

**REGENTS GATE, ST JOHNS WOOD, LONDON, NW8**

"NESTLING IN THE EXCLUSIVE TRIANGLE FORMED BY PRIMROSE HILL, THE REGENT'S PARK AND ST JOHN'S WOOD, THESE STUNNING APARTMENTS ARE OVERFLOWING WITH DESIGNER FEATURES TO CREATE SPECTACULARLY SOPHISTICATED LIVING SPACES AT THIS UNIQUE LONDON ADDRESS."



**The Developer**

Marcus Cooper in conjunction with Oakmayne Properties

**Location**

St John's Wood, Central London, NW8 7QR

**Local Authority**

London Borough of Camden

**Tenure**

999 Year Leasehold

**Warranty**

10 year PREMIER Building Guarantee

**Anticipated Completion**

June 2015

**Estimated service Charge**

£3.75 per sq/ft

**Pricing**

1 Beds from £1,100,000

2 Beds from £1,450,000

3 Beds from £1,999,000

**Parking**

- Club car available on site.

- Underground car parking available on request.

£75,000 per space

**Net internal floor areas**

Units from: 566-1,594 sq/ft

**Ground Rent**

1 Beds: £450 pa

2 Beds: £650 pa

3 Beds: £850 pa

- Day Porter & 24 hours Concierge - Quintessentially

## **DEVELOPMENT SPECIFICATION – BLOCK A**

### **COMMON AREAS**

- Pelle textured metal passenger lifts with high level mirrors provide access to all floors and underground car park.
- CCTV cameras to main communal entrances and car park.
- Vehicle lifts with basement level controls.
- Key lock and fob controlled swipe operation to main entrance and all flat entrances.

### **COMFORT COOLING**

- All apartments come equipped with comfort cooling.

### **CARPENTRY ITEMS**

- All internal doors finished in Mundy Veneer, pre dyed ash veneer.

### **BATHROOMS & EN-SUITES**

- Stone Interiors, Accero honed tiles and Limestone gallery, broampton polished floor set detail.
- Bette baths.
- Duravt WC and basin.
- Gessi polished chrome basin taps.
- Gessi shower controls and hand held showers.
- Vado quadro shower head.
- Polished chrome tower rails.
- Gererit Kappa dual WC flush.

### **BEDROOMS**

- Jacaranda carpet, simla oatmeal colourway.

### **HALLWAYS**

- Hakwood oak flooring 20 x 180mm.

### **KITCHENS**

- Hakwood oak flooring 20 x 180mm.
- Wall colour dulux 30YY 68/024.
- High gloss wall units and oak base units with handleless design and soft closers.
- Caesarstone worktop with integral drainer.
- Franke sink with integrated waste disposal unit.
- Miele oven, microwave, extractor hood, hob, fridge freezer and wine cooler appliances.

### **LIVING/DINING**

- Hakwood oak flooring 20 x 180mm.

### **AUDIO VISUAL**

- Bowers and Wilkins ceiling integrated speakers.
- Sonos Music Package.
- AMX Home automation system.
- Further upgraded AV packages available upon request.

### **PARKING**

- Underground car parking available on request.
- Club car available on site.

### **BUILDING GUARANTEE**

- A 10 year building warranty provided by 'Premier Guarantee'.

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## **DEVELOPMENT SPECIFICATION – BLOCK B**

### **LIVING/DINING**

- Hakwood oak flooring 20 x 180mm

### **KITCHENS**

- Hakwood oak flooring 20 x 180mm
- Wall colour dulux 30YY 68/024
- High gloss wall units and oak base units with handleless design and soft closers
- Caesarstone worktop with integral drainer
- Franke sink with integrated waste disposal unit
- Miele oven, microwave, extractor hood, hob, fridge freezer and wine cooler appliances.

### **BATHROOMS & ENSUITES**

- Stone Interiors, Accero honed tiles and Limestone gallery, Brompton polished floor set detail
- Bette baths
- Duravit WC and basin
- Gessi polished chrome basin taps
- Gessi shower controls and hand held showers
- Vado quadro shower head
- Polished chrome tower rails
- Geberit Kappa dual WC flush.

### **BEDROOMS**

- Jacaranda carpet, simla oatmeal colour way.
  - Fitted wardrobes\*
- 1 bed flats have 1.2 linear meters of fitted wardrobes  
2 bed flats have 2.4 linear meters of fitted wardrobes  
3 bed flats have 3.6 linear meters of fitted wardrobes  
\* Wardrobes shown on floor plans are indicative of position

### **HALLWAYS**

- Hakwood oak flooring 20 x 180mm

### **AUDIO VISUAL**

- Bowers and Wilkins ceiling integrated speakers
- Sonos Music Package
- AMX Home automation system
- Further upgraded AV packages available upon request.

### **COMMON AREAS**

- Pelle textured metal passenger lifts with high level mirrors provide access to all floors and underground car park
- CCTV cameras to main communal entrances and car park.

- Vehicle lifts with basement level controls
- Key lock and fob controlled swipe operation to main entrance and all flat entrances
- Concierge services.

### **PARKING**

- Underground car parking available on request
- Car club available on site.

### **COMFORT COOLING & HEATING**

- All apartments come equipped with comfort cooling
- All apartments are provided with under floor heating throughout.

### **CARPENTRY ITEMS**

- All internal doors finished in Mundy Veneer, pre-dyed ash veneer.

### **BUILDING GUARANTEE**

- A 10 year building warranty provided by 'Premier Guarantee'.

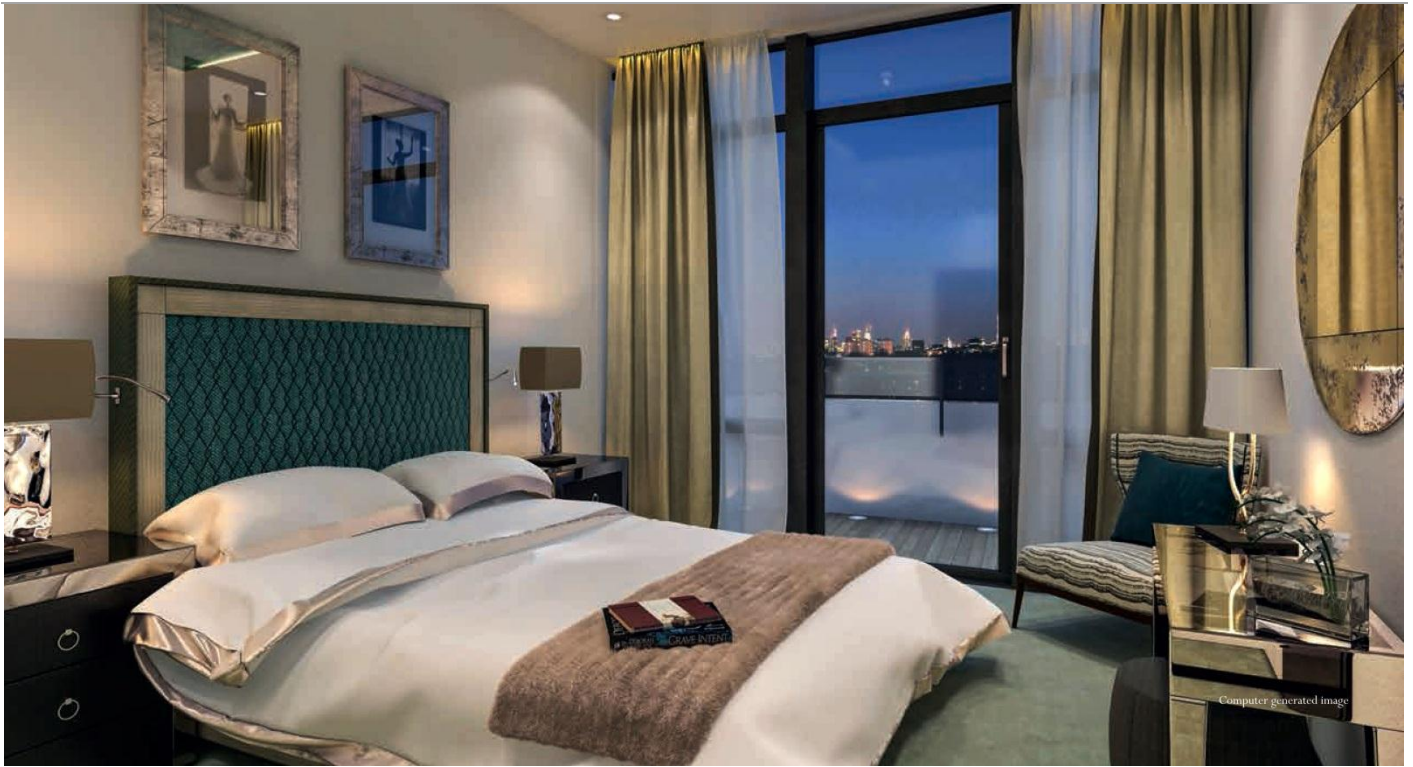
INTERNALS



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## REGENTS GATE, ST JOHNS WOOD, LONDON, NW8

### TRANSPORT LINKS FROM REGENTS GATE

Whether you're commuting into the City of London or the West End or travelling further afield, Regents Gate could hardly be better positioned. There's rapid road access to the North and West and St John's Wood is situated on the Jubilee line opening the West End up onto your doorstep. Paddington and Kings Cross mainline stations are just a short hop away and, for those who need to nip over to the continent; St Pancras International offers Eurostar's direct rail service to Paris and Brussels.

Chalk Farm Station – 0.7miles from Regents Gate 10mins walk\*\*

Swiss Cottage Station – 0.9miles from Regents Gate 15mins walk\*\*

- **By Underground** – St John's Wood Station – 0.8miles from Regents Gate 11mins walk\*\*
- Bond Street – 4mins\*
- Marylebone – 5mins\*
- Oxford Circus – 7mins\*
- Green Park – 6mins\*
- Paddington – 8mins\*
- King's Cross St Pancras – 13mins\* (Eurostar)
- White City – 21mins\* (Westfield's Shopping Centre)



\*Walking times are by walkit.com  
\*\*Transport times are from tfl.com

## LONDON UNIVERSITIES AND COLLEGES

### Royal College of Art

Kensington Gore, London, SW7 2EU

3.7 Miles – 13mins drive

Closest Station – High Street Kensington from St John's wood – 21mins



Royal College of Art  
Postgraduate Art and Design

### University of Westminster

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

2.2 Miles – 7mins drive

Closest Station – Oxford Circus from St Johns Wood – 7mins

UNIVERSITY OF  
WESTMINSTER

### University of Westminster

Marylebone Road Greater London NW1 5LS

1.5 Miles – 5mins

Closest Station – Baker Street from St Johns Wood – 2mins

UNIVERSITY OF  
WESTMINSTER

### University of London

Senate House, Malet St, London, Greater London WC1E 7HU

2.4 Miles – 10mins drive

Closest Station – Russell Square from St Johns Wood – 19mins



UNIVERSITY  
OF LONDON

### University of London Central School of speech and drama

Embassy Theatre, 62-64 Eton avenue, London, NW3 3HY

0.9miles – 19mins walk

CENTRAL  
SCHOOL  
OF SPEECH & DRAMA

UNIVERSITY OF LONDON

### Royal Veterinary College (Camden Campus)

Royal College Street, London, Greater London, NW1 0TU

1.3 Miles – 27mins walk

1.6 Miles – 7mins drive

Closest Station – Mornington Crescent from St Johns Wood – 21mins



Royal  
Veterinary  
College  
University of London

### Westminster Kingsway College

211 Grays Inn Road, London, Greater London, WC1X 8RS

2.6 Miles – 10 mins drive

Closest Station – Kings Cross from St Johns Wood – 13mins



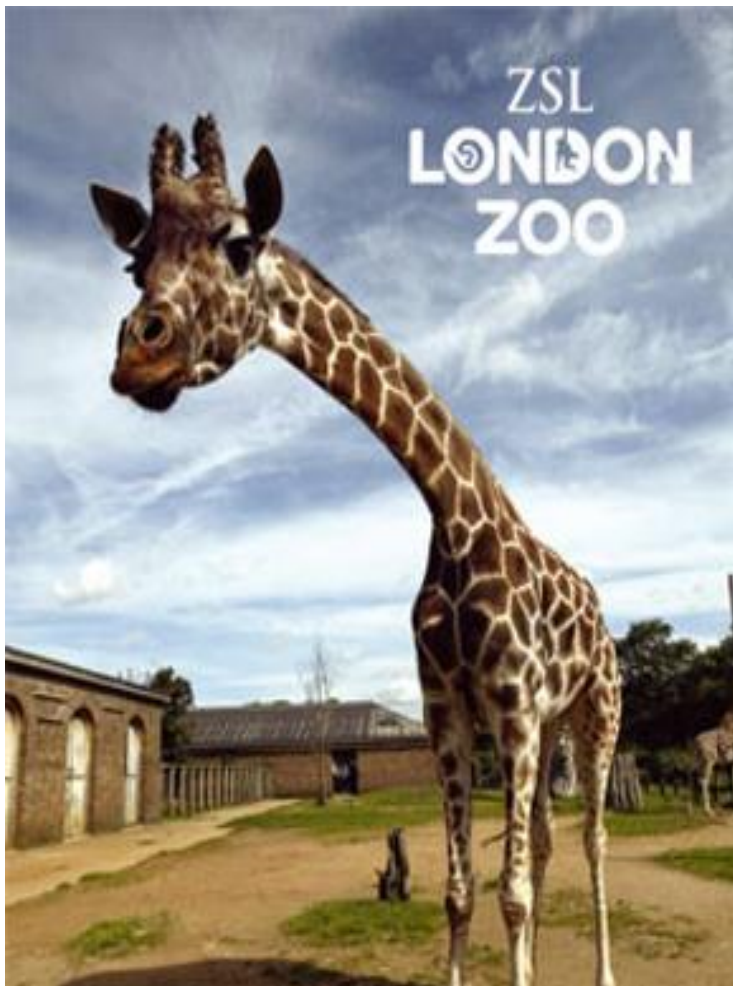
WestminsterKingsway  
central London's College

## LIVING IN ST JOHNS WOOD

### London Zoo – 6mins walk from Regents Gate

Regent's Park Outer Circle, Primrose Hill, London NW1 4RY

**London Zoo** in Regent's Park is one of the world's most famous zoos and home to over 12,000 animals. 'Meet the Animals' shows are held daily, giving visitors the opportunity to learn more about the animals from their keepers. Rare and beautiful creatures can be seen in the Aquarium, Gorilla Kingdom, the Clore Rainforest Lookout, Penguin Pool, Butterfly Paradise and in the Blackburn Pavilion - home to more than fifty species of birds. The 'Animal Adventure' children's zoo gives kids the chance to experience the sights and smells of the animal kingdom up close. There are tree top and roots zones taking children from the red pandas among the leaves to the underground animals down below. You can even feed and touch the goats and sheep and meet the donkeys, llamas and pigs. Don't miss out, book tickets for the London Zoo today. City zoos are perhaps a little dated: they've had to take out the elephants, because there wasn't enough space for them, and you'll see happier animals in the safari parks at Windsor and Longleat. Nonetheless, if you don't have the time to travel that far, this zoo is still among the best in the world and a visit is well worthwhile. Every child in London should go at least once.





## LIVING IN ST JOHNS WOOD

### Primrose Hill – 6mins walk from Regents Gate

Primrose Hill Road, Primrose Hill, London NW3 3NA

This small, grassy, hilly park, boasting fantastic views over London, has become increasingly popular with the young, the trendy and the famous – particularly from the media world but don't let this put you off. It's a great place to stroll through and take in the scenery. Having climbed the steep slopes and admired the panorama you can regain your strength in one of the many cosy cafés, restaurants or pubs nearby. One of the most pleasant ways to approach the park is to get off at Camden Town and walk along the canal. Remember to keep your eyes peeled for celebs.



## **COUNCIL TAX BANDS**

Rates stated are for properties in which two or more people are living.

Discount maybe available depending on your situation, please note the costs below are per annum.

The table below shows how much Camden’s council tax is for each band this year. On the front of your council tax bill it will tell you which band your property is in. The band is based on the value of your property. If you live in a garden square, you will pay slightly more to maintain the square. Your bill will also tell you how much you must pay and how you can make your payments.

BAND A	BAND B	BAND C	BAND D	BAND E	BAND F	BAND G	BAND H
£882.99	£1,030.15	£1,177.31	£1,324.48	£1,618.18	£1,913.14	£2,207.47	£2,648.96

Some local authorities charge different rates for properties in specific areas.

Always check with your council to ensure you are paying the correct amount.

## **OTHER ASSOCIATED BUYING FEES BLOCK B**

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 10 days
3. A construction payment of 10% of the purchase price due 6 months after Exchange of Contracts
4. Balance of 80% payable on completion

## **OTHER ASSOCIATED BUYING FEES BLOCK A**

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 10 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**

£1,850.00 up to £1million  
£2,750.00 up to £1.5million  
£3,000.00 up to £2million  
£3,500 up to £3million  
(All plus VAT and disbursements)

## **VENDOR'S SOLICITORS**

**Howard Kennedy – Singapore & Hong Kong**  
19 Cavendish Square London W1A 2AW

**Contact:** Denise Condon  
**Tel:** +44 (0)20 7546 8847  
**Email:** [denise.condon@hkfsi.com](mailto:denise.condon@hkfsi.com)

## **RECOMMENDED**

## **PURCHASER'S SOLICITORS**

**Riseam Sharples – Singapore & Hong Kong**  
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**  
189, Baker Street  
London NW1 6UY,  
United Kingdom

**Contact:** Kelly Holroyd  
**Tel:** +44 20 7299 9050  
**Email:** [kelly.holroyd@fraser.uk.com](mailto:kelly.holroyd@fraser.uk.com)

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We included opinions, assumptions or estimates for examples only, and they may not represent current or future performance of the property. You and your advisors should conduct your own review and investigate before relying on the information in this document

1/30/14