

EMBASSY WORKS, VAUXHALL, LONDON

THIRTY NINE EXCLUSIVE NEW YORK STYLE LOFT APARTMENTS IN A SECURE GATED DEVELOPMENT OVERLOOKING VAUXHALL PARK IN THE HEART OF THE NINE ELMS REGENERATION AREA



Developer

Bmor Ltd

Location

10-12 Lawn Lane, Vauxhall, London, SW8 1UD

Local Authority

London Borough of Lambeth

Tenure

999 year leasehold

Architect

G.I Martin Architects

Building Insurance

10 year CRL warranty from completion of construction

Car Parking

11 car parking spaces available. £35,000 per space

Anticipated Completion

Estimated for Q1 2016

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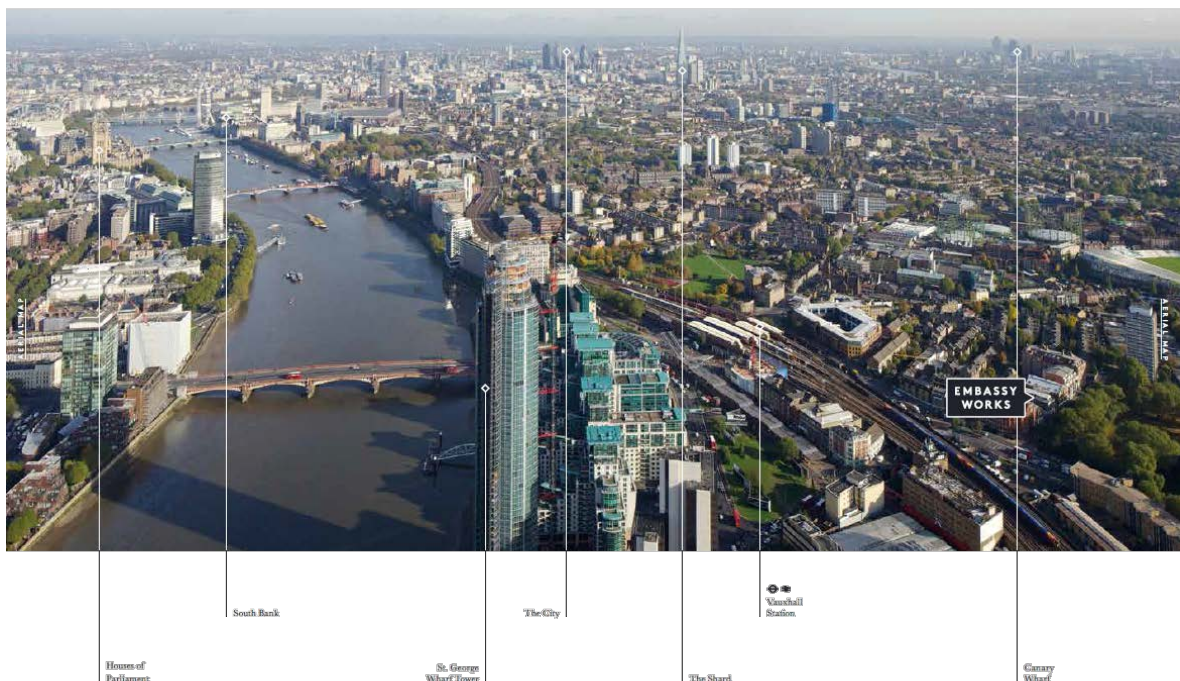
DEVELOPMENT

- Embassy Works offers thirty nine apartments in a secure gated development
- 11 secure surface parking spaces are also available for purchase
- Cycle storage with secure access
- High specification including smart home technology
- Landscaped communal pocket gardens designed by landscape architects
- hám interior designed Lobby with feature lighting and residential seating area
- 10 years' new build structural warranty

LOCAL AREA

- Vauxhall is part of the £multi-billion Nine Elms Regeneration which will include 18,000 new home, 25,000 new jobs and the relocation of the American and Swedish embassies to the area
- There are plans to make the area an extension of the acclaimed South Bank that will ensure Vauxhall to become a true international destination
- To service the needs of the new residents of Nine Elms, an extension of the Northern line is planned. Nine Elms station will be less than five minutes' walk from Embassy Works and will offer even quicker access to The City and West End

TOWARDS SOUTH BANK
& THE CITY



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PRIVATE APARTMENT MIX (39 apartments)

-	Ground	First	Second	Third
Studios	5	0	0	0
1 beds	5	6	6	2
2 beds	3	5	5	0
3 beds	0	0	0	2

LONDON UNIVERSITIES AND COLLEGES

London College of Communication

Elephant & Castle, SE1 10 mins/Elephant and Castle

University College London

Gower Street, London WC1 10 mins / Euston

University of Westminster

New Cavendish St, NW1 7 mins / Oxford Circus

London School of Economics

Houghton Street, London WC2 14 mins / Holborn

King's College

Strand, London WC2 15 mins / Temple

London Business School

Marylebone, London W1 12 mins / Baker Street

Central St Martins

King's Cross, London N1 12 mins / King's Cross

Imperial College

South Kensington 11 mins / South Kensington

Travel times and distances are approximate only from Vauxhall (Station to Station).

Source www.tfl.gov.uk.

EMBASSY WORKS, VAUXHALL, LONDON

COUNCIL TAX (2014/15)

Tax Band	Market value (April 1991)	London Borough of Lambeth
A	Up to £40,000	£816.19
B	£40,001 to £52,000	£952.23
C	£52,001 to £68,000	£1088.26
D	£68,001 to £88,000	£1224.29
E	£88,001 to £120,000	£1496.35
F	£120,001 to £160,000	£1768.42
G	£160,001 to £320,000	£2040.48
H	£320,001 and above	£2448.58

Source: www.lambeth.gov.uk. Information correct as at 30 October 2014 (Year 2014/2015)

ESTIMATED SERVICE CHARGE

Service charge currently estimated at £4.00 psf pa

GROUND RENT

Studios: £350 PA

One Beds: £450 PA

Two Beds: £550 PA

Three Beds: £650 PA

STAMP DUTY LAND TAX (SDLT)

Up to £125,000	zero
£125,001 to £250,000	1%
£250,001 - £500,000	3%
£500,001 - £1,000,000	4%
£1,000,001 to £2,000,000	5%
£2,000,001 and over	7%
£500,000 and over (purchased by certain persons including corporate bodies) 15%	

Source: <http://www.landregistry.gov.uk/professional/fees>

Information correct as at 28 October 2014, but is subject to change by the Land Registry from time to time.

LAND REGISTRY FEES

* Fee Scale correct at time of printing
and subject to change

PURCHASE PRICE OF PROPERTY

£200,001 - £500,000
£500,001 - £1,000,000
£1,000,001 and above

FEES PAYABLE

£270
£540
£910

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PAYMENT TERMS

1. A non-refundable booking deposit of the local currency equivalent of £5,000 is payable upon exchange of contracts. This booking deposit will be refunded to the buyer only when the 10% deposit has been received in full by the developer's solicitors.
2. A deposit of 10% of purchase price is payable, within 21 days from exchange of contracts.
3. The balance of 90% of the purchase price will be payable upon completion.

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

- Original current passport; or
- Original identity card; and two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old.

Please be advised that the solicitors must see the original copies of the above.

CONVEYANCING FEES

- | | |
|-------------------------|--|
| • Up to £1m | £1,750.00 |
| • Above £1m up to £1.5m | £2,250.00 |
| • Above £1.5m up to £2m | £2,750.00 |
| • Over £2m | by negotiation but subject to a minimum of £3,000.00 |

ASSIGNMENT

Buyer may assign contract once

EMBASSY WORKS, VAUXHALL, LONDON

VENDOR'S SOLICITOR

Nicholas & Co Solicitors
22 Wigmore Street London W1U 2RG

Mark Waterfield
Tel: +44(0)2073 234450
Email: Mark.Waterfield@nicholassolicitors.com

RECOMMENDED PURCHASER'S SOLICITOR

Riseam Sharples Solicitors
2 Tower Street London WC2H 9NP

Yean Tan (Eugene)
Tel: +44(0) 20 7257 8902
Email: eugene@rs-law.co.uk

THE DEVELOPMENT

