

MOORE
HOUSE



LONDON SW1

MOORE HOUSE

GATLIFF ROAD LONDON SW1 8BA
CHELSEA DEFINED

FACT SHEET



OVERVIEW

Situated just moments from Sloane Square, Moore House is ideally positioned to enjoy all that the exclusive district of Chelsea has to offer, from world-class museums, theatres and restaurants, to a plethora of flagship designer stores and fast links to the City as well as London airports.

THE VENDOR

LondonMetric Property PLC

LOCATION

Chelsea

LOCAL AUTHORITY

City of Westminster

TENURE

999 year lease from January 2003

BUILDING WARRANTY

10 year NHBC building guarantee from July 2012

PRICING

Studios starting from £395,000

SERVICE CHARGE

Circa £6psf

COMPLETION

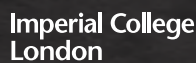
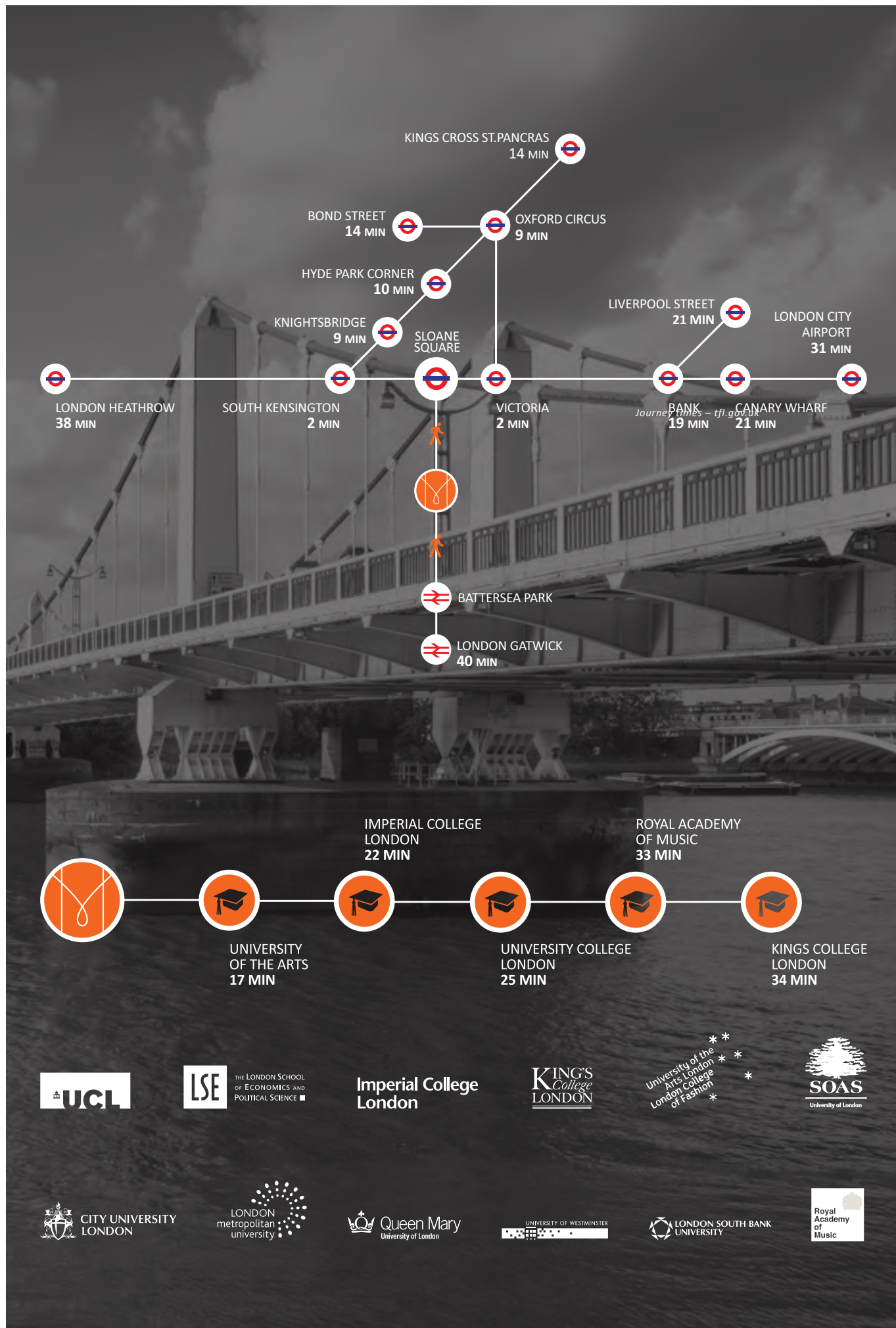
Completed stock

OVERVIEW

Built to the very highest standards and inspired by the ancient waterway nearby, Moore House is set in landscaped gardens in a tranquil dockside setting, a peaceful oasis in one of the most prestigious addresses in London, set to benefit from the nearby redevelopments of Chelsea Barracks and Battersea Power Station.

- Zone 1
- A collection of luxury studios, 1, 2 and 3 bed apartments
- 24 hr concierge
- 24 hr estate security with CCTV monitoring and video entry-phone
- State of the art spa and gym
- Secure underground car parking (included with select apartments)
- 3 x 13 person passenger lifts

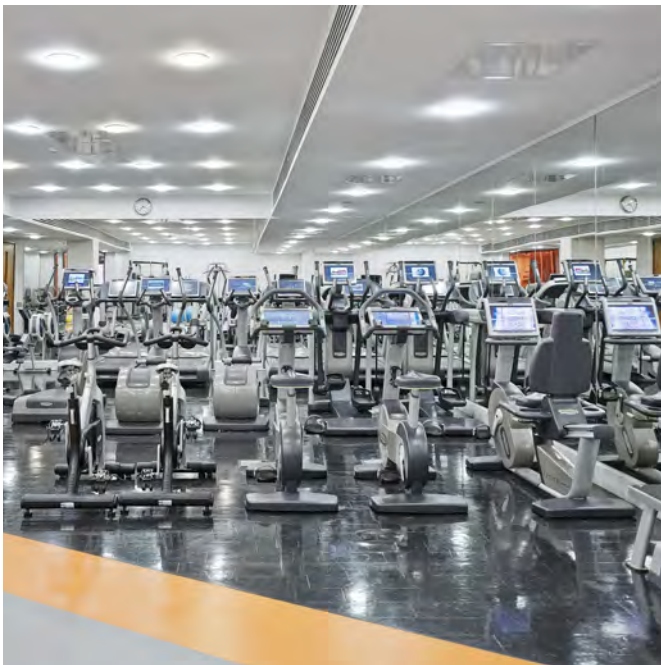
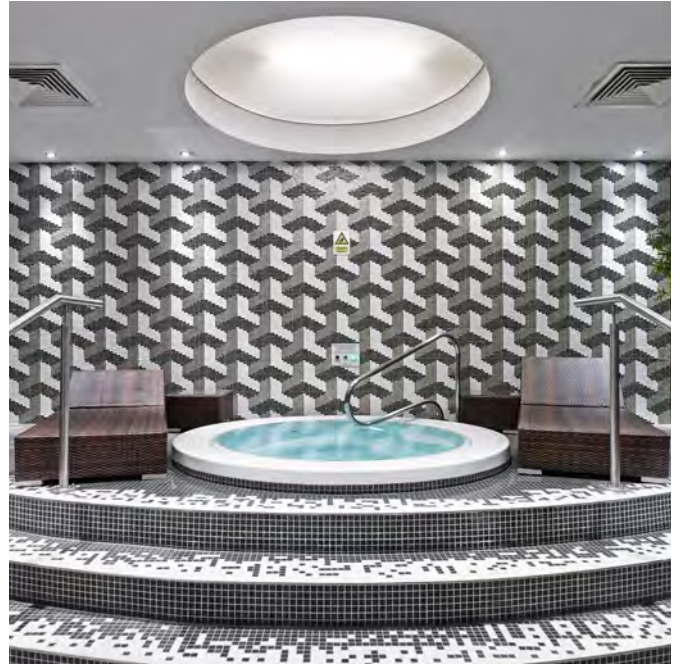






LOCAL AMENITIES

Chelsea has all the luxury of the best restaurants, shops, places to go and things to do close by, and if convenience is required the local Sainsbury's is located at the junction of Ebury Bridge and Gatliff Road. A seven minute walk from Moore House is Battersea Park, offering outdoor sporting facilities including tennis courts, running track and football pitches. With the City's financial district just a 15-minute journey away, whether you're working or playing, Moore House truly has the best that London has to offer right on its doorstep.



FACILITIES

Designed to the most exacting standards, these high specification apartments feature a 24-hour concierge service, state-of-the-art gym and spa, and secure parking, for the very best in London living.







SPECIFICATION

KITCHENS

Corian Blanco Zuess white worktops
 One and a half bowl stainless steel sink and mixer tap *
 Full height splash-back
 4 ring Miele ceramic hob
 Miele integrated electric combination oven
 Miele extractor hood
 Miele Fridge/Freezer
 Miele dishwasher
 Miele microwave (two and three bed apartments only)
 2-ring Miele ceramic hob in studios; 5 ring Miele ceramic hob in three beds
 Miele wine cooler (three bed apartments only)

FINISHES

Solid oak cinnamon fired timber floors^ç
 Polished chrome sockets throughout
 Tiled finish on terraces
 Hallway cloak cupboard with mirrored sliding bi-fold doors
 Multi-point locking front door
 Dusted moss matt walls
 Pre-wired for sound with speakers to sitting rooms and bedrooms^ç

HEATING & COOLING

Underfloor heating throughout
 Fully recessed whole apartment ventilation system air cooling in living rooms and bedrooms (2 & 3 beds only)

BEDROOMS

Carpeted floors
 Integrated lighting in master bedroom wardrobe^f

BATHROOMS AND EN-SUITES[#]

Slate tiling on walls and floors
 Duravit vero white sanitary-ware
 Duravit vero white bath
 Hansgrohe raindance shower and axor citterio taps
 Aqua Plus shower-screen
 Bespoke integrated storage
 Shaver sockets

ELECTRICS & LIGHTING

Comelit entry-phone system
 Recessed down-lighters in hallway and cupboards
 Dimmer control in master bedroom and living room^ð
 Cat 5 connection to living rooms and bedrooms
 Wiring for Sky Plus, Playback, Hotbird and ArabSat

* Studios contain single bowl stainless steel sink and mixer tap

ç Studios have Wenge laminate floors and installed speakers are not included

Studios contain showers but not baths

f Not included in studios

ð Not included in studios

COUNCIL TAX

COUNCIL TAX BAND	ANNUAL CHARGE BANDINGS
D	£676.74
E	£827.12
F	£977.51
G	£1,127.90
H	£1,353.48

Information sourced from www.westminster.gov.uk. Based on 2014/2015 rates.

GROUND RENT PER ANNUM

NO. OF BEDROOMS

STUDIO	£500
ONE BED	£750
TWO BED	£1000
THREE BED	£1250

Estimated Service Charge:

Approx £6 per sq ft- 24 hours concierge cover

Conveyancing Fees

The developer will offer a legal fee contribution of £1,500 (excluding VAT and disbursement)- which applies to contracts exchanged during the exhibition

SOLICITORS

VENDOR'S SOLICITORS

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TERMS OF PAYMENT

1. A non-refundable booking deposit of £5,000 is payable upon reservation
2. Unit exchanged in the exhibition room- 10% of the purchase price, less reservation deposit paid, is payable within 14 days of exchange
3. 90% payable upon completion. The completion date is within 60 days from exchange of contracts.

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

1. Passport or identification card.
2. A current utility bill (not mobile phone) or bank account statement showing name and home address to be no older than 3 months. Please be advised that the solicitors must have the signed and certified original copies or the original documents of the above.
OR
3. A third party letter of compliance from the purchaser's solicitor. If the purchase is being taken in a Company name then the following documentation must be provided:
 - a. A copy of the Certificate of Incorporation and Memorandum of Articles and Association.
 - b. Evidence of the Company's registered address.
 - c. A list of Directors and Shareholders.
 - d. Individual Photo Identification and Address Identification for Directors and Shareholders.

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