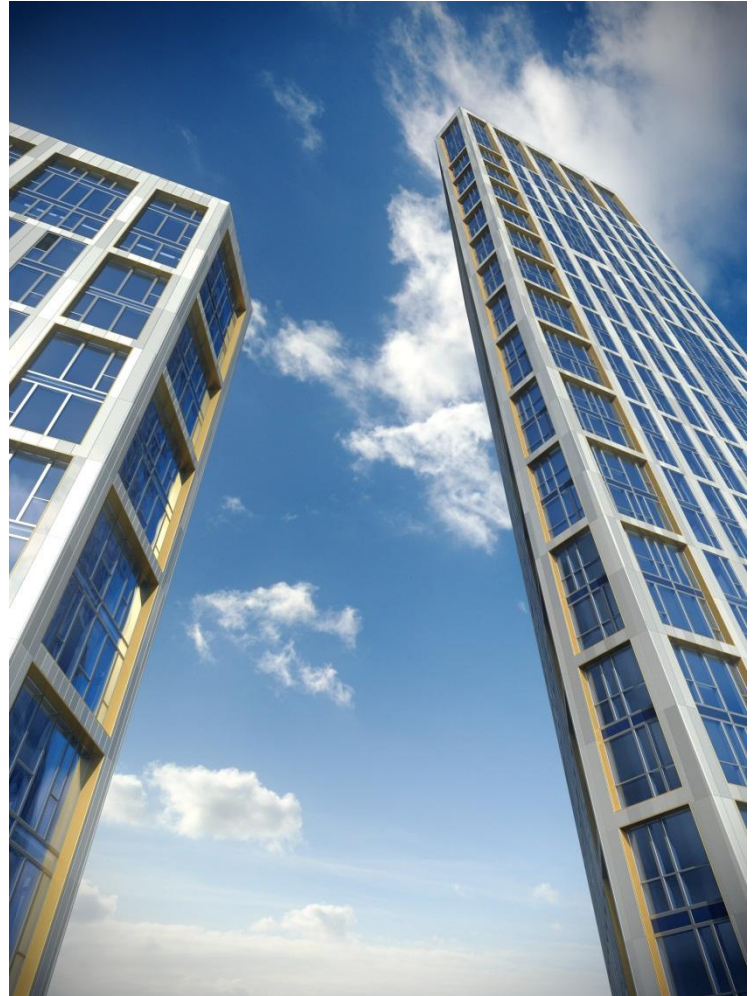


Capital Towers – Sky View Tower Stratford, London E15

“Galliard Homes’ most exclusive apartment opportunity 11 minutes tube time from The City and the heart of Canary Wharf and central to the largest regeneration project in the UK.”



The Developer

Galliard Homes

Local Authority

The London borough of Newham

Location

2-12 High Street, Stratford, London E15 2PW

Tenure

999 year leasehold

Building Insurance

10 Year NHBC

Anticipated Completion

Q3 2016

Project rental return

Between £300 - £720 per week

Pricing

1 Beds from £199,000

2 Beds from £311,500

3 Beds from £350,000

Net internal floor areas

538 - 1,675 sq.ft

Ground Rent

1 beds - £300 p.a

2 beds - £350 p.a

3 beds - £400 p.a

Parking

Parking available for 3 beds only at an additional £25,000

Capital Towers – Sky View Tower

Stratford, London E15

DEVELOPMENT SPECIFICATION

LIVING/DINING

- Oak wood strip veneer flooring to living/dining and hall areas.
- Thermostatically controlled wet radiator central heating.
- Quality oak veneer vertical grain doors with polished stainless steel door furniture.
- Recessed low energy down lights.
- Brushed steel switch and socket plates.
- Satellite TV (Sky+) terrestrial TV, FM radio and telephone socket.
- All with balcony or terrace.
- Matt paint finish walls and ceilings (Throughout).

BEDROOMS

- Fully fitted oatmeal carpets throughout.
- Fully fitted wardrobe to master bedroom.
- Thermostatically controlled wet radiator central heating.
- Low energy down lights.
- Satellite TV (Sky+) terrestrial TV, FM radio and telephone socket to all bedrooms.

KITCHENS

- Oak wood strip veneer flooring to kitchen area.
- Fully integrated appliances to include washer/dryer and dishwasher, fridge/freezer, stainless steel low level oven, cooker hood,
- Ceramic hob and microwave oven.
- Glass splash back to hob.
- High gloss unit doors with concealed handles.
- Under lighting to wall units.
- Stainless steel 1½ bowl sink with chrome plated single lever mono block tap.
- Natural stone worktop and up stand.
- Centralised appliance switch panel.

BATHROOMS

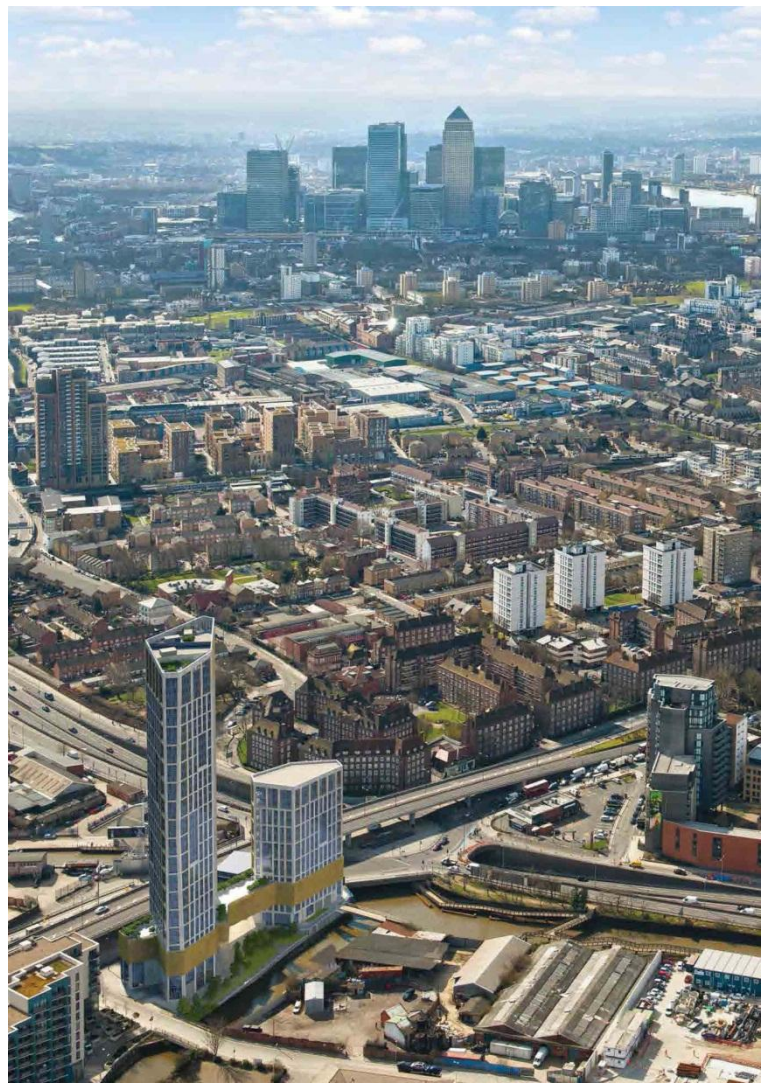
- White sanitary ware throughout.
- Mirror panelled bath with wall mounted chrome plated taps including shower handset over and clear glass shower screen.
- Refined oak timber surround to alcove with mirrored cabinet, mirror and feature down lights.
- Natural stone vanity tops.
- Shower rooms feature thermostatic shower, white tray with clear glass shower enclosure.
- Large format ceramic floor and wall tiling.
- Chrome plated electric heated towel rail.

COMMUNAL AREAS

- Stone tiled entrance lobbies, carpeted common stairs up to second floor level.
- Carpeted lift lobbies and common corridors to all floor levels.
- Lifts serving each tower at all levels.
- Communal secure cycle store.
- Low energy wall lighting.
- Gym

SECURITY

- Audio and video entry phone system to each apartment, connected to communal entrance door.
- Concierge
- Security



Capital Towers – Sky View Tower

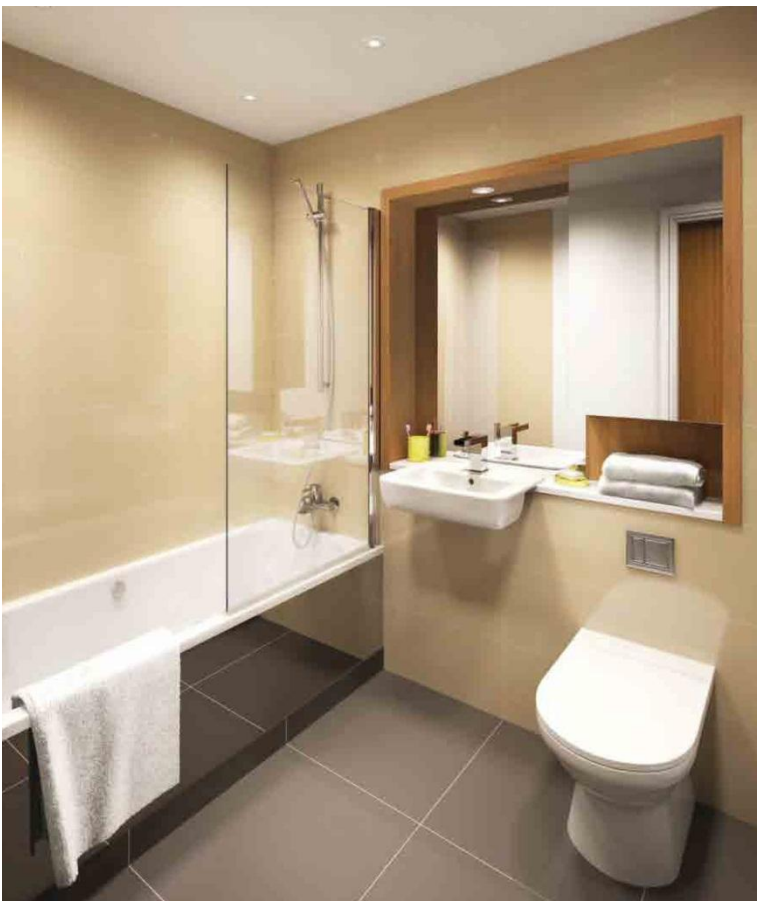
Stratford, London E15

INTERNALS



Capital Towers – Sky View Tower
Stratford, London E15

INTERNALS



Capital Towers – Sky View Tower Stratford, London E15

TRANSPORT LINKS FROM STRATFORD

Residents at Stratford Apartments will be within 6 mins walk of Bromley By Bow Underground Station:-

Bromley By Bow Underground Station – Est 6 mins walk (0.4 miles)

Pudding Mill Lane DLR Station – Est 4 mins walk (0.3 miles)

Bow Church DLR Station – Est 6 mins walk (0.4 miles)

Bow Road Underground Station - Est 9 mins walk (0.6 miles)

Sources: <http://walkit.com> & www.tfl.gov.uk

• **By Underground – Bromley-By-Bow Station**

- Stratford – 11 mins
- Canary Wharf – 13 mins
- London Bridge – 20 mins
- Oxford Circus – 22 mins
- Bond Street – 23 mins
- King’s Cross St Pancras – 25 mins
- Westminster – 25 mins
- Leicester Square – 26 mins
- Green Park – 27 mins
- Regents Park – 27 mins
- Victoria – 28 mins
- Knightsbridge – 33 mins



• **By DLR, Pudding Mill Lane**

- Stratford – 2 mins
- Canary Wharf – 11 mins
- London Bridge – 25 mins
- Bond Street – 29 mins
- Westminster – 30 mins
- King’s Cross St Pancras – 32 mins
- Leicester Square – 32 mins
- Green Park – 33 mins
- Regent’s Park – 36 mins
- Victoria – 38 mins
- Knightsbridge – 39 mins
- Paddington – 44 mins



• **By DLR, Bow Church**

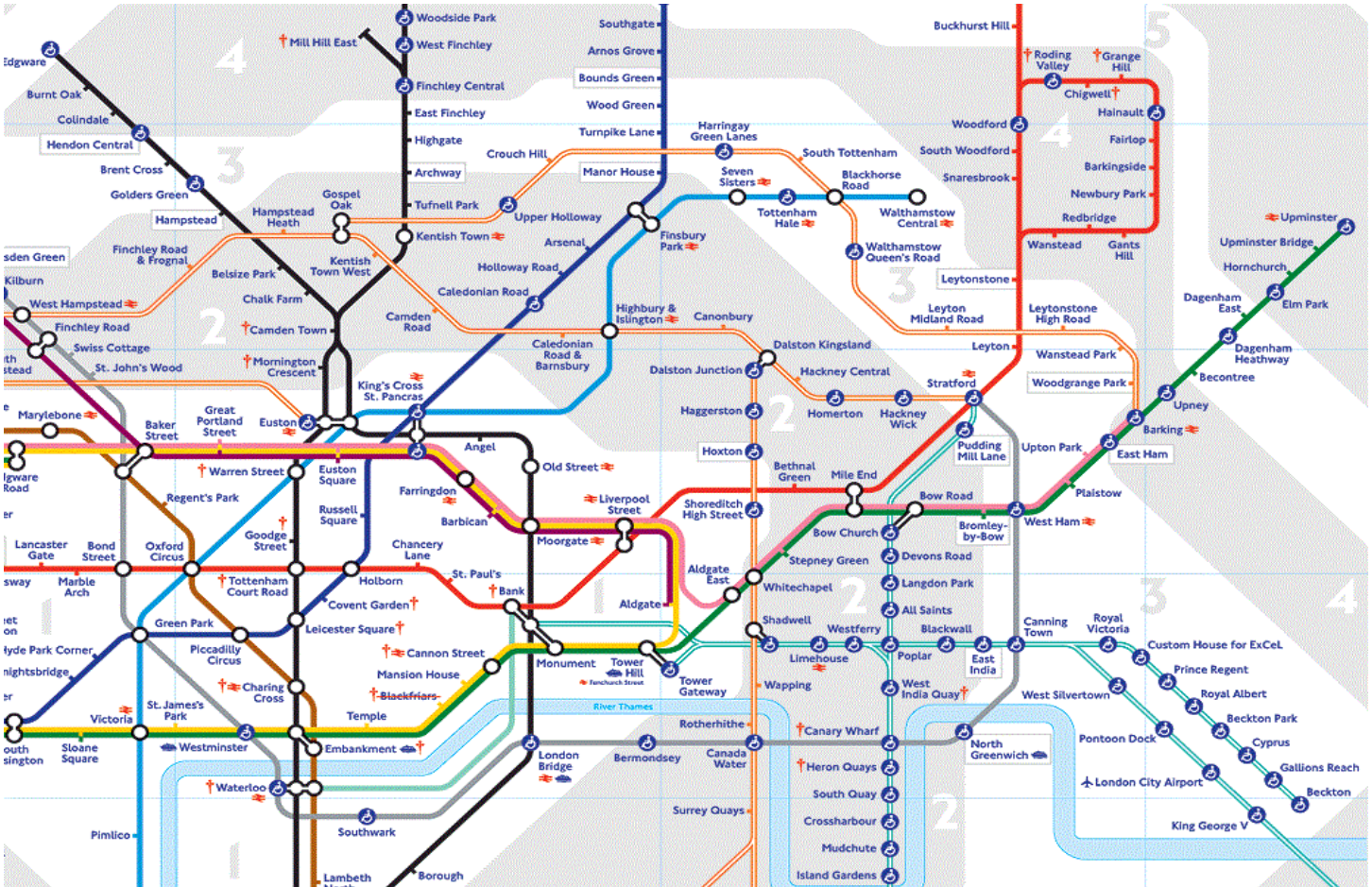
- Stratford – 4 mins
- Canary Wharf – 9 mins
- London Bridge – 23 mins
- King’s Cross St Pancras – 28 mins
- Westminster – 28 mins
- Bond Street – 31 mins
- Green Park – 31 mins
- Victoria – 34 mins
- Leicester Square – 34 mins
- Regents Park – 38 mins
- Knightsbridge – 41 mins
- Paddington – 42 mins



Capital Towers – Sky View Tower

Stratford, London E15

MAP



Crossrail is a joint venture between Transport for London and the Department for Transport to build a new railway linking Maidenhead and Heathrow in the west, to Shenfield and Abbey Wood in the east. Crossrail will provide high frequency, safe and comfortable journeys, carrying 78,000 passengers per hour in peak times. Construction has already started, with the central section expected to be complete by the end of 2018.

- Key to lines**
- Bakerloo
 - Central
 - Circle
 - District
 - - - District open weekends, public holidays and some Olympia events
 - Hammersmith & City
 - Jubilee
 - Metropolitan
 - Northern
 - Piccadilly
 - Victoria
 - Waterloo & City
 - DLR
 - London Overground
 - Emirates Air Line

- Surface line
- Tunnel
- ⤵ Portal (tunnel entrance and exit)



Crossrail



Capital Towers – Sky View Tower Stratford, London E15

LONDON UNIVERSITIES AND COLLEGES

	<u>Time / Tube</u>		<u>Time / Tube</u>
Queens Mary University London Mile End Road London E1	4 mins / Mile End	University of Westminster Regent Street London W1	21 mins / Oxford Circus
City University St John Street London EC1	18 mins / Barbican	London College of Fashion John Princes Street London W1	21 mins / Oxford Circus
University of the Arts St Martins Holborn Southampton Row London WC1	18 mins / Holborn	City & Islington College Islington London N1	25 mins / Angel
King's College London Strand London WC2	20 mins / Temple	South Bank University Borough Road, London SE1	25 mins / Southwark
London School of Economics Houghton Street London WC2	20 mins / Temple	University College London Strand London WC2	29 mins / Euston



Travel times and distances are approximate only (Station to Station). Source www.tfl.gov.uk & maps.google.com

Capital Towers – Sky View Tower Stratford, London E15

LIVING & HISTORY STRATFORD

Westfield Shopping Centre – 0.8 miles, 15 mins walk from Stratford Apartments.

Westfield Stratford City, Newham, London, E15 1AZ

Westfield Stratford City is a one of the largest urban shopping centres in Europe. It is adjacent to the London Olympic Park East Village. With 250 shops plus 70 places to dine, Westfield Stratford City has world class leisure facilities including Vue Cinema, one of the largest, most innovative all-digital cinemas in Europe. Westfield Stratford City's unrivalled dining offers stretches across four distinct areas. The Mezzanine casual dining area will feature some of the UK's leading restaurants.



Capital Towers – Sky View Tower Stratford, London E15

Victoria Park – 1.2 miles, 24 mins walk from Stratford Apartments.

One of London's best kept secrets, Victoria Park is a fantastic place to spend an afternoon. The city's first public park, it was opened in the East End in 1845 after a local MP presented Queen Victoria with a petition of 30,000 signatures. The aim was to make it a kind of Regent's Park for the east and it originally had its own Speakers' Corner. The landscape has changed little over the years, with countless varieties of trees adorning the skyline: oaks, horse chestnuts, cherries, hawthorns and even Kentucky coffee trees. The park is split in two by Grove Road. The smaller, western section contains the most picturesque of the park's lakes with a fully functioning fountain and the imposing Dogs of Alcibiades, two snarling (if weather-beaten) sculptures. Retreat to the quiet of the Old English Garden, a floral haven brimming with flowers and shrubs, peek into the deer enclosure and let the kids run off some energy in the children's playground.



Capital Towers – Sky View Tower Stratford, London E15

COUNCIL TAX BANDS

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

Discounts may be available depending on your situation.

BAND A	BAND B	BAND C	BAND D	BAND E	BAND F	BAND G	BAND H
£835	£974	£1,113	£1,252	£1,531	£1,809	£2,087	£2,505

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

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

***Please note that development has not been banded yet, above rates are the general rate for the Borough in 2013.**

ESTIMATED SERVICE CHARGE

Est £3.01 per sq ft

STAMP DUTY

£125,001 to £250,000	1%
£250,001 to £500,000	3%
£500,001 to £1,000,000	4%

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 of exchange of contracts
3. A further 10% payment estimated in 9 months from exchange of contracts
4. Balance of 80% payable on completion.

All Instalment monies will be held in the vendor solicitor's trust account.

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

£1,500 + VAT and disbursements

Capital Towers – Sky View Tower
Stratford, London E15

VENDOR'S SOLICITORS

Lucas McMullan Jacobs
258 High Road
Loughton
Essex
IG10 1RB

Contact: Garry Lucas
Tel: +44 (0)20 8418 3222
Email: GarryL@lmjsolicitors.co.uk

**RECOMMENDED
PURCHASER'S SOLICITORS**

Alan Samuels & Co Solicitors
315 Regents Park Road
Finchley
London
N3 1DP

Contact: Alan Samuels
Tel: +44 (0) 84 5900 0116
Email: alan@asamuels.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.hk.com

For more information or any enquiry, please contact:

CBRE HK Limited
International Project Marketing | Asia
Tel: +852 2820 6553 / **Fax:** +852 2526 8830
Email: IPM.hongkong@cbre.com.hk

Disclaimer

© 2013 CBRE Group, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Our services are provided exclusively in relation to properties outside Hong Kong and thus our personnel are not required to hold any license pursuant to the Hong Kong Real Estate Agents Ordinance.