

# ELEPHANT PARK – SOUTH GARDENS (PHASE)

Elephant & Castle, London

*Discover Central London Living at its greenest. 360 homes in a Zone 1 area.*



## **Developer**

Lend Lease Residential (CG) Plc

## **Location**

Elephant & Castle, SE17 1UH

## **Local Authority**

London Borough of Southwark

## **Tenure**

250 year leasehold

## **Architect**

MaccreeorLavington Architects

## **Building Insurance**

10 year NHBC warranty from completion of construction

## **Car Parking**

Secure private parking spaces and motorcycle parking available to selected units at additional cost

## **Anticipated completion date**

Spring / Summer 2017

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## ELEPHANT PARK – SOUTH GARDENS (PHASE)

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### DEVELOPMENT

- South Gardens offers 360 one, two, three and four bedroom homes.
- A private balcony, terrace or garden for every home.
- High specification including under floor heating to living and bedrooms.
- Excellent transport connections, Zone 1 tube and rail stations.
- Residents' amenities: 24 hour concierge services, gymnasium, function room, grow garden and a variety of green spaces.
- Exemplary sustainability standards.
- Elephant Park will be centred around Central London's largest new park in 70 years



*The rooftop residents' grow garden.*



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## LOCAL AREA

- Elephant & Castle is one of the last remaining major regeneration opportunities in Zone 1.
- The Elephant has many hidden gems. Leafy Victorian streets, beautiful listed buildings, great restaurants, cafés, parks and green spaces.
- There are also good schools (four classed as outstanding), two London Universities (London South Bank University and London College of Communication), and some of the best views of London from an elevated position.
- Getting to and from many of London’s key attractions are easy. From Elephant & Castle tube, the South Bank is four minutes and the West End is ten minutes.



**South Gardens' courtyard**

## TRANSPORT LINKS

- Elephant & Castle is an excellent transport hub, with one mainline station and two underground stations (Northern line and Bakerloo line), as well as 28 bus routes. Elephant & Castle station is a five minute walk from South Gardens.

- **By tube / mainline rail (from Elephant & Castle – Northern line, Bakerloo line and First Capital Connect trains)**

London Bridge	4 mins
Waterloo	4 mins
Blackfriars (mainline train)	3 mins
The City (Bank)	5 mins
Piccadilly Circus	8 mins
Oxford Circus	10 mins
Covent Garden	14 mins
Eurostar Terminal (Kings Cross St Pancras)	15 mins
Victoria	15 mins
Canary Wharf	15 mins
Heathrow Express (Paddington Station)	18 mins
Stratford	22 mins

*Travel times and distances are approximate only. Source [www.tfl.gov.uk](http://www.tfl.gov.uk). Feb 2014*

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## PRIVATE APARTMENT MIX (284 apartments and town houses)

-	H06	H06 %	H10	H10 %	Total Mix	Total %
<b>1 beds</b>	100	45%	18	29%	118	41.5%
<b>2 beds</b>	94	42%	29	46.7%	123	43.3%
<b>3 beds</b>	26	12%	14	22.6%	40	14.1%
<b>4 beds</b>	2	1%	1	1.7%	3	1.1%
<b>TOTAL</b>	<b>222</b>	<b>100%</b>	<b>62</b>	<b>100%</b>	<b>284</b>	<b>100%</b>

## LONDON UNIVERSITIES AND COLLEGES

	<u>Time / Tube</u>		<u>Time / Tube</u>
<b>London College of Communication</b> Elephant & Castle, London SE1	11 mins walk	<b>University College London</b> Gower Street, London WC1	17 mins / Euston
<b>London South Bank University</b> Borough Road, London SE1	18 mins walk	<b>London School of Economics</b> Houghton Street, London WC2	18 mins / Holborn
<b>University of Westminster</b> Baker Street, London NW_1	10 mins / Oxford Circus	<b>London Business School</b> Marylebone, London W1	15 mins / Baker Street
<b>King's College</b> Strand, London WC2	12 mins / Temple	<b>Imperial College</b> South Kensington	19 mins / South Kensington
<b>Central St Martins</b> King's Cross, London N1	15 mins / King's Cross		

*Travel times and distances are approximate only (Station to Station). Source [www.tfl.gov.uk](http://www.tfl.gov.uk) & [maps.google.com](https://maps.google.com)*

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## COUNCIL TAX (2013/14)

Tax Band	Market value (April 1991)	London Borough of Southwark (Based on 2 occupants within the Property)
A	Up to £40,000	£810.09
B	£40,001 to £52,000	£945.11
C	£52,001 to £68,000	£1,080.12
D	£68,001 to £88,000	£1,215.14
E	£88,001 to £120,000	£1,485.17
F	£120,001 to £160,000	£1,755.21
G	£160,001 to £320,000	£2,025.23
H	£320,001 and above	£2,430.28

Source: [www.southwark.gov.uk](http://www.southwark.gov.uk). Information correct as at 17 March 2014 (Year 1 April 2013 to 31 March 2014)

## ESTIMATED SERVICE CHARGE

Ground floor apartments with individual street entrances: estimated £2.80 psf pa

Town houses: estimated £2.90 psf pa

All other apartments: estimated £3.95 psf pa

## GROUND RENT

1 Bed - £300 p.a.

2 Bed - £375 p.a.

3 Bed - £450 p.a.

4 Bed - £525 p.a.

Review: double every 25 years up to 125<sup>th</sup> year

## STAMP DUTY LAND TAX (SDLT)

Value Band	Tax Rate
Up to £125k	0%
Up to £250k	2% on excess over £125k
£250k - £925k	5% on excess over £250k
£925k - £1.5m	10% on excess over £925k
Over £1.5m	12% on excess over £1.5m

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Source: <https://www.gov.uk/government/collections/autumn-statement-2014-hm-revenue-and-customs> Information correct as at 4 December 2014

## LAND REGISTRY FEES

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

## PURCHASE PRICE OF PROPERTY

£200,001 - £500,000  
£500,001 – £1,00,000  
£1,000,001 and above

## FEES PAYABLE

£270  
£540  
£910

## CONVEYANCING FEES

- Property up to £500,000: £1500 plus VAT and disbursements
- Property between £500,000 and £1,000,000: £1750 plus VAT and disbursements
- Property over £1,000,000: by negotiation

## PAYMENT TERMS

1. A non-refundable booking deposit of the local currency equivalent of HKD30,000 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 14 days from exchange of contracts.
3. A further 10% deposit payment payable 12 months on exchange of contract.
4. The balance of 80% 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.



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## ASSIGNMENT

Buyer may assign contract once

## VENDOR'S SOLICITOR

### **Eversheds LLP**

Kett House, Station Road  
Cambridge CB1 2JY

### **David Roberts**

Tel: 0845 497 4582  
Fax: 0845 497 3777  
Email: davidroberts@eversheds.com

## RECOMMENDED PURCHASER'S SOLICITOR

### **Riseam Sharples Solicitors**

2 Tower Street London WC2H 9NP

### **Julia Caveller**

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