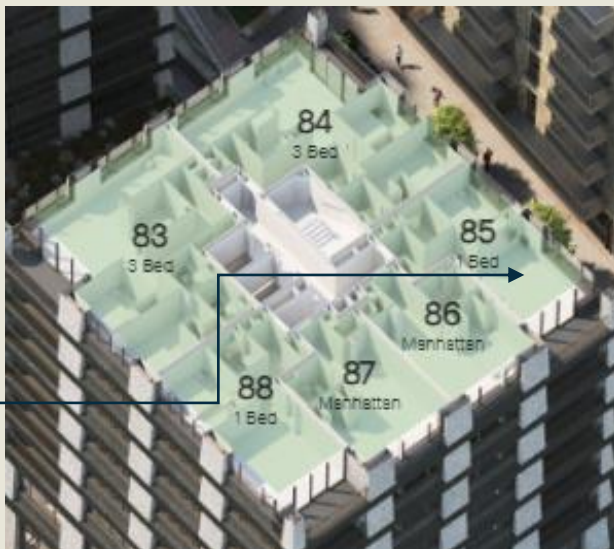


CAMDEN GOODS YARD

LONDON NW1

Residence 85 – Primrose House

Home	Floor	Type	Aspect	Size (sqft)	Balcony / Terrace (sqft)	Price	Est Weekly Rental*	Anticipated Completion
85	7	1 Bed	South-East & South West	550	81	£910,000	£690	Q3 / Q4 2025



Tenure

999 year lease from 2023

Completion

Estimated completion from Q2 2025

Service Charge*

£7.80 per sq ft per annum

Ground Rent

In line with Government legislation, a peppercorn rent will be applicable to all apartments.

Payment Structure

- 10% of purchase price on exchange
- 10% of purchase price payable 12 months after exchange of contracts
- 5% payable 18 months after exchange of contracts
- 75% on completion

Reservation Deposit

- £5,000 up to £999,999
- £10,000 for £1 million+

Exchange

21 days from reservation

Vendors Solicitors

Winckworth Sherwood,
Minerva House, 5 Montague Close,
London, SE1 9BB

Documentation

Required for exchange of contract:

- Photo identification: passport/ driving licence or official identification card
- A current utility bill or bank statement showing name and home address, no older than 6 months
- Please be advised that if originals are not certified by the sales office, St George must be provided with certified copies of the above documents

If the property is being taken in a company name, then the following must be provided:

- A copy of the certificate of incorporation and memorandum of articles and association
- Evidence of the company's registered address
- A list of directors
- A list of shareholders
- Individual photo identification and address identification for directors and shareholders

CGI is indicative only and subject to change. *Estimated rental figures supplied by Benham & Reeves and Savills. **Estimated service charge is an estimate only and is subject to change. This estimated service charge does not include Communal Energy. The estimated service charge is dated August 2023 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only.

