

# GARRETT MANSIONS

WEST END GATE



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## A reinterpretation of classic London heritage

Announcing the entrance to London's West End. West End Gate is a modern interpretation of classic London and brings brand new homes to one of London's most prestigious postcodes.

Garrett Mansions fuses the best of the old with modern materials to produce a contemporary take on traditional metropolitan living. Designed with luxury, grandeur and

quality of craft in mind, the mansion block is perfectly positioned around West End Gate's landscaped residents' gardens, where residents can escape the bustle of city life by retreating into your beautifully landscaped private garden.

Designed by renowned architects Squire & Partners, residents will enjoy access to the West End Gate concierge, gym and swimming pool located in Westmark.

Garrett Mansions is a contemporary residence with all the simple elegance and charm of classic London.

**Berkeley**  
Designed for life



## The Developer

Founded in 1976, Berkeley Homes is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

## Location

Newcastle Place, London, W2.

## Local Authority

City of Westminster.

## Tenure

999-year lease.

## Architects

Winner of The Sunday Times' Architect of the Year and Development of the Year in 2015, Squire and Partners is a major UK practice with a broad range of work – from international masterplans to London-based projects including schools, hotels and number of high-profile tall buildings.

The practice is noted for contemporary design and crafted elements which sit comfortably with the surrounding context. Recent public commissions include a design technology block for St James's School, a new leisure facility for The Hurlingham Club and the award-winning Bulgari Hotel & Residences in Knightsbridge.

## Building Insurance

LABC Warranty.

## Completion

Garrett Mansions from Q2/Q3 2020.

## Parking

A General Right to Park in a non-specified space is available to purchase at the price of £75,000.

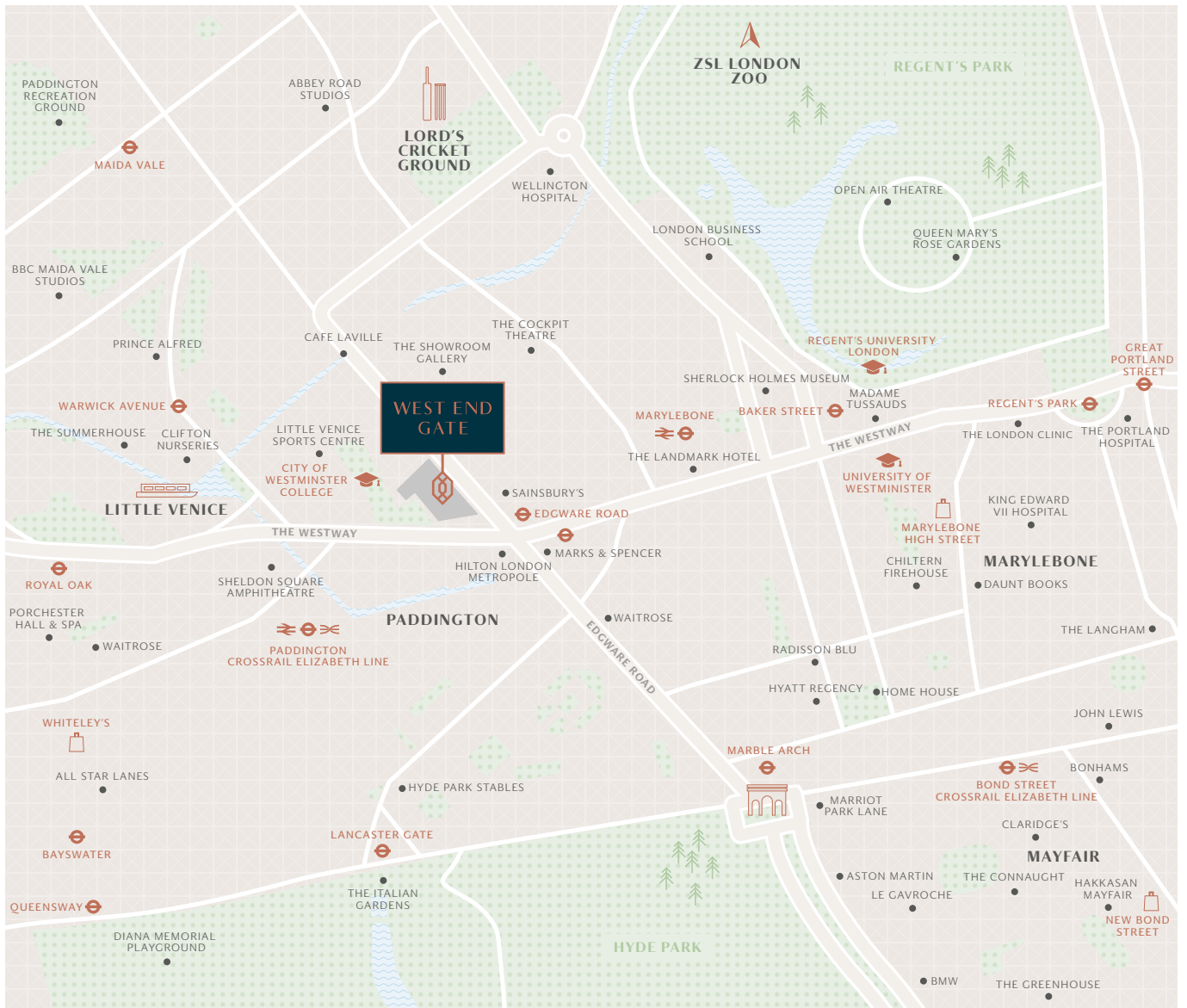
## Apartment Mix

Garrett Mansions	Size (Sq. Ft.)	Starting Prices - (£)
1 Bed	543 – 617	£749,500
2 Bed	757 - 868	£1,190,000
3 Bed	1,019 - 1,120	£1,555,000

## The Development

- Manhattans, 1, 2 and 3 bedroom apartments.
- The site comprises 643 apartments across 5 buildings. Garrett Mansions comprises 58 available apartments.
- 24-hour concierge service.
- Luxury leisure facility located at Westmark – gymnasium, swimming pool, residents' dining room, lounge and private cinema.
- Carefully landscaped gardens feature a linear water feature that flows throughout the residents' garden.
- Secure car parking (by separate negotiation).
- CCTV monitoring combined with individual apartment video entry system.
- 10-year LABC warranty.





## The Location

Live in an area renowned for its timeless charm and refined lifestyle, a destination long established as a desirable place to live. West End Gate is uniquely placed between two of London's most iconic parks – Hyde Park to the south and Regent's Park to the north-east.

The immediate locality also benefits from picturesque waterways such as Little Venice, from which tranquil canals wind their way through the heart of the city offering waterside cafés and pubs.

World-renowned retail and cultural districts such as Mayfair and Soho are enviably close, showcasing the best designer brands, world-class theatre and internationally renowned institutions such as The Royal Academy.

Nearby Marylebone boasts a myriad of smaller boutiques and independent stores in an almost village-style setting.

## Transport Links

West End Gate is perfectly positioned to enjoy the very best of London, world-class cuisine and jewels of cultural heritage are enviably close.

- Located in Zone 1
- Convenient high-frequency travel from Edgware Road station, a mere one minute by foot from West End Gate.
- Four Underground lines provide swift access around London.
- Paddington station is a short walk away with direct links to Heathrow Airport. It is also one of the stations on the new Crossrail Elizabeth line.

Edgware Road is serviced by a number of bus routes and road links, ensuring convenient travel to central London destinations and beyond.

Edgware Road Station	1 min
Marylebone Station	2 mins
Bond Street	11 mins
Selfridges	13 mins
King's Cross / St Pancras International	17 mins
Heathrow Airport	21 mins

source [tfl.gov.uk](http://tfl.gov.uk) 2016



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## Council Tax

**City of Westminster**  
 H £1,376.28  
 Table of 2017/2018 figures

## Ground Rent

1 bedroom	£600 pa
2 bedrooms	£750 pa
3 bedrooms	£1,000 pa

Please be advised that this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

## Service Charges

Estimated Service Charge  
 for Garrett Mansions:  
 £5.42 per sq ft per annum.

## Terms of Payment

1. A reservation fee is payable upon reservation:
  - £5,000 deposit on all transactions up to £1,000,000.
  - £10,000 deposit on all transactions up to £2,000,000.
  - £20,000 deposit on all transactions over £2,000,000.
2. 10% of purchase price, less reservation deposit, is payable within 21 days on exchange of contracts.
3. A further 10% payment is payable 12 months after exchange of contracts.
4. A further 5% payment is payable 18 months after exchange of contracts.
5. The remaining balance of 75% is payable upon completion.

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