

LONDON
SQUARE

CALEDONIAN ROAD

N7

FACT SHEET



Developer: London Square Developments Limited
Location: Caledonian Road, N7
Local Authority: London Borough of Islington
Tenure: 999 year leasehold from 1st January 2016
Architect: PKS Architects
Landscape Architects: Cameo and Partners
Interior Designers: Suna Interiors
Building Insurance: 10 year NHBC warranty from completion of construction
Car Parking: 26 disabled car park spaces in basement level below Building 8 – available to purchase on select 2 bed apartments in Buildings 8 & 9 only
Anticipated Completion: Q3 / Q4 2018

INFORMATION, PAYMENT & SOLICITORS

Council Tax Council Tax (2015/2016):

Our band	Market value of your home (April 1991)	Islington Council £	Mayor of London (GLA) £	2015/16 full council tax charge £	Approximate Direct Debit 12 monthly instalments £
A	Up to £40,000	654.01	196.67	850.67	70.89
B	£40,001 to £52,000	763.01	229.44	992.45	82.70
C	£52,001 to £68,000	872.01	262.22	1,134.23	94.52
D	£68,001 to £88,000	981.01	295.00	1,276.01	106.33
E	£88,001 to £120,000	1,199.01	360.56	1,559.57	129.96
F	£120,001 to £160,000	1,417.01	426.11	1,843.12	153.59
G	160,001 to £320,000	1,635.02	491.67	2,126.69	177.22
H	£320,001 and above	1,962.02	590.00	2,552.02	212.67

Source: www.islington.gov.uk. Information correct as at 27th January 2016 (Year 1 April 2015 to 31 March 2016)

Estimated Service Charge: Approximately £4.24/sq ft in Buildings 5 and 6 and £4.21/sq ft in Buildings 8 and 9 per annum. Approximately £723 per car park space per annum

Managing Agent: Rendall & Rittner

The service charge covers the cost of the concierge, gym maintenance, maintenance of systems and lifts, CCTV, internal and external repairs, car park maintenance, communal water and electricity, cleaning and landscaping, building insurance, reserve fund

Ground Rent: 1 bedroom apartments: £400pa
2 bedroom apartments: £450pa

Review: every 10 years

Stamp Duty Land Tax (SDLT): Higher rates of Stamp Duty Land Tax (SDLT) will apply to purchases of additional residential properties, such as second homes and buy to let properties, from 1st April 2016. The new rates will be 3% above the current SDLT rates. The current rates and new rates of SDLT for additional residential property purchase are:

Band	Existing SDLT Rate	New additional Property SDLT Rates
£0 - £125k	0%	3%
£125k - £250k	2%	5%
£250k - £925k	5%	8%
£925k - £1.5m	10%	13%
£1.5m +	12%	15%

Residential dwellings costing more than £500,000 purchased through a corporate body are charged 15% Note: Non-residents may be subject to Capital Gains Tax on the gains they make from disposing residential properties. Please ensure you seek advice from your local accountants/tax advisors as every purchaser's circumstances are different.

Source: www.gov.uk/stamp-duty-land-tax-rates

Payment Terms:

1. A non-refundable reservation/exchange deposit of £2,500 (HK\$30,000/\$5,000) is payable upon reservation/exchange of contracts
2. A deposit of 10% of the purchase price (minus the reservation/exchange deposit paid) is payable within 21 days
3. A further 10% deposit payment payable 12 months from exchange of contract
4. The balance of 80% of the purchase price will be payable upon legal completion

Documents Required for Exchange of Contracts:

- Original current passport or original identity card
- 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

Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement

Assignment:

Buyers may assign contracts once prior to legal completion, subject to compliance with the terms of the contact

Vendors Solicitor:

Howard Kennedy LLP
No. 1 London Bridge
London, SE1 9BG

David Phillips
Tel: (+44) (0) 20 3755 5659
Fax: (+44) (0) 20 3650 7012
Email: david.philips@howardkennedy.com

Recommended Solicitor:

Riseam Sharples Solicitors
2 Tower Street
London, WC2H 9NP

Julia Caveller
Tel: (+44) (0) 20 7632 8919
Fax: (+44) (0) 20 7836 9777
Email: Juliac@rs-law.co.uk

Conveyancing Fees:

- Property up to £500,000 – £1,500 plus VAT and disbursements
- Property from £500,001 to £1,000,000 – £1,750 plus VAT and disbursements
- Property over £1,000,000 – by negotiation



A hot new address for the neighbourhood



The development is a stylish new landmark for the north London neighbourhood of Caledonian Road, with an ideal location between sought after Islington and the vibrant regeneration area around King's Cross.

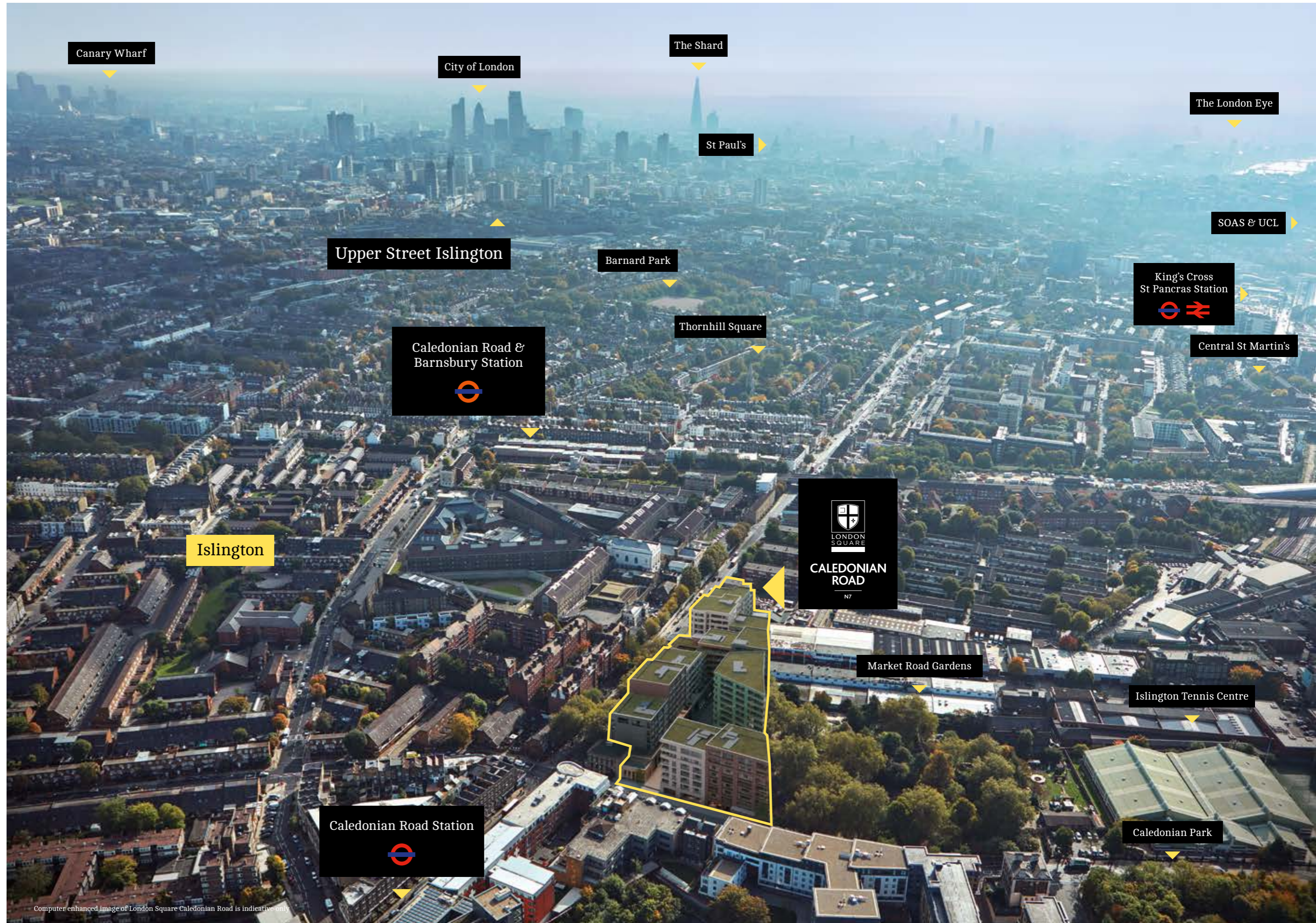
- London Square Caledonian Road offers a total of 252 apartments, 150 private residential and 102 affordable which includes 20 shared ownership apartments
- A selection of 1 and 2 bedroom luxury apartments in 4 private apartment buildings 5, 6, 8 and 9
- Excellent transport links from Caledonian Road and Barnsbury Overground Station and Caledonian Road tube station on the Piccadilly line
- Concierge service and residents gym
- Contemporary specification offered in two stylish colour palettes, a light palette and a dark palette, featuring stone worktops, integrated A rated Siemens appliances, underfloor heating, fitted wardrobes, hardwood flooring to living areas and carpets to bedrooms, fully tiled bathrooms
- All properties benefit from their own terrace or winter garden
- Floor to ceiling glazing to maximise light
- Some apartments will enjoy views over Market Road Gardens

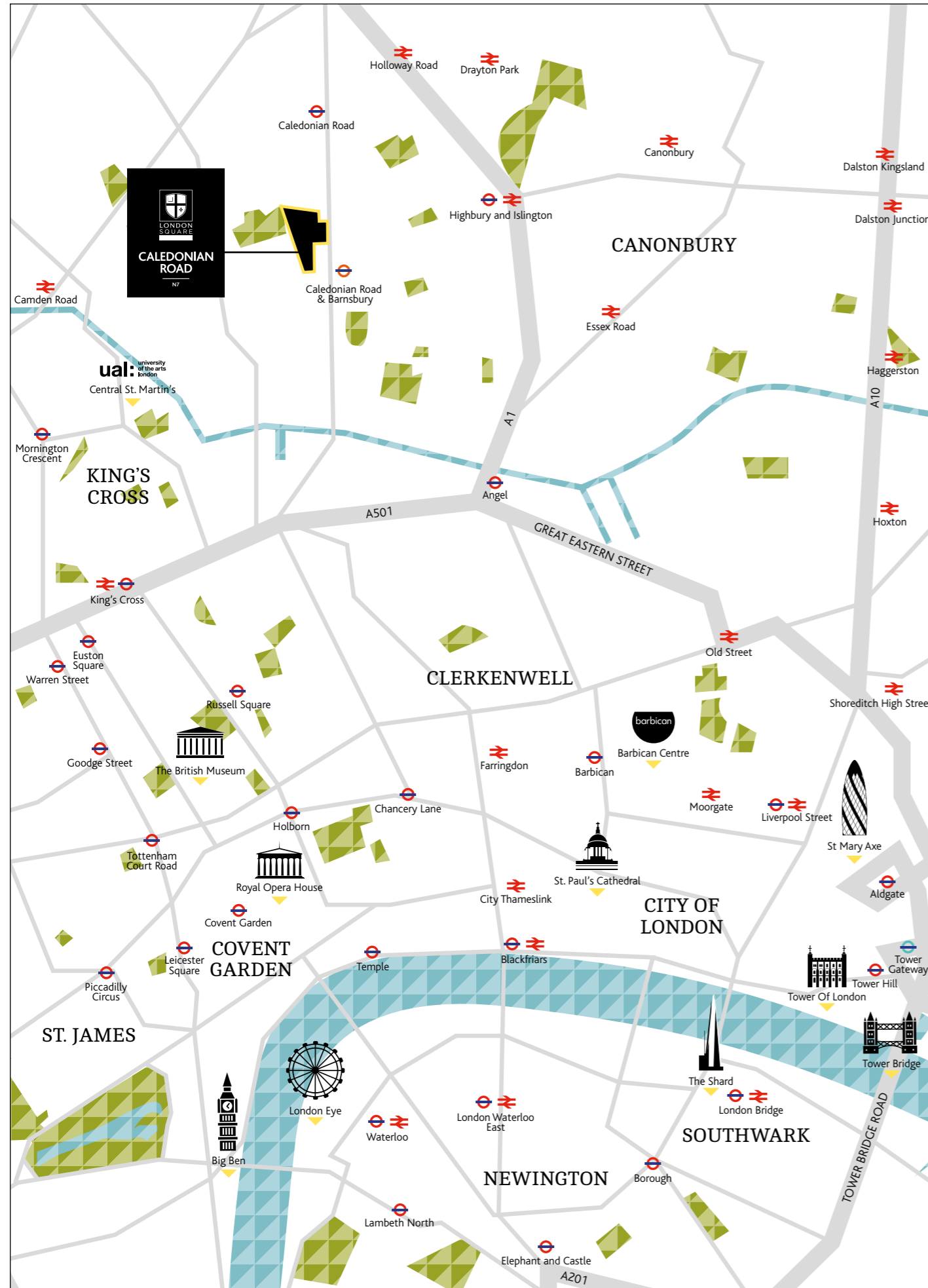
	Building 5	Building 6	Building 8	Building 9a	Building 9b
Storeys	7	5	10	7	8
Height	26.24m	20.09m	29.99m	21.83m	24.90m

	Building 5	Building 5 (%)	Building 6	Building 6 (%)	Building 8	Building 8 (%)	Building 9a	Building 9a (%)	Building 9b	Building 9b (%)	Total Mix	Total (%)
1 beds	6	25%	5	31%	19	33%	6	25%	7	25%	43	29%
2 beds	18	75%	11	69%	39	67%	18	75%	21	75%	107	71%
Total	24	100%	16	100%	58	100%	24	100%	28	100%	150	100%

Subject to planning















London, a seat of learning



London consistently features in the university league tables, with King's College London, University College London and Imperial College London always scoring highly for academic excellence.

There are forty universities in the capital, and a vast choice of courses, so it's no wonder that students from almost every country in the world choose London for their higher education.

	THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE	LSE 22 mins
	KING'S COLLEGE LONDON	King's College London 22 mins
	IMPERIAL COLLEGE LONDON	Imperial College London 19 mins
	SOAS University of London	SOAS 12 mins
	UCL	UCL 12 mins
	CITY UNIVERSITY LONDON	City University 9 mins
	UNIVERSITY OF THE ARTS LONDON	Central St Martin's 3 mins
	LONDON METROPOLITAN UNIVERSITY	London Metropolitan 1 min

Travel times by underground from London Square Caledonian Road


It's all about connections

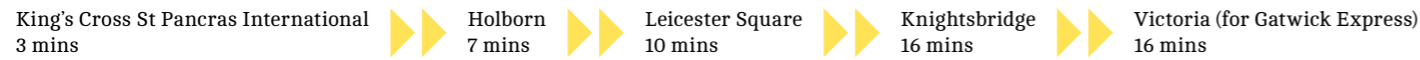
London Square Caledonian Road is an extremely well connected location, giving you the choice of London Underground from Caledonian Road station and Overground from Caledonian Road and Barnsbury. Both stations are within a short walk.


International links are very good too. The Piccadilly Line runs direct to Heathrow Airport. It's also just one station from Caledonian Road to King's Cross St Pancras International, London's Eurostar terminal, whose European destinations are becoming ever more numerous and frequent.

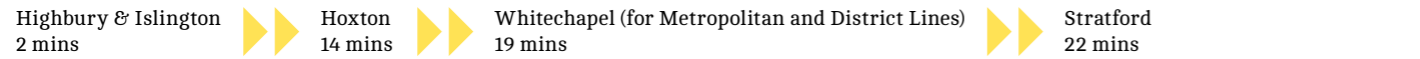



King's Cross, St Pancras International

 London Underground Piccadilly Line
from Caledonian Road
www.tfl.gov.uk




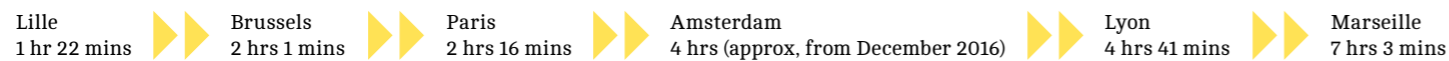
 London Overground from
Caledonian Road & Barnsbury
www.tfl.gov.uk



 Walking from London Square
Caledonian Road
[Google maps](https://www.google.com/maps)



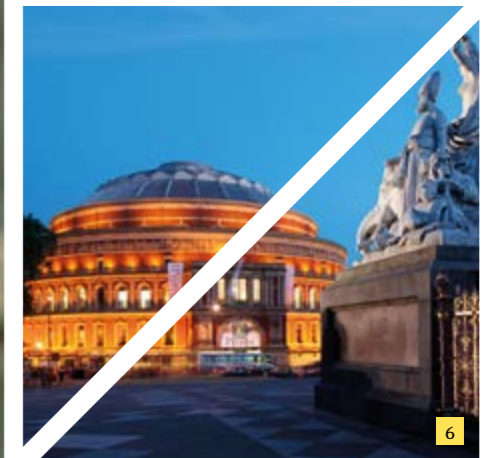
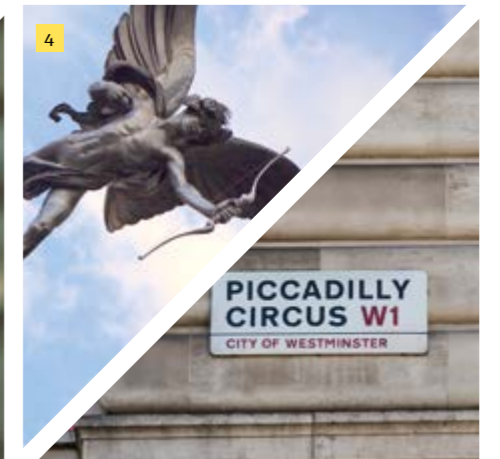
 Eurostar from St Pancras International
www.eurostar.com



Love the fact that I get on a train in London and can be in Paris two and a quarter hours later



- 1 Canary Wharf (38 minutes by public transport)
- 2 Carnaby Street (22 minutes by tube)
- 3 View across London
- 4 Eros statue, Piccadilly Circus (17 minutes by tube)
- 5 Beefeater at The Tower of London (34 minutes by tube)
- 6 The Royal Albert Hall, Kensington



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