

LOREC

LIPSON
OVERSEAS
REAL ESTATE
CONSULTANCY

WUKPG

Western UK Property Group

London

UK REAL ESTATE &
IMMIGRATION SPECIALISTS

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LIPSON OVERSEAS REAL ESTATE CONSULTANCY (LOREC) SPECIALISES IN PROVIDING QUALITY CENTRAL LONDON PROPERTY TO ASIA PACIFIC BUYERS KEEN TO INVEST IN THE UK WITH A DEDICATED SALES TEAM BASED IN BEIJING AND SHANGHAI.

We only source residential developments in areas of good commercial infrastructure with recognised schools, hospitals and public transport and high levels of employment and continued investment. This offers great potential for long term capital growth and sustained rental income.

All new developments offered through LOREC are from developers of good stature and credibility with a proven track record in the property industry.

All new developments are offered with a full RICS survey and valuation from JLL, the leading commercial global surveyor in the UK and Asia.

In addition, we also offer **exclusive mortgage rates** to Chinese buyers through our strong relationship with the **Bank of China (London)** along with the following services:

- UK immigration visas
- UK real estate lawyers
- UK money transfers (for residential property acquisitions)
- UK tax advice (through Baker Tilly)
- Search services for relocation to the UK (including rental searches)
- UK bank accounts
- Education advisory and student accommodation placement
- Full rental, management & maintenance for your UK property investment
- Bespoke construction and interior design service
- Translation service
- UK viewing tours
- Concierge service

PLEASE CONTACT A MEMBER OF THE
LOREC TEAM FOR MORE INFORMATION.

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IMMIGRATION VISA SERVICE INFORMATION

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FAEGRE BAKER DANIELS LLP IS PLEASED TO BE ABLE TO SUPPORT LOREC'S CLIENTS WITH RESPECT TO THEIR UK IMMIGRATION NEEDS. AS AN INTERNATIONAL LAW FIRM WE ARE WELL PLACED TO BE ABLE TO PROVIDE YOU WITH ON-THE GROUND SUPPORT IN CHINA AND A HIGH LEVEL OF EXPERTISE BASED IN THE UNITED KINGDOM.

We pride ourselves on being able to provide to our clients a full end to end service model and advice across all types of UK Immigration categories. Regardless of whether you are an investor, a businessman or a student wanting to relocate to the United Kingdom we can help you with:

- Tier 1 Investor
- Tier 1 Entrepreneur
- Tier 4 Student
- Plus other immigration routes

UNITED KINGDOM: TIER 1 (INVESTOR)

What are the Immigration Requirements?

Under the Tier 1 (Investor) visa category, high net worth individuals with the ability to invest £1 million in the United Kingdom can apply to come to the UK on a self-sponsored basis. You do not need a job offer or need to meet an English language or maintenance requirement.

Successful applicants can bring their dependents with them. The whole family can apply for settlement after continuous residence in the UK of 2, 3 or 5 years, depending on the level of investment. For applicants with sufficient funds, this is often the most flexible route to a UK visa and settlement.

WHAT DO YOU NEED TO BE ABLE TO DEMONSTRATE?

Initial applicants must:

- Have £1 million or more of their own funds, under their control, held in a regulated financial institution and disposable in the UK; or
- Have personal assets with a net value of £2 million or more and a loan of £1 million or more, under their control, held in a regulated financial institution and disposable in the UK.

What can you invest in?

Within three months of entering the UK you must invest at least

75% in either UK government bonds, share capital, loan capital in active/trading companies excluding property investment ventures. The balance of funds can be used to purchase assets e.g. your UK home or maintaining the money on deposit in a UK regulated financial institution.

Key facts about applying for settlement in the UK

Individuals can choose varying levels of investment. The higher the investment, the faster the route to settlement or permanent residency as follows:

- 5 years if you have invested £1 million;
- 3 years if you have invested £5 million; or
- 2 years if you have invested £10 million.

Applicants can spend up to 180 days outside of the UK in any 12 month period but would need to meet the English Language requirements when applying for settlement.

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UNITED KINGDOM: TIER 1 (ENTREPRENEUR)

What are the Immigration Requirements?

There are two options available under the Tier 1 (Entrepreneur) visa category designed to support existing and aspiring entrepreneurs. Entrepreneurs will need to be able to demonstrate sufficient English language requirements in addition to the financial requirements, which are:

- Have access to no less than £200,000 for investment into one or more UK businesses; or
- Have access to at least £50,000 from regulated venture capital firms, specific UK entrepreneurial seed funding competitions or UK government departments.
- In addition you must be able to demonstrate you can adequately maintain yourself and any dependants when in the UK.

Successful applicants can bring their dependents with them and the whole family can apply for settlement after continuous residence in the UK of 3 or 5 years depending upon the level of business activity.

OTHER KEY REQUIREMENTS OF AN ENTREPRENEUR

As an Entrepreneur you will be required to demonstrate at the time of your extension application that you have engaged in business activity and created jobs for resident workers.

KEY FACTS ABOUT APPLYING FOR SETTLEMENT IN THE UK

Applicants can spend up to 180 days outside of the UK in any 12 month period. The entrepreneur and their family can apply for settlement:

- After 5 years if all requirements are met and they have created and maintained 2 full time jobs for resident workers; or
- After 3 years, having met the requirements and created at least 10 full time jobs for resident workers and the newly created business has had an income of at least £5 million during the 3 year period. If you take over a company, then the income must be a net increase of £5 million compared to the immediately preceding 3 year period.

SUPPORT INFORMATION

Our Investor and Entrepreneur team have developed a selection of legal service packages designed to support and help nurture your business. Our advice and support can extend to:

- Corporate Finance
- Mergers & Acquisitions
- Employment
- Immigration and Global Mobility
- Commerce and Technology
- Commercial Property
- Dispute Resolution

CONTACT INFORMATION

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MORTGAGE AND BANK FACILITIES SERVICE

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LOREC HAS A STRONG WORKING RELATIONSHIP WITH THE BANK OF CHINA (UK) AND CAN OFFER EXCLUSIVE MORTGAGE RATES, MONEY TRANSFERS AND UK BANK ACCOUNTS.



PREMIUM RETAIL BANKING

Without travelling to the UK, the banking services you can apply for:

- Enquiry & Consultancy
- Multi-Currency Account Opening
- Money Remittance
- Mortgage Application

Why choose BOC (UK) Ltd?

- Culture and Language
- No UK Visa Required
- Overseas Income Accepted
- International Money Transfer

LIFETIME TRACKER MORTGAGES

Residential Mortgage

LIFETIME TRACKER RATE	ACTUAL RATE	THE OVERALL COST FOR COMPARISON IS
2.39% Above the Bank of England Base Rate	2.89% Including the Bank of England Base Rate (currently 0.50%)	3.1% APR

Rates above apply to maximum loan to value of 60%. The actual rate applicable will depend on your circumstances. Ask for a personalised illustration in branch.

Buy-to-Let Mortgage

LIFETIME TRACKER RATE	ACTUAL RATE	THE OVERALL COST FOR COMPARISON IS
3.09% Above the Bank of England Base Rate	3.59% Including the Bank of England Base Rate (currently 0.50%)	3.9% APR

Rates above apply to maximum loan to value of 60%. The actual rate applicable will depend on your circumstances. Ask for a personalised illustration in branch.

The rates are correct as at 1 November 2013, can be withdrawn at any time. Arrangement fees start from £1,295.

Your property may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

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PROCEDURES OF MORTGAGE APPLICATION

AGREEMENT IN PRINCIPAL**DOCUMENT COLLECTION
& PROPERTY VALUATION****CREDIT APPROVAL
BY RISK DEPARTMENT****OFFER ISSUE BY
MORTGAGE CENTRE**

DOCUMENT REQUIREMENT

- Passports
- Copy of utility bills for proof of main residence
- Latest 3 months personal bank statements showing monthly salary
- Proof of deposit (including Stamp Duty, Arrangement Fee etc)
- Latest 3 months pay slips
- Latest Income Tax Proof
- Property Title Deed and latest statement of existing loan
- Credit reference

If your income mainly comes from your own company, then the additional documents are required as below;
Company certificate, memorandum and articles, latest 3 years financial accounts, latest 3 month bank statements, latest tax proof.

**PLEASE CONTACT THE LOREC TEAM
FOR MORE INFORMATION.**

James Lloyd
Asia Pacific Director

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LONDON UK

AT THE 2011 CENSUS,
THE POPULATION OF LONDON WAS

8.17 MAKING IT THE
MOST POPULOUS
EUROPEAN CITY
MILLION



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LONDON IS THE GREENEST CITY OF ITS SIZE IN THE WORLD
GREEN SPACE COVERS ALMOST **40%** OF GREATER LONDON



LONDON'S FINANCIAL SECTOR ACCOUNTS FOR
45.8%
OF THE TOTAL FINANCIAL AND INSURANCE SECTOR (GROSS VALUE ADDED) IN THE UK

LONDON IS ONE OF THE WORLD'S MOST ETHNICALLY DIVERSE CITIES. 50 NON-INDIGENOUS GROUPS HAVE POPULATIONS OVER

10,000



THERE ARE **270 STATIONS** ON LONDON'S TUBE NETWORK COVERING A TOTAL ROUTE OF **402KM (250 MILES)**



LONDON IS HOME TO **43 UNIVERSITIES** THE LARGEST CONCENTRATION OF HIGHER EDUCATION IN EUROPE



300 THEATRES + **500** CINEMA SCREENS + **12,000** RESTAURANTS

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HOUSE PRICE GROWTH

HOUSE PRICE GROWTH (%PA)	2014	2015	2016	2017	2018	2014-18
Prime Central London	8.0	8.5	8.0	7.0	5.5	7.4
Central London Developments	8.0	8.5	8.0	7.0	5.5	7.4
Greater London	8.0	8.0	8.0	5.0	5.5	6.9
Birmingham	4.0	4.0	5.0	3.5	4.0	4.1
Manchester	4.0	4.5	5.5	4.0	4.5	4.5
Edinburgh	3.5	4.0	5.0	3.5	4.5	4.1

RENTAL GROWTH

RENTAL GROWTH (%PA)	2014	2015	2016	2017	2018	2014-18
Prime Central London	1.5	3.0	3.0	3.5	3.0	2.8
Central London Developments	1.5	3.0	3.0	3.5	3.0	2.8
Greater London	2.0	3.5	3.5	4.0	3.0	3.2

Information provided via JLL (London office).

PROPERTY LIST

[VIEW PROPERTY MAP](#)

THE FILAMENTS, 6 BUCKHOLD ROAD,
LONDON, **SW18 4WW**



ROYAL WHARF, NORTH WOOLWICH ROAD,
ROYAL DOCKS, LONDON, **E16 2SB**



GREENWICH REACH, BLACKWALL LANE,
LONDON, **SE10 0PN**

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RECOMMENDED REAL ESTATE LAWYER

LOREC'S recommended Real Estate Lawyer to act for buyers is Faegre Baker Daniels (www.faegrebd.com).
Please see below for the relevant contact information;

LONDON OFFICE:

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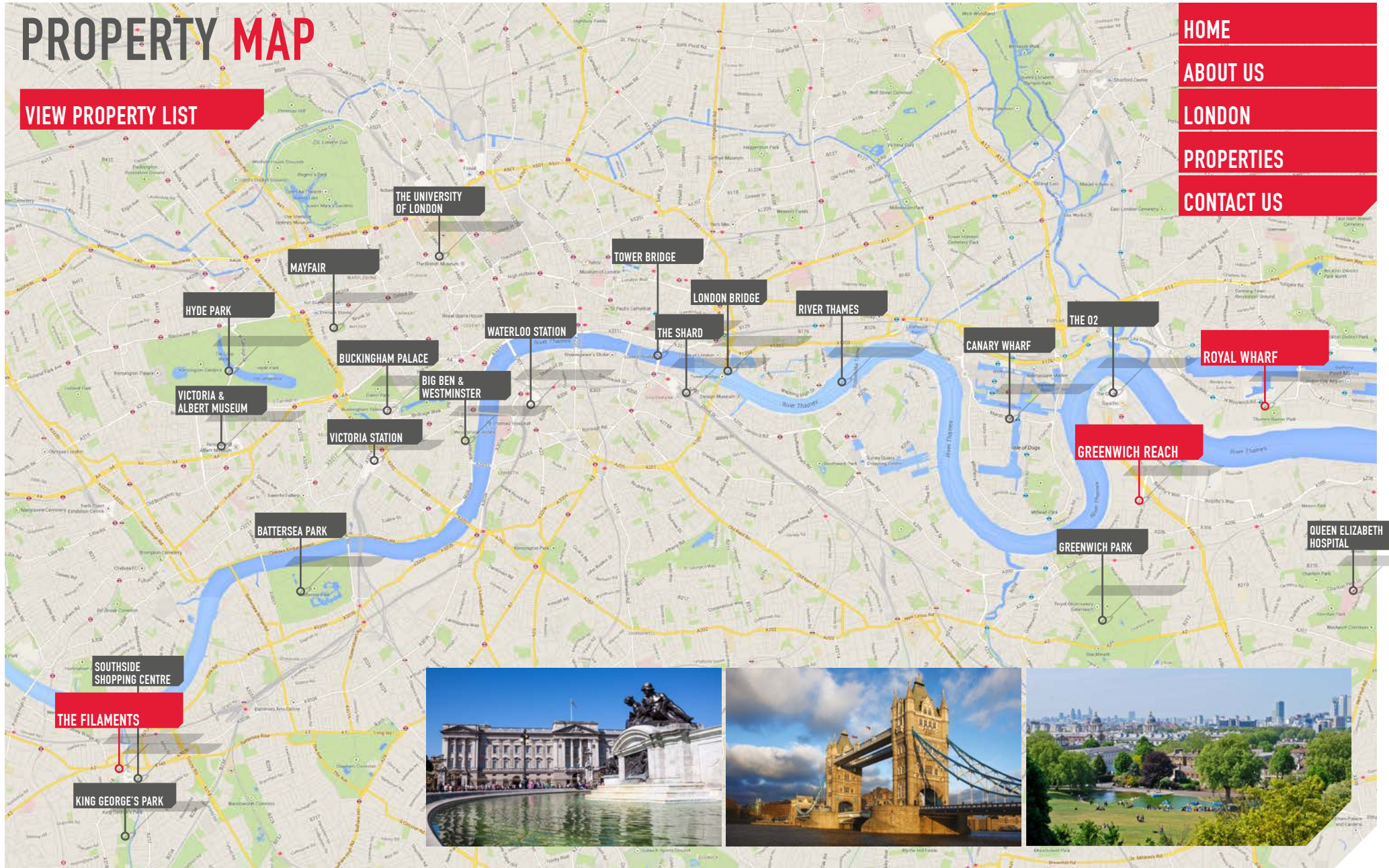
SHANGHAI OFFICE:

Wendy Yan
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THE PENTHOUSE COLLECTION

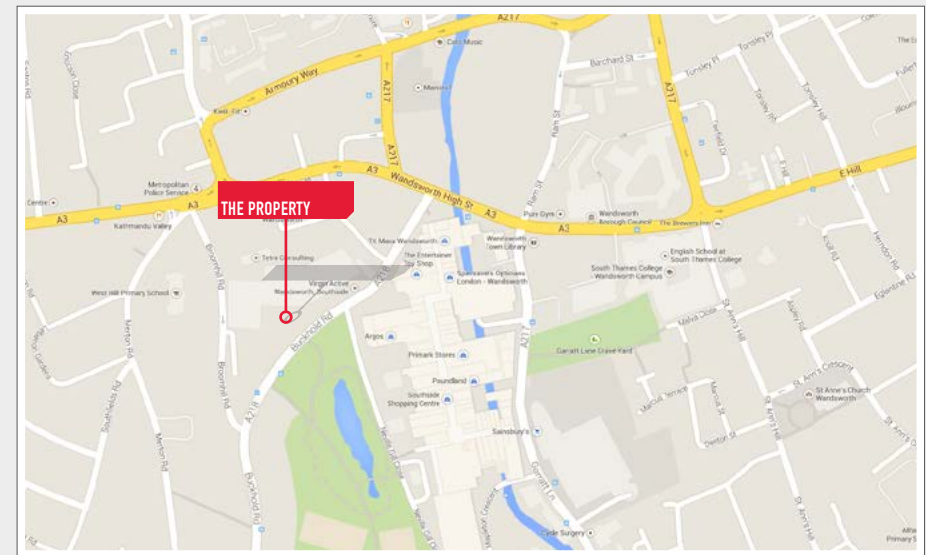
THE DEVELOPMENT IS SET BACK FROM WANDSWORTH HIGH STREET AND IS ENTERED FROM BUCKHOLD ROAD. THE LOCAL AREA IS SET TO BE TRANSFORMED WITH NEW PUBLIC SQUARES,

SHOPPING PARADES AND PEDESTRIAN LINKS BEING FORGED BETWEEN WANDSWORTH HIGH STREET, GARRATT LANE AND KING GEORGE'S PARK.

ABOUT WANDSWORTH

The London Borough of Wandsworth is Located in the heart of South West London and is undergoing huge investment and transformation. Wandsworth is well served by both trains and buses, making it an easy commute into central London. The newly refurbished Wandsworth Town station (zone 2), connects to Waterloo directly, with services taking under 15 minutes.

The borough benefits from excellent local schools, services and shops. With a variety of clubs, pubs, galleries and restaurants on its doorstep, this is a lively cultural hub within South West London.



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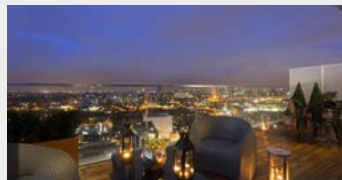
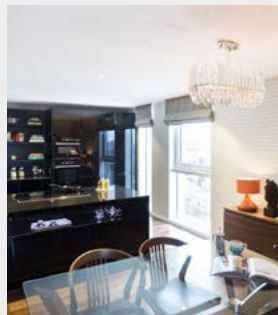
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THE PENTHOUSE COLLECTION

MORE SPACE, MORE LIGHT AND SPECTACULAR VIEWS COMBINE TO CREATE EXCEPTIONAL HIGH-END LIVING IN VIBRANT WANDSWORTH.

These exclusive three bedroom duplex apartments can be found in both Copperlight and Beacon Tower. Each penthouse enjoys an inside-outside living space separated only by bi-folding doors and grand walnut staircases. Retiring for the evening, your bedrooms await with plush carpets, slick fitted wardrobes and well considered bathrooms.

LIVING AREAS

Open-plan living and dining areas provide the perfect place to play host to family and friends. Floor-to-ceiling windows and doors create bright, light flooded apartments.

Living highlights:

- Kersaint Cobb engineered black walnut flooring to the kitchen, living areas and hallways
- Underfloor heating operated via wall mounted thermostats
- Secure video entry door system with direct link to the concierge
- Comfort cooling to all bedrooms and lounge/ dining area
- Facility for Sky+ multi-room

THE KITCHEN

Open-plan living and dining areas provide the perfect place to play host to family and friends. Floor-to-ceiling windows and doors create bright, light flooded apartments.

Living highlights:

- Uber black high gloss lacquered kitchen with grey anthracite carcass
- Siemens island pop up extractor inset into the peninsular worktop
- Unistone Belgian blue polished worktops
- Bianca Eclipsa splashback
- Black Caple wine fridge
- Abode matt black feature tap
- Quooker chrome single level instant hot water tap
- Feature shelves in Kersaint Cobb engineered black walnut

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BEDROOMS

The bedroom is both the place to unwind, and in which to wake refreshed and raring to go. Recognising that clutter can interfere with calm, each of The Filaments' apartments has the benefit of generous full-height wardrobes. Shima Silver Moon carpets give comfort underfoot.

Bedroom highlights:

- Full height built-in wardrobes with white glass sliding doors featuring hanging rails, shelving, integrated lights and a walnut carcass
- Stunning views from all bedrooms
- Facility for Sky+ multi-room in Master Bed and Sky compatible outlets to further bedrooms (where applicable)

Family Bathrooms

Many of the apartments have both an en-suite and a family bathroom. Special features include round freestanding basins, de-mist mirrors, underfloor heating and concealed cabinets. Large-scale Onyx Blanco marble effect tiles add contemporary elegance.

Family Bathroom highlights:

- Villeroy & Boch Cetus double ended bath with No Code Knon extended tap
- Alape freestanding round wash hand basin with a Crosswater floorstanding soap tap
- Onyx Blanco marble effect large format porcelain tiles to walls

- Vado Ingot rectangular shower head
- Mirror above sink fitted with de-mist function
- Wall hung w/c with soft close function, concealed cistern and wall mounted dual flush plate
- Heated chrome ladder towel rail
- Storage cabinet about WC finished in Egger Dark Cordoba Olive with interior shelving

INTERIOR FINISHES

Square edged skirting and architraves finished in white satin paint. Energy efficient white downlighters throughout. High level switches in white powder coated steel. Low level sockets in white plastic, walnut effect feature door handles.

EN SUITES

Vado Ingot rectangular shower head. Glazed Spiral sliding shower screen. Wall hung w/c with soft close function, concealed cistern and wall mounted dual flush plate. Egger Dark Cordoba Olive storage cabinet above w/c incorporating shaver point, shelving and lighting. Heated chrome ladder towel rail.

FLOOR FINISHES

Dusky walnut Amtico flooring to lounge/kitchen and hallway. Two tone pinstripe carpet to bedrooms. Stamford Allumino large format ceramic tiles to bathrooms and en-suites.

MODERN CONVENIENCES

- Facility for Sky+ multi-room to living area and master bedroom
- Telephone data points in living area and bedrooms
- Caple wine fridge
- Fully integrated appliances

HEATING AND ELECTRICS

- Combined heat and power from a centralised system
- Energy efficient white downlighters throughout

Whilst every effort has been given to ensure that the information here is correct, it is designed specifically as a guide and Mount Anvil reserves the right to amend the specification as necessary and without notice.

ADDITIONAL INFORMATION

GUARANTEE

NHBC Guarantee

LEASE

250 Leasehold

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BUILDING	APT. NO	TYPE	FLOOR	BEDS	BATHS	INTERNAL AREA (SQ FT)	ASPECT	PRICE *	PRICE PSF	ERV (PW)	ESTIMATED COMPLETION **
Copperlight	90	22	14/15	3	3	1,281	N/E	£1,150,000	£898	£750	Summer 2014
Beacon	124	102	14/15	3	3	1,158	N/E	£1,275,000	£1,101	£800	Spring/Summer 2015
Beacon	125	103	14/15	3	3	1,296	E/W	£1,395,000	£1,076	£850	Spring/Summer 2015
Beacon	127	34	14/15	3	3	1,158	S/E	£1,275,000	£1,101	£800	Spring/Summer 2015
Spectra	31		4	3	3	1,280	S/W	£1,100,000	£859	£750	Q1 2015

ADDITIONAL INFORMATION

- 1 Parking Space included with Penthouses 124 & 127
- 1 Tandem Parking Space included with Penthouses 125 & 126
- 1 Parking space included with Penthouse 90
- Parking available to purchase with Penthouse 31 by separate negotiation at £25,000

Service charges are currently estimated to be approximately £3.59 per sq ft per year.

10% will be required on exchange, a further 10% will be required 6 months later.

The service Charge will include the following;

- 24 Hour Concierge
- Buildings insurance
- Maintenance of the podium level and landscaped gardens within the estate
- Lift maintenance
- Quarterly window cleaning
- Communal cleaning of the common areas and parts
- Communal electricity

Ground Rent 3 bed £450

*All prices are correct at the time of printing and may be subject to change at any time.

**The completion dates shown are estimated and are subject to change.

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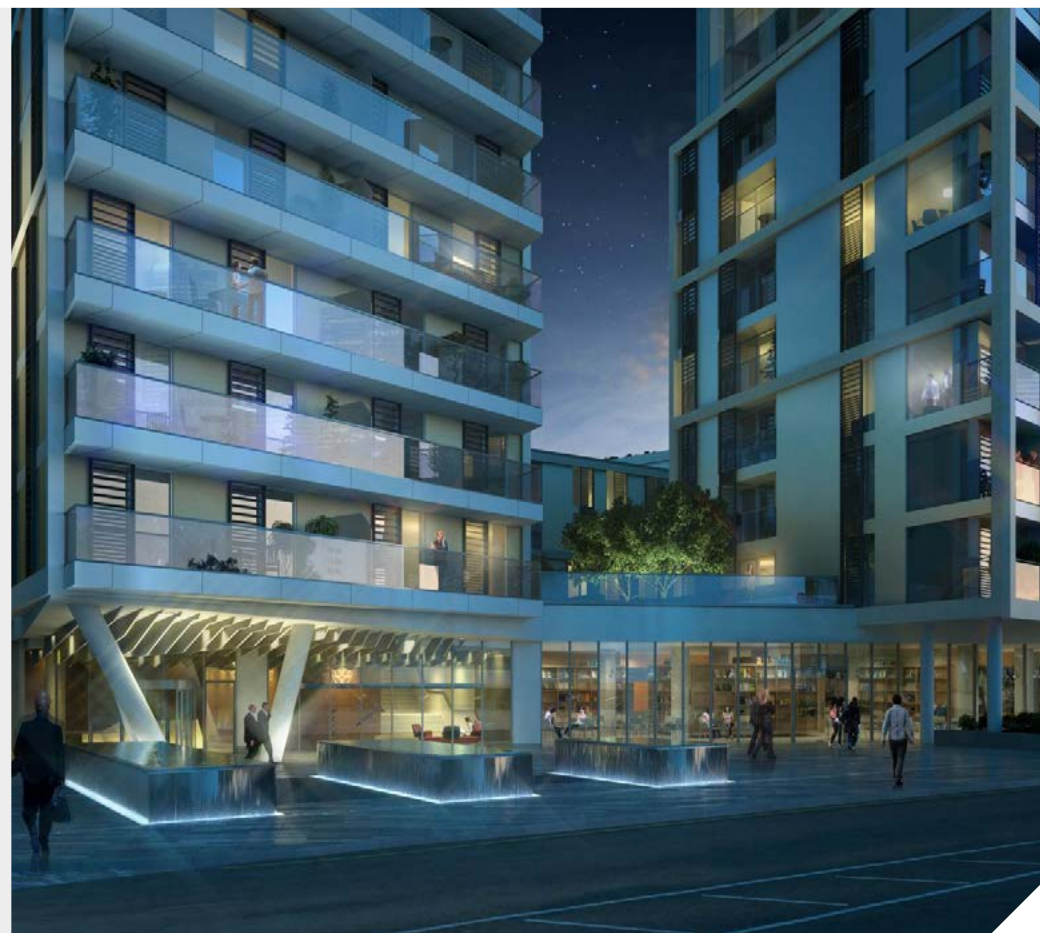
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ABOUT MOUNT ANVIL

Mount Anvil is Central London's specialist residential developer, and have been creating homes and communities that people want to live in since 1991. Together with their joint venture partners, they've built more than 5,000 London homes. They plan to build 2,500 more by 2018.

Mount Anvil focus on location, design and quality; creating homes in highly desirable locations, employing internationally acclaimed architects and interior designers, and meticulously selecting construction materials, so that their developments look as great in ten years' time as they do on day one. They treat every development as unique with each given their own identity.

Mount Anvil have been recognised through numerous awards, including: Developer of the Year (less than 1000 units) for the last two years running at the acclaimed Property Week RESI Awards (2014, 2013); and Gold Award for Best Interior Design at the 2013 What House? Awards. They have also been recognised as one of the Sunday Times Best 100 Small Companies to Work For in each of the last eight years – a standout achievement within the British property industry.



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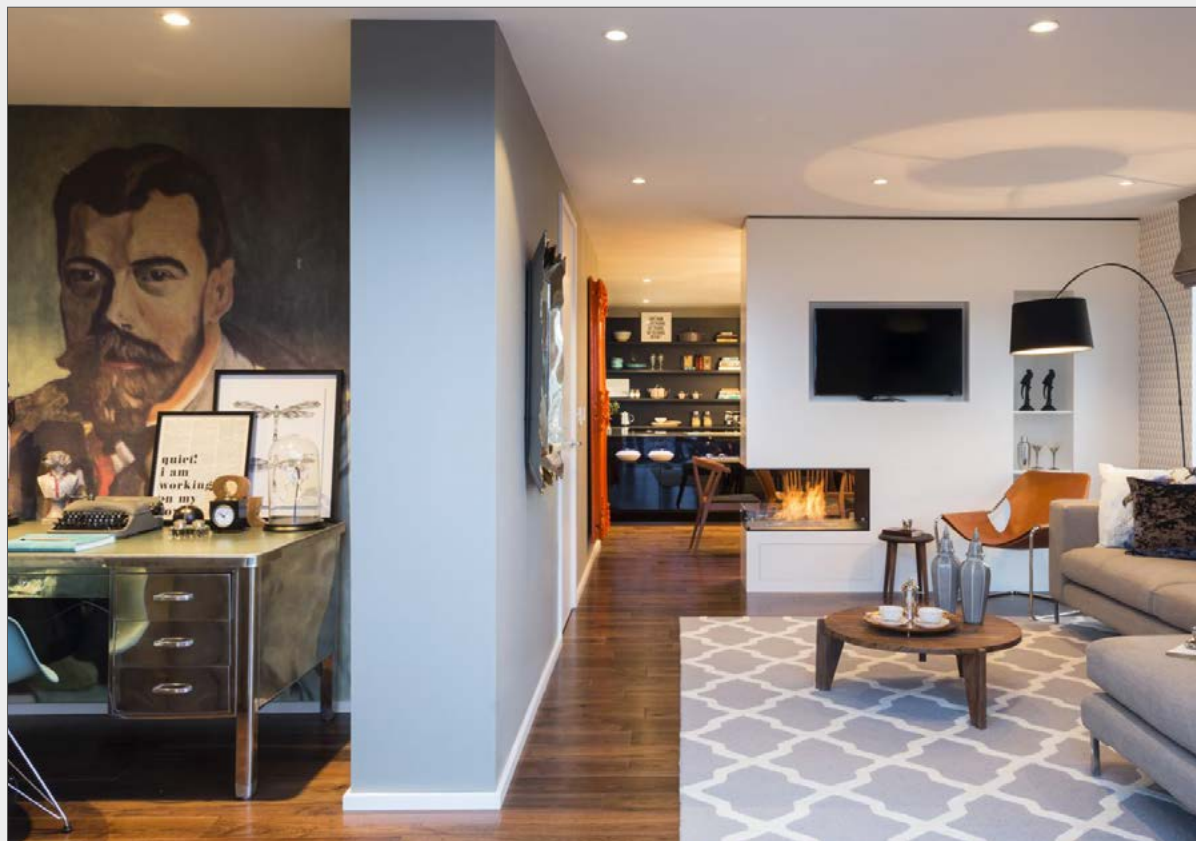
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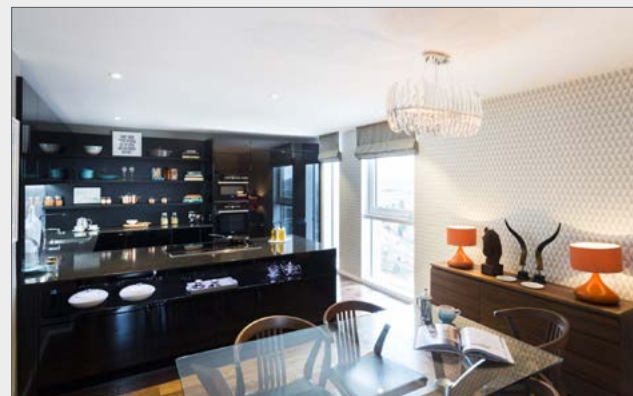
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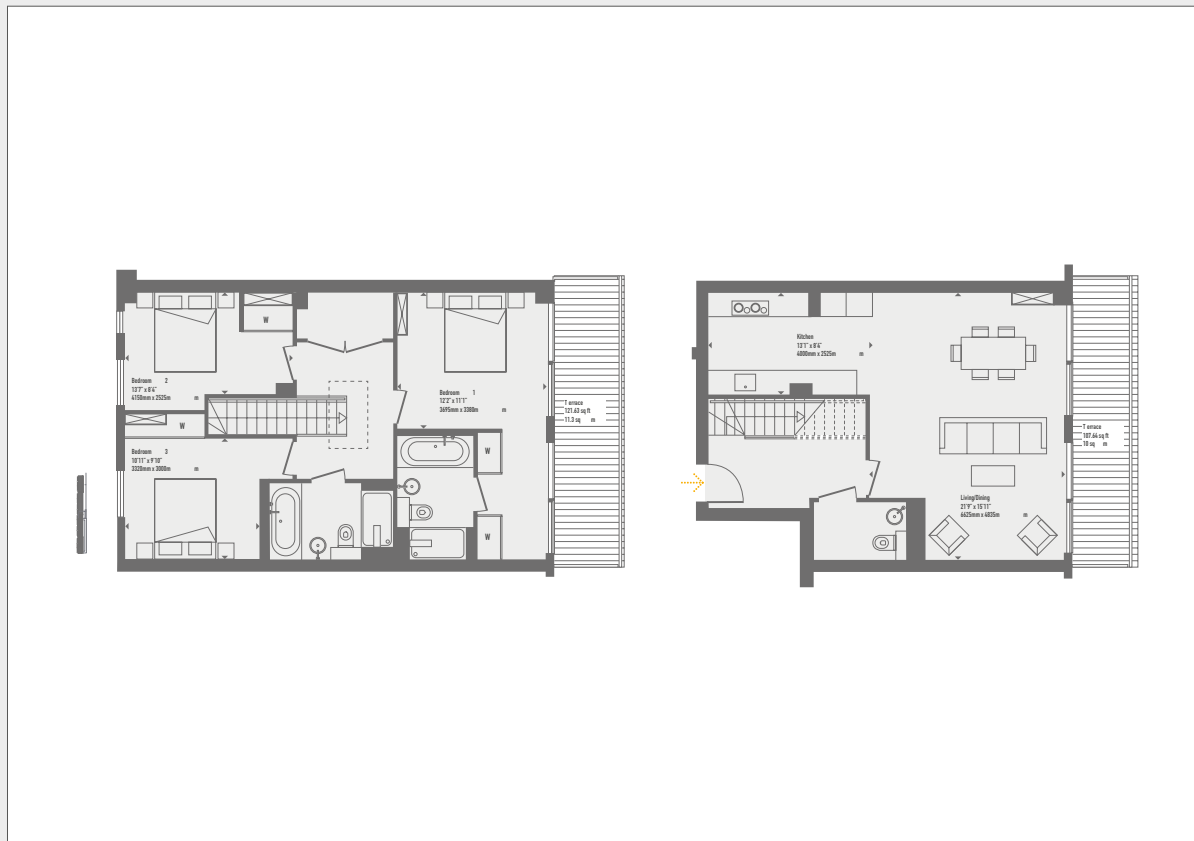
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PLANS BEACON TOWER DUPLEX APARTMENT TYPE 103

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PLANS COPPERLIGHT DUPLEX APARTMENT TYPE 22

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ROYAL DOCKS, LONDON, E16 2SB**

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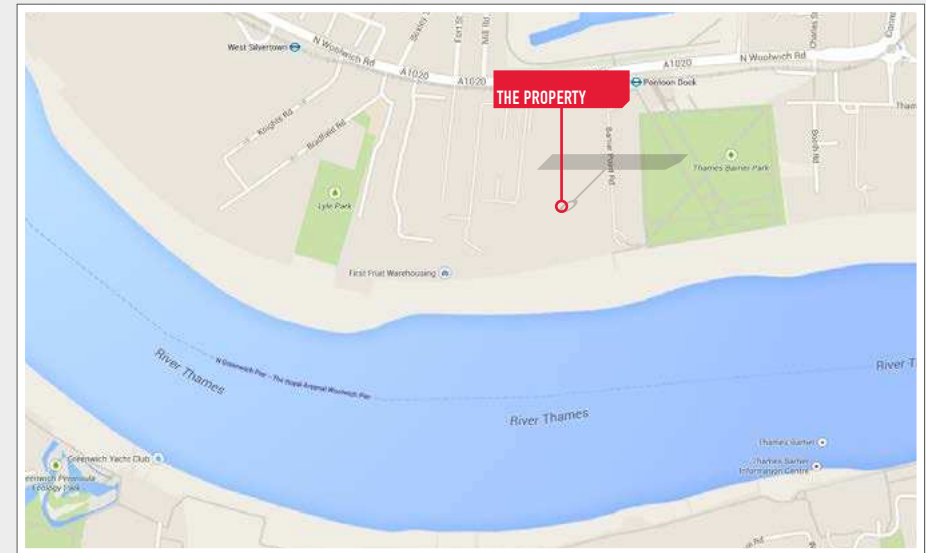


ENTERING ROYAL WHARF FROM THE LOCAL DLR STATION AT PONTOON DOCK, YOU WILL IMMEDIATELY ARRIVE AT SOVEREIGN PLACE, THE LOCAL MARKET SQUARE, A BUSTLING PIAZZA REplete WITH RETAIL AND RESTAURANTS.

With a population estimated to reach 10,000 residents, this is to be the Royal Docks' new heartland, a town centre for one of the most exciting parts of London. Set back from the river is a network of leafy streets and squares. A traditional high street lined with shops and businesses is criss-crossed with secondary streets that in turn grant access to quieter mews. The streets, squares and riverside promenade all act as gateways to a wide variety of shops, restaurants, parks and cafés.

ABOUT NEWHAM

Newham is a densely populated borough, situated 5 miles east of London's centre and north of the River Thames. The University of East London has two campuses in Newham, the Stratford Campus, and the Docklands Campus, Newham is also home to Westfield Stratford City, one of the largest urban shopping centres in Europe. Transport in Newham is undergoing a major upgrade, with the completed Docklands Light Railway and Jubilee Line Extension.



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ROYAL WHARF'S AVAILABLE PROPERTIES INCLUDE EXPANSIVE TOWNHOUSES, THREE-BED DUPLEXES, TWO-BED AND ONE-BED APARTMENTS AND COMPACT STUDIOS.

The design of every residence in this exclusive neighbourhood combines the principles of the new Georgian revival with the expansive thrills of contemporary riverside living.

SPECIFICATION

MAIN STRUCTURE

Reinforced concrete frame on reinforced concrete piled foundations.

BUILDING ENVELOPE

External wall with quality brick finish and pre-cast cladding.

FLOORS

Reinforced concrete slab with appropriate floor finishes (See flooring).

ROOF

High performance membrane with bio roofs (subject to plot).

WINDOWS

Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable finish.

STAIRS

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

WALLS

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

BALCONIES

Where applicable painted steel projecting balconies with painted steel vertical rails and handrails or glass protection panels (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

FLOORING

Engineered oak floor boarding to hall, living area and kitchen. Matt grey ceramic floor tiles to bathrooms, ensuites and shower rooms. Fitted carpets to bedrooms.

CEILINGS

Suspended flat plasterboard ceilings throughout.

DECORATION

All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

CONTINUED ▲

ADDITIONAL INFORMATION

COMPLETION DATE

The estimated completion date for Phase I is 2016.

BUILDING INSURANCE

10 year build warranty by NHBC or a similar warranty provider.

LEASE

Long leasehold - 999 years.

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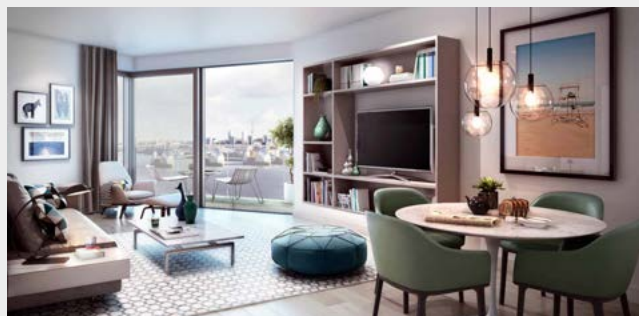
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KITCHENS: SUITES, 1, 2 & 3 BEDROOM APARTMENTS
Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted stainless steel taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine/ tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

SHOWER ROOMS
Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.

NOTE:
Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to Townhouses may vary due to different form of construction technique employed such as modern timber frame.



KITCHENS: TOWNHOUSE
Bespoke island unit with composite stone worktop (where shown on plans).

BACK



WARDROBES
Integrated wardrobes fitted in all bedrooms with custom designed painted feature doors.



BATHROOMS
Fitted with white enamel bath with chrome finish mixer. Contemporary wall mounted shower and glass bath screen. White ceramic close coupled floor mounted WC. White ceramic wash basin, with chrome lever mixer tap. Bespoke wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rail. Ceramic tiles to bathroom with feature tiles to shower/bath area. Matt finish floor tiles.



ADDITIONAL INFORMATION

COMPLETION DATE

The estimated completion date for Phase I is 2016.

BUILDING INSURANCE

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LEASE

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RW - 02.02.02	Anchor Building	1 Bed	617	West	£380,400	£617		N/A		£82,687
RW - 02.03.05	Anchor Building	2 Bed	902	South/East	£579,600	£643		N/A		£126,000
RW - 02.04.03	Anchor Building	1 Bed	611	West	£385,500	£631		N/A		£83,812
RW - 02.04.10	Anchor Building	2 Bed	866	North/East	£538,200	£621		N/A		£117,000
RW - 02.04.11	Anchor Building	2 Bed	853	North	£533,000	£625		N/A		£115,875
RW - 02.04.12	Anchor Building	2 Bed	794	West	£491,600	£619		N/A		£106,875
RW - 02.05.02	Anchor Building	1 Bed	617	West	£388,100	£629		N/A		£84,375
RW - 02.05.09	Anchor Building	2 Bed	906	South/East	£579,600	£640		N/A		£126,000
RW - 02.05.10	Anchor Building	2 Bed	866	North/East	£543,400	£627		N/A		£118,125
RW - 02.05.11	Anchor Building	2 Bed	853	North	£538,200	£631		N/A		£117,000
RW - 02.05.12	Anchor Building	2 Bed	794	North	£496,800	£626		N/A		£108,000
RW - 02.06.02	Anchor Building	1 Bed	617	West	£390,700	£633		N/A		£84,937
RW - 02.06.03	Anchor Building	1 Bed	611	West	£390,700	£639		N/A		£84,937
RW - 02.06.04	Anchor Building	2 Bed	931	South/West	£605,500	£650		N/A		£131,625
RW - 02.06.05	Anchor Building	2 Bed	902	South/East	£595,100	£660		N/A		£129,375
RW - 02.06.06	Anchor Building	1 Bed	762	South	£439,900	£577		N/A		£95,625
RW - 02.06.07	Anchor Building	1 Bed	831	South	£455,400	£548		N/A		£99,000
RW - 02.06.09	Anchor Building	2 Bed	906	South/East	£584,800	£645		N/A		£127,125
RW - 02.06.10	Anchor Building	2 Bed	866	North/East	£548,600	£633		N/A		£119,250

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RW - 02.06.11	Anchor Building	2 Bed	853	North	£543,400	£637		N/A		£118,125
RW - 02.06.12	Anchor Building	2 Bed	794	North	£502,000	£632		N/A		£109,125
RW - 02.09.06	Anchor Building	1 Bed	762	East	£429,500	£564		N/A		£93,375
RW - 04.03.02	Flagship House	1 Bed	644	North	£388,100	£603		N/A		£84,375
RW - 04.07.01	Flagship House	1 Bed	652	North	£377,800	£579		N/A		£82,125
RW - 06A.06.04	Meridian Building	3 Bed	1227	South/West	£750,400	£612	£20,000	£770,400		£163,125
RW - 06B.06.08	Meridian Building	2 Bed	1065	North/West	£646,900	£607		N/A		£140,625
RW - 06B.06.09	Meridian Building	3 Bed	1238	South/West	£771,100	£623	£20,000	£791,100		£167,625
RW - 07.01.04	Barrier House	1 Bed	577	South/East	£403,700	£700		N/A		£87,750
RW - 08A.01.06	Maritime Building	1 Bed	561	West	£393,300	£701		N/A		£85,500
RW - 08B.01.11	Maritime Building	3 Bed	1296	South	£750,400	£579	£20,000	£770,400		£163,125
RW - 10A.01.21	Latitude House	3 Bed	1238	South	£797,000	£644	£20,000	£817,000		£173,250
RW - 10A.01.23	Latitude House	1 Bed	717	North	£421,800	£588		N/A		£91,687
RW - 10A.01.24	Latitude House	3 Bed	1200	South	£786,600	£656	£20,000	£806,600		£171,000
RW - 10A.04.23	Latitude House	1 Bed	717	North	£429,500	£599		N/A		£93,375
RW - 10B.01.18	Latitude House	1 Bed	717	North	£421,800	£588		N/A		£91,687
RW - 10B.01.19	Latitude House	3 Bed	1182	South	£776,300	£657	£20,000	£796,300		£168,750
RW - 10B.03.17	Latitude House	1 Bed	630	North	£385,500	£612		N/A		£83,812
RW - 10B.03.18	Latitude House	1 Bed	717	North	£426,900	£595		N/A		£92,812

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APARTMENT NAME	BUILDING	NUMBER OF BEDROOMS	SQ FT	ASPECT	SALES PRICE	PSF	PARKING INCLUDED	TOTAL WITH PARKING	STATUS	EXCHANGE MONIES
RW - 10B.03.19	Latitude House	3 Bed	1182	South	£791,800	£670	£20,000		Sold	£172,125
RW - 10C.03.12	Latitude House	Suite	588	North	£359,700	£612		N/A		£78,188
RW - 10C.05.12	Latitude House	Suite	588	North	£364,800	£620		N/A		£79,313
RW - 10D.03.06	Latitude House	2 Bed	752	North	£465,800	£619			Under Offer	£101,250
RW - 10E.GF.01	Latitude House	1 Bed	690	North	£419,200	£608		N/A		£91,125
RW - 02.07.10	Anchor Building	2 Bed	866	North/East	£553,700	£639		N/A		£120,375
RW - 02.07.11	Anchor Building	2 Bed	853	North	£548,600	£643		N/A		£119,250
RW - 02.07.12	Anchor Building	2 Bed	794	North/West	£507,200	£639		N/A		£110,250
RW - 02.08.01	Anchor Building	1 Bed	582	West	£380,400	£654		N/A		£82,687
RW - 02.08.02	Anchor Building	1 Bed	617	West	£395,900	£642		N/A		£86,062
RW - 02.08.03	Anchor Building	1 Bed	611	West	£395,900	£648		N/A		£86,062
RW - 02.08.04	Anchor Building	2 Bed	931	South/West	£615,800	£661		N/A		£133,875
RW - 02.08.05	Anchor Building	2 Bed	902	South/East	£605,500	£671		N/A		£131,625
RW - 02.08.07	Anchor Building	1 Bed	831	South/East	£460,600	£554		N/A		£100,125
RW - 06A.14.01	Meridian Building	2 Bed	916	North & West	£615,800	£672		N/A		£133,875
RW - 06A.14.02	Meridian Building	2 Bed	855	North,East & South	£584,800	£684		N/A		£127,125
RW - 07.05.01	Barrier House	2 Bed	920	North & East	£533,000	£579		N/A		£115,875
RW - 07.05.06	Barrier House	1 Bed	564	South/East	£470,900	£835		N/A		£102,375
RW - 07.06.03	Barrier House	2 Bed	920	West	£533,000	£579		N/A		£115,875

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APARTMENT NAME	BUILDING	NUMBER OF BEDROOMS	SQ FT	ASPECT	SALES PRICE	PSF	PARKING INCLUDED	TOTAL WITH PARKING	STATUS	EXCHANGE MONIES
RW - 07.07.03	Barrier House	2 Bed	920	West	£538,200	£585		N/A		£117,000
RW - 07.09.03	Barrier House	2 Bed	920	West	£548,600	£596		N/A		£119,250
RW - 08B.02.08	Maritime Building	1 Bed	914	North, West & south	£517,500	£566		N/A		£112,500
RW - 08B.05.07	Maritime Building	2 Bed	806	North, West & south	£486,500	£604		N/A		£105,750
RW - 08B.05.08	Maritime Building	2 Bed	914	North, East & West	£527,900	£578		N/A		£114,750
RW - 08B.05.10	Maritime Building	1 Bed	587	West	£414,000	£705		N/A		£90,000
RW - 08B.06.09	Maritime Building	3 Bed	1232	North, West & south	£771,100	£626	£20,000	£791,100		£167,625
RW - 08B.07.07	Maritime Building	3 Bed	1132	North, East & West	£724,500	£640	£20,000	£744,500		£157,500
RW - 10A.05.24	Latitude House	3 Bed	1200	South & East	£812,500	£677	£20,000	£832,500		£176,625
RW - 10B.01.16	Latitude House	3 Bed	1208	North, West & south	£786,600	£651	£20,000	£806,600		£171,000
RW - 10C.08.01	Latitude House	1 Bed	829	North & West	£520,100	£627		N/A		£113,063
RW - 10C.10.01	Latitude House	1 Bed	829	North & West	£525,300	£634		N/A		£114,188
RW - 10D.01.08	Latitude House	2 Bed	946	North, East & South	£527,900	£558		N/A		£114,750
RW - 10D.02.06	Latitude House	2 Bed	752	North & East	£460,600	£613		N/A		£100,125
RW - 10E.02.01	Latitude House	2 Bed	1023	North & West	£605,500	£592		N/A		£131,625
RW - 10E.02.02	Latitude House	1 Bed	953	North	£509,700	£535		N/A		£110,813
RW - 10E.02.03	Latitude House	3 Bed	1234	North, East & South	£626,200	£507	£20,000	£646,200		£136,125
RW - 10E.05.02	Latitude House	1 Bed	953	North	£517,500	£543		N/A		£112,500
RW - 10E.05.03	Latitude House	3 Bed	1234	North, East & South	£641,700	£520	£20,000	£661,700		£139,500

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RW - 05.H.02	Townhouse	3 Bed	1770		£833,200	£471	£20,000	£853,200		£181,125
RW - 05.H.04	Townhouse	3 Bed	1788		£843,500	£472	£20,000	£863,500		£183,375
RW - 05.H.10	Townhouse	3 Bed	1788		£828,000	£463	£20,000	£848,000		£180,000
RW - 07.H.02	Townhouse	4 Bed	2471		£1,035,000	£419	£20,000	£1,055,000		£225,000
RW - 07.H.03	Townhouse	4 Bed	2471		£1,035,000	£419	£20,000	£1,055,000		£225,000
RW - 02.08.09	Anchor Building	2 Bed	906	South/East	£595,100	£657		N/A		£129,375
RW - 02.08.10	Anchor Building	2 Bed	866	South/West	£558,900	£645		N/A		£121,500
RW - 02.08.11	Anchor Building	2 Bed	853	North	£553,700	£649		N/A		£120,375
RW - 02.08.12	Anchor Building	2 Bed	794	North/West	£512,300	£645		N/A		£111,375
RW - 02.09.03	Anchor Building	1 Bed	611	West	£398,500	£652		N/A		£86,625
RW - 02.09.05	Anchor Building	2 Bed	902	South/East	£610,700	£677		N/A		£132,750
RW - 04.02.04	Flagship House	1 Bed	670	Dual	£406,200	£606		N/A		£88,312
RW - 04.05.03	Flagship House	1 Bed	936	North	£486,500	£520		N/A		£105,750
RW - 04.07.02	Flagship House	1 Bed	644	North	£398,500	£619		N/A		£86,625
RW - 04.07.03	Flagship House	1 Bed	936	North	£491,600	£525		N/A		£106,875
RW - 06A.07.01	Meridian Building	1 Bed	622	North & East	£393,300	£632		N/A		£85,500

10% will be required on exchange, a further 10% will be required 6 months later.

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APARTMENT TYPE	TOTAL NUMBER
Suites	47
1 Bed	281
2 Bed	292
2 Bed Duplex	5
3 Bed	62
3 Bed Duplex	4
Townhouses	63
Total	754

ROYAL WHARF RENTAL PRICE RANGES*

NUMBER OF BEDROOMS	MINIMUM - MAXIMUM SQFT	PRICE RANGE (GBP PER WEEK)	AVERAGE RENTAL YIELD
One Bedroom Suites	388-588	£235-£290	4.72%
One Bedroom Apartments	555-953	£300-£430	4.5%
Two Bedroom Apartments	752-1229	£415-£675	4.62%
Three Bedroom Apartments	1132-1530	£575-£800	4.56%
Townhouses 3 & 4 bedroom	1244-2489	£675-£850	4.71%

ESTIMATED SERVICE CHARGE	COST PER SQ. FT. PER ANNUM
Apartments	£3.50
Townhouses	£1.59
Including concierge, estate management, 24 hour security etc.	

GROUND RENT	COST PER ANNUM
Suites	£360
1 Bed	£480
2 Bed	£600
3 Bed	£720
Townhouses	£900
Parking	£60 pa per space

*Views on price are not intended as a formal valuation and should not be relied upon as such. They are indicative rental values based upon information provided at this time and may be subject to change owing market fluctuations or if information proves other than stated or shown. No liability is extended to any third party and the figures suggested are given purely as guidance. The figures are based on the units being furnished and commensurate with the specification anticipated.

Please note the Townhouses are priced on the basis of off street parking being included in the rental value.

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ABOUT BALLYMORE

Ballymore are an international property investment and development company, focused on large scale projects across Europe.

Ballymore is a leader in urban regeneration but one of the things that distinguishes them from many other developers is the breadth of their involvement. They expect to take a project from the birth of an idea until it's fully realised, leading and managing the process every step of the way, Ballymore remain fully committed to their buildings, through their estate management teams, long after the unit has been sold and the marketing suite has moved out.

Projects with great vision behind them can suffer in the execution. But they've always made it their business to concentrate on minute details while keeping the big picture in mind throughout a balancing act they like to feel they've mastered.

Perhaps most important of all, they never forget that they're building for people; if anything can be said to characterise a Ballymore development, it would be its human dimension. Built environments mean nothing if they don't in some way improve, enrich or enhance people's lives, either as residents or as visitors. If they can also create buildings that make a positive, sustainable and lasting impact on the landscape, so much the better.

Land, Design, Architecture, Planning, Finance, Legal, Construction, Property Management, Estate Management, Marketing, Sales, Customer Care.



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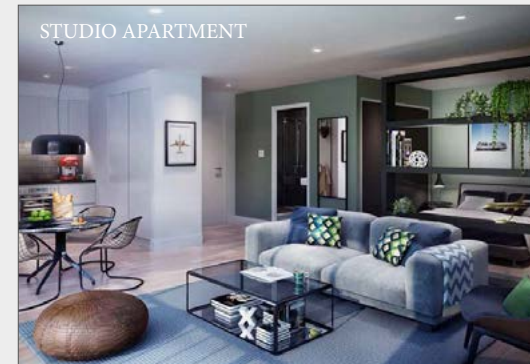
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1-BEDROOM APARTMENT



INTERNAL CGIs

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LONDON, SE10 0PN**

ENTER

GREENWICH REACH, BLACKWALL LANE, LONDON, SE10 0PN LOCATION

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LOCATION

DESCRIPTION

INVESTOR PRICE LIST

GALLERY / PLANS

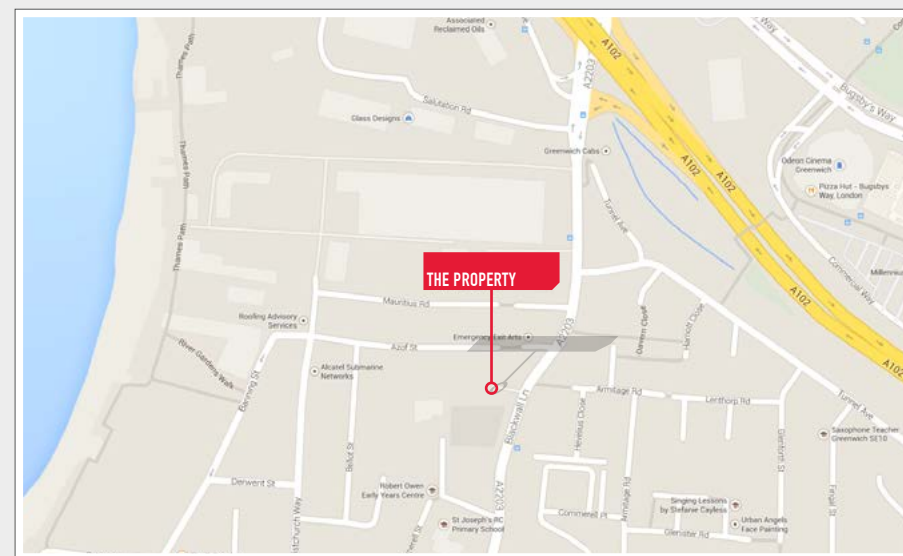


GREENWICH REACH IS SITUATED ON BLACKWALL LANE, WALKING DISTANCE OF MAZE HILL OVERGROUND STATION AND CUTTY SARK DLR OFFERING CONVENIENT ACCESS TO CANARY WHARF, LONDON BRIDGE AND CANNON STREET. THE APARTMENTS BENEFIT FROM CLOSE PROXIMITY TO

THE O2 LEISURE COMPLEX, GREENWICH VILLAGE AND GREENWICH PARK.

ABOUT GREENWICH

The Borough of Greenwich is situated in south-east London. Greenwich boasts a spectacular frontage onto the River Thames, a wide range of historic buildings, museums and the internationally recognised Greenwich University.



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MIXED USE DEVELOPMENT

- Fully private scheme of 20 X 2 bedroom apartments all with private balconies
- 15 secure parking spaces
- Landscaped first floor courtyard
- 390 sq m retail on ground floor
- Superior specification

ADDITIONAL INFORMATION

GUARANTEE

NHBC new build warranty

LEASE

250 year lease

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LOCATION	DESCRIPTION	INVESTOR PRICE LIST	GALLERY / PLANS
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UNIT	FLOORS	SQ FT	ERV ESTIMATED RENTAL VALUES (PER WEEK)	INVESTOR PRICE LIST	£ PSF	OUTSIDE SPACE	PARKING
1	First/Second	775	£360	£450,000	£581	Balcony	Yes
2	First/Second	775	£360	£450,000	£581	Balcony	Yes
3	First/Second	775	£370	£450,000	£581	Balcony	Yes
4	First/Second	825	£370	£440,000	£533	Balcony	No
5	First/Second	824	£380	£480,000	£583	Balcony	Yes
6	First/Second	899	£380	£480,000	£534	Balcony	Yes
7	First/Second	899	£380	£480,000	£534	Balcony	Yes
8	First/Second	899	£380	£480,000	£534	Balcony	Yes
9	First/Second	899	£380	£480,000	£534	Balcony	Yes
10	First/Second	950	£395	£495,000	£521	Balcony	Yes
11	Third/Fourth	841	£370	£450,000	£535	Terrace	Yes
12	Third/Fourth	841	£370	£450,000	£535	Terrace	Yes
13	Third/Fourth	841	£370	£450,000	£535	Terrace	Yes
14	Third/Fourth	762	£360	£445,000	£584	Terrace	Yes
15	Third/Fourth	811	£370	£440,000	£543	Terrace	No
16	Third/Fourth	811	£370	£440,000	£543	Terrace	No
17	Third/Fourth	811	£370	£440,000	£543	Terrace	No
18	Third/Fourth	811	£370	£440,000	£543	Terrace	No
19	Third/Fourth	811	£370	£440,000	£543	Terrace	Yes
20	Third/Fourth	854	£385	£440,000	£515	Terrace	Yes
TOTAL		16714	£7,460	£9,120,000	£546		

10% will be required on exchange, a further 10% will be required 6 months later.

GREENWICH REACH, BLACKWALL LANE, LONDON, SE10 OPN GALLERY

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EXTERNAL
CGI

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