SUITE

- White bathroom suite featuring steel bath, back to wall WC and square profiled semi recessed basin.
- Under floor warming.
- Coloured glass bath panel.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with natural stone vanity top.
- Oak framed recess with mirrored cabinet and feature down lighting.
- Shaver socket.
- Chrome plated square profile taps, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated square profile electric heated towel rail.

BEDROOMS

- Quality oatmeal fully fitted carpets with underlay.
- Fully integrated full height wardrobes with sliding glass door fronts to all bedrooms.

SECURITY

- Video entry phone system.

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CGI – INTERNALS/EXTERNALS



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TRANSPORT LINKS & NEARBY ATTRACTIONS:

Apartments within 5 minutes' walk of tube, mainline & City Thames link connections.

- > **City Thames Link (Zone 1) - 2 minute walk – 492ft**
- > **Blackfriars Station (Zone 1) - 3 minute walk – 0.1 miles**
- > **St Pauls Station (Zone 1) – 6 minute walk – 0.3 miles**

Times from City Thames Link Station:

- Farringdon - 4mins
- London Bridge – 8mins
- King's Cross St Pancras – 10mins
- Westminster – 13mins
- Waterloo – 18mins
- Old Street – 18mins
- Clapham Junction – 35mins

Times from Blackfriars Station:

- Temple- 2mins
- Embankment – 4mins
- Westminster – 5mins
- St James Park – 7mins
- Leicester Square – 11mins
- Tottenham court Road – 13mins
- Oxford Circus – 14mins
- Covent Garden – 16mins
- Bond Street – 16mins

Within 250 metres of Ludgate Broadway

- St Paul's Cathedral
- Blackfriars transport interchanges (zone1) tube Circle, district lines & Mainline rail.
- Fleet Street
- City Thames link services.
- The Old Bailey.

Within 500 metres of Ludgate Broadway

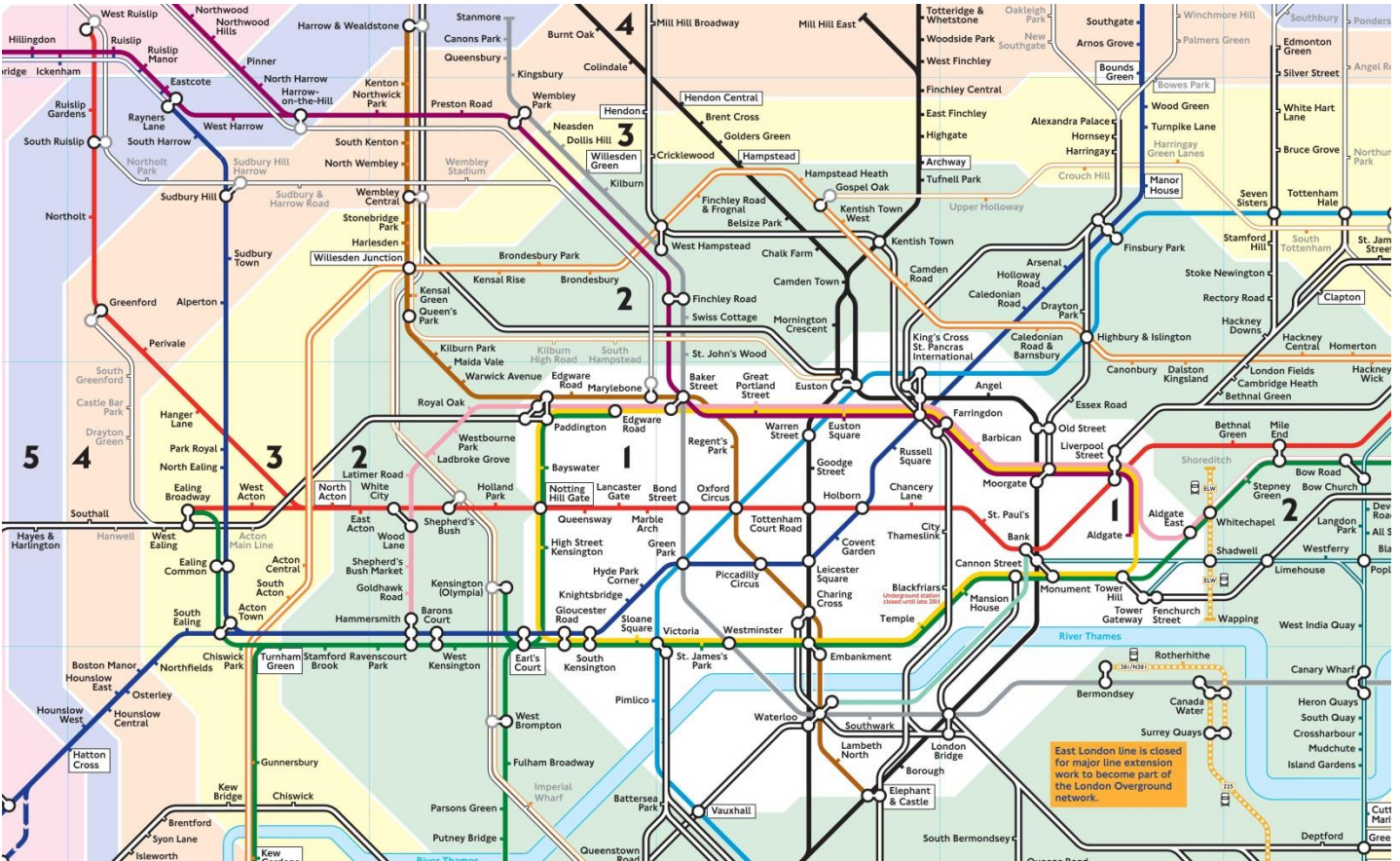
- London Stock Exchange
- Millennium Bridge
- Inner Temple & gardens
- St. Bartholomew's Hospital
- Blackfriars Millennium Pier river bus services.
- One New Change shopping Mall.

Within 750 metres of Ludgate Broadway

- Royal Courts of Justice
- Tate Modern
- Oxo Tower
- Shakespeare's Globe
- Kings Collage Library
- Smithfield Central Markets

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MAP

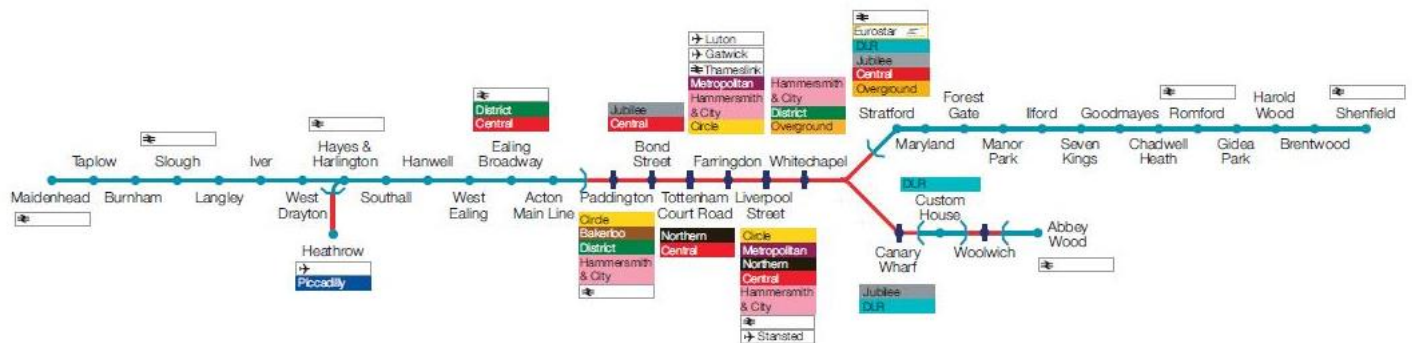
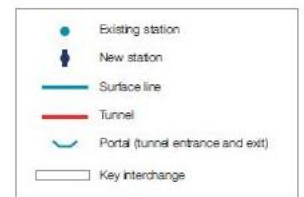


New Rail Links - 2018 will see the opening of the new Cross rail Hi-speed east to west London rail line. Paddington will be one of the main Cross rail stations.



Crossrail

Route Connections Map



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LONDON UNIVERSITIES AND COLLEGES

City University London

Northampton Square, London, EC1V 0HB

1.2 miles – 8mins drive

Closest station – Angel – 14mins from Blackfriars Station



CITY UNIVERSITY
LONDON

University of London

Senate house, Malet Street, London WC1E 7HU

1.8 miles – 9mins drive

Closest station – Russell Square – 20mins from Blackfriars Station



UNIVERSITY
OF LONDON

University of Westminster

309 Regents Street, London W1B 2UW

2.4 miles – 13mins drive

Closest station – Oxford Circus – 14mins from Blackfriars Station

UNIVERSITY OF
WESTMINSTER

King's College London

Stamford Street, London, SE1 8WA

0.7 miles – 4mins drive

Closest station – Temple – 2mins from Blackfriars Station



London South Bank University

103 Borough Road, London SE1 0AA

1.3 miles – 6mins drive

Closest station – Borough – 11mins from Blackfriars Station



LONDON SOUTH BANK
UNIVERSITY

University of the Arts

272 High Holborn London WC1V 7EY

0.9 Miles – 5mins drive

Closest station – Holborn – 18mins from Blackfriars Station



London Metropolitan University

166-220 Holloway Road, London N7 8 DB

1.4 Miles – 7mins drive

Closest station – Moorgate – 11mins from Blackfriars Station



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LIVING & HISTORY

St. Paul's Cathedral

St. Paul's Churchyard, London EC4M 8AD – within 250 meters from Ludgate.

The cathedral is one of the most famous and most recognisable sights of London, with its dome, framed by the spires of Wren's City churches, dominating the skyline for 300 years. At 365 feet (111 m) high, it was the tallest building in London from 1710 to 1962, and its dome is also among the highest in the world. In terms of area, St Paul's is the second largest church building in the United Kingdom after Liverpool Cathedral.

St Paul's Cathedral occupies a significant place in the national identity of the English population. It is the central subject of much promotional material, as well as postcard images of the dome standing tall, surrounded by the smoke and fire of the Blitz. Important services held at St Paul's include the funerals of Lord Nelson, the Duke of Wellington, Sir Winston Churchill and Margaret Thatcher; Jubilee celebrations for Queen Victoria; peace services marking the end of the First and Second World Wars; the wedding of Charles, Prince of Wales, and Lady Diana Spencer, the launch of the Festival of Britain and the thanksgiving services for the Golden Jubilee, the 80th Birthday and the Diamond Jubilee of Elizabeth II. St Paul's Cathedral is a busy working church, with hourly prayer and daily services.



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The Millennium Bridge – within 500 meters from Ludgate.

The **Millennium Bridge**, officially known as the **London Millennium Footbridge**, is a steel suspension bridge for pedestrians crossing the River Thames in London, linking Bankside with the City of London. It is sited between Southwark Bridge and Blackfriars Railway Bridge. The Millennium Bridge is owned and maintained by Bridge House Estates, a charitable trust overseen by the City of London Corporation. Construction of the bridge began in 1998, with the opening in June 2000.

Londoners nicknamed the bridge the "Wobbly Bridge" after participants in a charity walk on behalf of Save the Children to open the bridge felt an unexpected and, for some, uncomfortable swaying motion on the first two days after the bridge opened. The bridge was closed later that day, and after two days of limited access the bridge was closed for almost two years while modifications were made to eliminate the wobble entirely. It reopened in 2002.

The southern end of the bridge is near the Globe theatre, the Bankside Gallery and Tate Modern, the north end next to the City of London School below St Paul's Cathedral. The bridge alignment is such that a clear view of St Paul's south façade is presented from across the river, framed by the bridge supports.



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The Tate Modern – Art Gallery – within 750 meters from Ludgate

Tate Modern is a modern art gallery located in London. It is Britain's national gallery of international modern art and forms part of the Tate group (together with Tate Britain, Tate Liverpool, Tate St Ives and Tate Online). It is the most-visited modern art gallery in the world, with around 4.7 million visitors per year. It is based in the former Bankside Power Station, in the Bankside area of Central London. Tate holds the national collection of British art from 1500 to the present day and international modern and contemporary art



The OXO Tower London – within 750 meters from Ludgate

The Oxo Tower is a building with a prominent tower on the south bank of the River Thames in London. The building has been redeveloped as a mixed use development called "Oxo Tower Wharf", which currently has a set of design, arts and crafts shops on the ground and first floors as well as two gallery spaces, Bargehouse and gallery @Oxo. A well-known restaurant is located on the eighth floor, which is the roof top level of the main building. The second to seventh floors contain 78 flats



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COUNCIL TAX BANDS

Council Tax 2013/14 Parts of Common Council's Area		
Band	Inner Temple	Middle Temple
A	628.93	628.93
B	733.75	733.75
C	838.57	838.57
D	943.39	943.39
E	1,153.03	1,153.03
F	1,362.68	1,362.68
G	1,572.32	1,572.32
H	1,886.78	1,886.78

*The council tax rates above are for the borough of Westminster 2013-2014 guidelines the property is yet to be banded.

ESTIMATED SERVICE CHARGE

Estimated £6.50 psf

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 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.

STAMP DUTY

Purchase price of property	Rate of SDLT (percentage of the total purchase price)
£0 - £125,000	0%
£125,001 - £250,000	1%
£250,001 - £500,000	3%
£500,001 - £1 million	4%
Over £1 million - £2 million	5%
Over £2 million	7%
Over £2 million bought by corporate bodies	15%

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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 £1,650 + VAT and disbursements. The developer will contribute £1,500 + VAT towards legal fees.

VENDOR'S SOLICITORS

Howard Kennedy Solicitors

19 Cavendish Square
London W1A 2AW

Contact: David Philips

Tel: +44(0)20 7546 8917

Email: D.Philips@howardkennedy.com

RECOMMENDED PURCHASER'S SOLICITORS

Kingfields (Singapore) LLC

96 Robinson Road
#11-04 SIF Building
Singapore
068899

Contact: Zahid Alauddin

Tel: +65 9116 7707

Email: zalauddin@kingfields.com.sg

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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9/4/13