

INTERNATIONAL

250 CITY ROAD

LONDON EC1

THE VISION FOR 250 CITY ROAD

THE SETTING FOR A NEW STYLE OF URBAN LIVING – WHERE FIVE-STAR RESIDENCES SET AMIDST GREEN SPACES FORM THE CONNECTION BETWEEN TECH CITY AND THE CAPITAL BEYOND

Computer generated image of 250 City Road, indicative only.

Berkeley
Designed for life



INTRODUCING 250 CITY ROAD

Located just eight minutes walk from Old Street, 250 City Road is a landmark development designed by world-renowned architects, Foster + Partners. These spectacular apartments and penthouses offer stunning City views as well as a host of residents' facilities. These include a gym and terrace located on the seventh floor with views over the Regent's Canal, luxurious 20-metre swimming pool and spa, concierge facilities and residents' lounge.

Two acres of landscaping at the heart of the scheme play host to cafés, restaurants, retail outlets, creative workspaces and a 4* hotel. Public areas are fully Wi-Fi enabled. The development is located between Old Street and Angel, with the City and Shoreditch on your doorstep.

WHY INVEST IN LONDON?

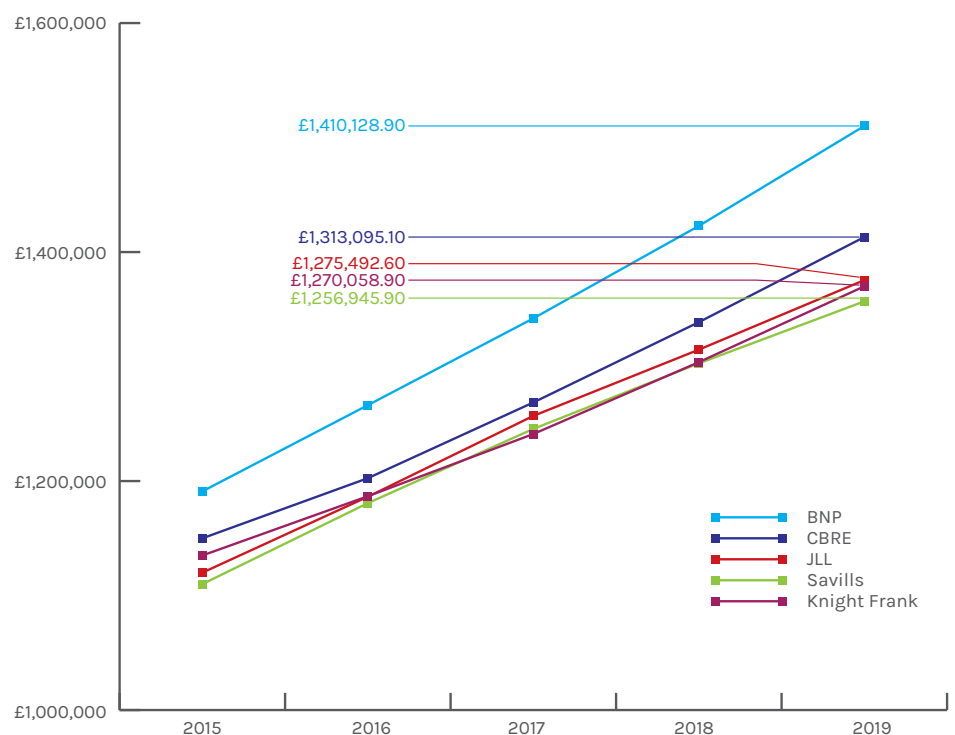
- Underlying demand for supply
- Population set to increase to 10m by 2036, that's 2 million more people in the next 15 years
- London requires 49,000 homes per annum and yet in 2013, only 16,800 were built
- The City is seen as a safe haven, especially in times of political instability
- London has a strong legal structure, asset protection and multi-cultural society
- London is a leading technology and research centre - for example Google relocating to King's Cross
- The City of London is the world's leading financial district with over 393,000 employees
- Ease of global access with 4 main airports in close proximity
- Favourable exchange rates
- World-class education
- Centrally located between Asia & North America
- 18% forecasted growth across London with the introduction of Crossrail in 2018

HOUSE PRICE FORECAST FROM 2015-2019

Central London	2015	2016	2017	2018	2019	5 year growth 2015-19
CBRE	5.0%	5.0%	6.0%	6.0%	6.0%	28.0%
Knight Frank	3.5%	5.0%	5.0%	5.5%	5.5%	24.5%
Savills	1.0%	7.0%	6.0%	5.0%	4.5%	23.5%
JLL	2.0%	6.5%	6.5%	5.0%	5.0%	25.0%
BNP	9.1%	6.9%	6.5%	6.5%	6.6%	35.6%

Source: CBRE, JLL and Knight Frank Residential Research

HOUSE PRICE FORECAST FOR 2019



Estimated forecast figures for 2019 over a five year growth period (Central London) when taking a £1,000,000 property that has been bought in 2015

WHY INVEST IN 250 CITY ROAD?

Foster + Partners

DESIGNED BY INTERNATIONALLY
ACCLAIMED ARCHITECTS,
FOSTER + PARTNERS, THIS
MIXED-USE DEVELOPMENT
COMPRISES CIRCA
1.2 MILLION SQ FT

**190 BED
4* HOTEL
ON SITE**

**STRONG POTENTIAL
RENTAL DEMAND FROM
KING'S CROSS, THE
CITY OF LONDON'S
FINANCIAL DISTRICT
AND THE TECH CITY**

8

MINUTES

WALK FROM OLD STREET
TUBE STATION SITUATED
ON THE NORTHERN LINE



ONE MILE TO FARRINGDON CROSSRAIL
STATION. DUE TO COMPLETE
IN 2018 ALLOWING YOU
TO TRAVEL TO HEATHROW
IN 30 MINS

**PROPERTY PRICES
IN ISLINGTON HAVE
OUTPERFORMED AVERAGE
PRIME CENTRAL LONDON
PRICES OVER THE LAST
TWO YEARS**

**STRONG
CAPITAL
GROWTH
POTENTIAL**

**MOMENTS
FROM
TECH CITY**

THE DEVELOPMENT

250 City Road will feature:

- Designed by world-famous architects, Foster + Partners
- Just under 2 acres of beautifully landscaped public realm
- Studios, 1, 2 and 3 bedroom apartments and penthouses
- All apartments benefit from either winter gardens, balconies or terraces
- 360° views from both towers (10th floor and upwards)

All apartment mixes are subject to planning

- Restaurants and cafés surround the landscaping at the heart of the scheme
- Luxurious 20-metre pool and spa with jacuzzi, sauna and steam room
- Gym
- Residents' lounge
- 24-hour concierge facilities
- 3 floors of Grade A office space and studio office space for tech start-ups
- 190 bedroom 4* hotel
- 40,000 sq ft of retail space to include shops, bars and restaurants

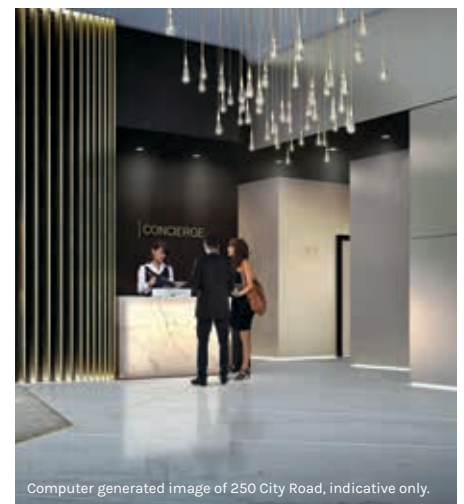
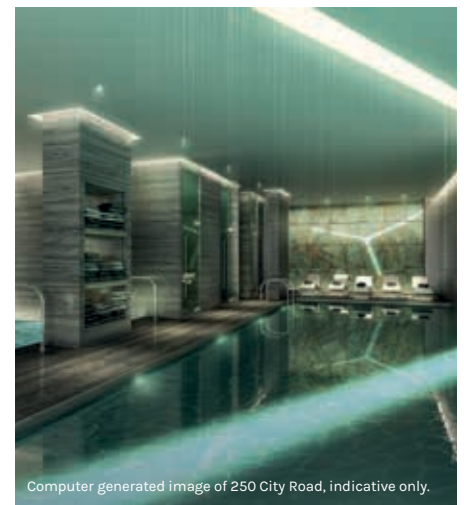
APARTMENT MIX

	STUDIO	1 BED	2 BED	3 BED	TOTAL APTS
CARRARA					
Floor 8	0	6	2	0	8
Floor 9	0	6	2	0	8
Floor 10	0	6	2	0	8
Floor 11	0	6	2	0	8
Floor 12	0	6	2	0	8
Floor 13	0	6	2	0	8
Floor 14	0	6	2	0	8
Floor 15	0	6	2	0	8
Floor 16	0	6	2	0	8
Floor 17	0	2	2	2	6
Floor 18	0	2	2	2	6
Floor 19	0	2	2	2	6
Floor 20	0	2	2	2	6
Floor 21	0	2	2	2	6
Floor 22	0	2	2	2	6
Floor 23	0	2	2	2	6
Floor 24	0	6	2	0	8
Floor 25	0	6	2	0	8
Floor 26	0	6	2	0	8
Floor 27	0	6	2	0	8
Floor 28	0	6	2	0	8
Floor 29	0	6	2	0	8
Floor 30	0	6	2	0	8
Floor 31	0	6	2	0	8
Floor 32	0	2	2	2	6
Floor 33	0	2	2	2	6
Floor 34	0	2	2	2	6
Floor 35	0	2	2	2	6
Floor 36	0	2	2	2	6
Floor 37	0	2	2	2	6
Floor 38	0	2	2	2	6
Floor 39	0	2	2	2	6
Floor 40	0	0	0	2	2
Floor 41 & 42 duplex	0	0	2	2	4
BLOCK 1					
Floor 4	1	3	5	1	10
Floor 5	1	3	5	1	10
Floor 6	1	3	5	1	10
BLOCK 2					
Floor 4	3	1	4	0	8
Floor 5	3	1	4	0	8
Floor 6	3	1	4	0	8
TOTAL	12	144	93	37	286

THE DEVELOPER

Berkeley is a leading developer of outstanding homes, founded in 1976, and has won numerous awards for quality, design and customer service including the 2008 and 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 we build, but in our commitment to customer service, green living and the regeneration of brownfield sites.

All Berkeley developments are designed to permanently enhance the neighbourhood in which they are located through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.



LOCATION

City Road, London EC1V

LOCAL AUTHORITY

Islington

TENURE

999 year lease

ARCHITECTS

Foster + Partners is one of the most innovative architectural practices in the world with past projects including The Gherkin, Wembley Stadium, London City Hall, Hong Kong International Airport, Russia Tower and Kuwait International Airport

LANDSCAPE DESIGN

Gillespies is a multi-design practice that embraces masterplanning, urban and landscape design. They are committed to the creation of places that respond to their community, tackling some of the largest and most complex commissions available including the Crossrail project, St Giles Urban Realm at Tottenham Court Road and Canary Wharf Station's rooftop park

INTERIOR DESIGN

PHASE 1 – Darling Associates, whose previous projects include One Hyde Park, Embassy Court and One Tower Bridge

PHASE 2 – Goddard Littlefair, whose previous projects include Roehampton House, Albert Embankment and the Corinthia Hotel in Lisbon

PHASE 3 – Scott Brownrigg, whose previous projects include global brands such as Google, Thomson Reuters and Skolkovo Park in Moscow

BUILDING INSURANCE

NHBC warranty

ESTIMATED COMPLETION

Block 1: Q4 2018/Q1 2019

(Hoist units Q2/Q3 2019)

Block 2: Q2/Q3 2019

Carrara – Floors 8 to 20: Q3/Q4 2019

Carrara – Floors 21 to 28: Q4 2019/Q1 2020

Carrara – Floors 29 to 36: Q2/Q3 2020

Carrara – Floor 37 to 41: Q3/Q4 2020

Hoist Units 8-41: Q3/Q4 2020

PARKING

There are 203 car parking spaces available, 172 of which are residential, 92 disabled and 80 standard spaces. A right to park permit is available on selected apartments by separate negotiation at an additional premium of £50,000. City Road is in the London congestion Zone 1. The current congestion zone rate is £11.50

LONDON BOROUGH OF ISLINGTON COUNCIL TAX

G	£2,126.69pa
H	£2,552.02pa

Table of the 2015/2016 council tax figures
Source: www.islington.gov.uk

Please be advised this is subject to change and is listed as indicative only.

GROUND RENT

Studio unit	£400pa
1 bedroom unit	£500pa
2 bedroom unit	£600pa
3 bedroom unit	£700pa
Penthouses	£1,000pa

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

SERVICE CHARGES

- Estimated £5.21 sq ft
- 24-hour concierge
- Gym and pool facilities
- Residents' lounge
- Communal heating system maintenance
- Mechanical and electrical plant maintenance
- Estate management
- Managing agent Broadgate Estates
- Buildings Insurance
- Car park – £500 per annum
- Comfort cooling

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

Two forms of identification are requested for each purchaser – a proof of address and proof of identity. These must be originals and must be valid within the last three months. If the purchase is being made 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 and shareholders
- Individual photo identification for at least two directors and shareholders

INTERNATIONAL PAYMENT TERMS

- A non-refundable booking deposit is payable upon reservation:
 - £2,000 deposit for Studios & 1 bedroom apartments
 - £5,000 deposit for 2 and 3 bedroom apartments
 - £10,000 deposit for apartments over £2million
- All properties will be exchanged on the reservation fee
- 10% of the purchase price, less the reservation fee paid is payable within 21 days of exchange of contracts
- An additional 10% advanced payment of the purchase price is required 12 months after exchange of contracts
- A further 10% payment is due 24 months after exchange of contracts
- Balance of 70% is payable upon completion



Computer generated image of 250 City Road, indicative only.



LOCAL AREA

Original and accessible, at 250 City Road you really are at the heart of everything London has to offer. With the delights of Upper Street or Silicon Roundabout a 10 minute walk away, you are perfectly placed for work or play.

- Situated on the edge of Shoreditch, City Road has an endless activity on your doorstep within a 10 minute walk including hidden bars, unique coffee shops and a flurry of restaurants
- Regent's Canal runs parallel to the road, offering the chance for a leisurely stroll past the coffee shops, pubs and places of interest that line the route
- Visit Victoria Miro, showing the work of established and emerging artists from the USA, Europe and Asia in an exhibition space close to the financial heart of London
- Cultural arts amenities nearby include the Wesley's Chapel, House and Museum of Methodism, Sadler's Wells and the Old Red Lion Theatre
- Workplaces in the City and Central London are just a short walk away, 250 City Road connects Tech City with the cultural attractions of Islington and the city beyond







TRANSPORT LINKS

250 City Road is all set to become a hub in its own right. This intersection between the hot spots of Old Street and Angel is also where a busy modern thoroughfare meets the tranquillity of bygone waterways.

- Located in Zone 1
- Nearest underground stations are Old Street (0.4 miles) and Angel (0.5 miles), both with connections to the Northern Line. King's Cross St Pancras (1 stop from Angel) will provide connections via the Victoria, Circle, Hammersmith & City, Metropolitan and Northern lines as well as National Rail and Eurostar
- Excellent Overground rail links provide immediate access across London and beyond via Old Street, Liverpool Street, Farringdon and King's Cross St Pancras
- Crossrail connection at nearby Farringdon Station will provide quick access to Tottenham Court Road (2 mins), Canary Wharf (8 mins), Paddington (8 mins) and Heathrow Airport (32 mins)
- Around 200 million passengers will travel on Crossrail each year

JOURNEY TIMES

From Old Street Underground Station

Bank		3 mins
King's Cross St Pancras		4 mins
London Bridge		5 mins
Euston		7 mins
Liverpool Street		8 mins
Covent Garden		13 mins
Green Park		15 mins
Piccadilly Circus		16 mins
Canary Wharf		18 mins
Bond Street		20 mins

From Old Street Rail Station

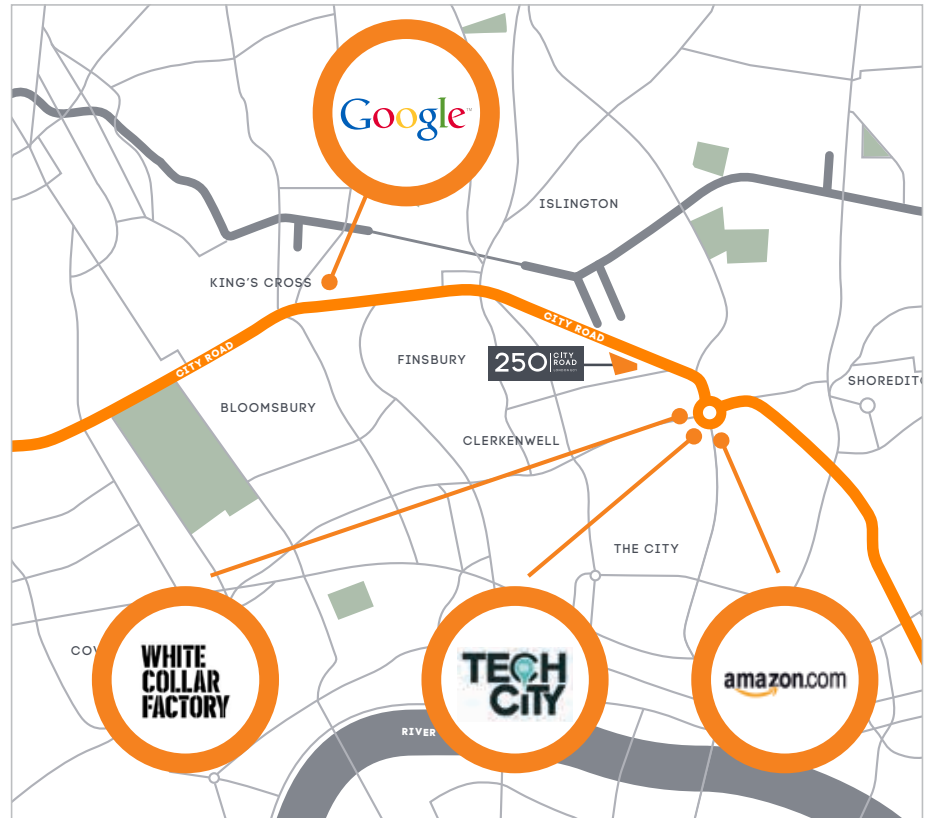
Highbury & Islington		5 mins
Finsbury Park		10 mins

All times are based on travelling at 7.30am on a weekday.
Source: TfL.gov.uk

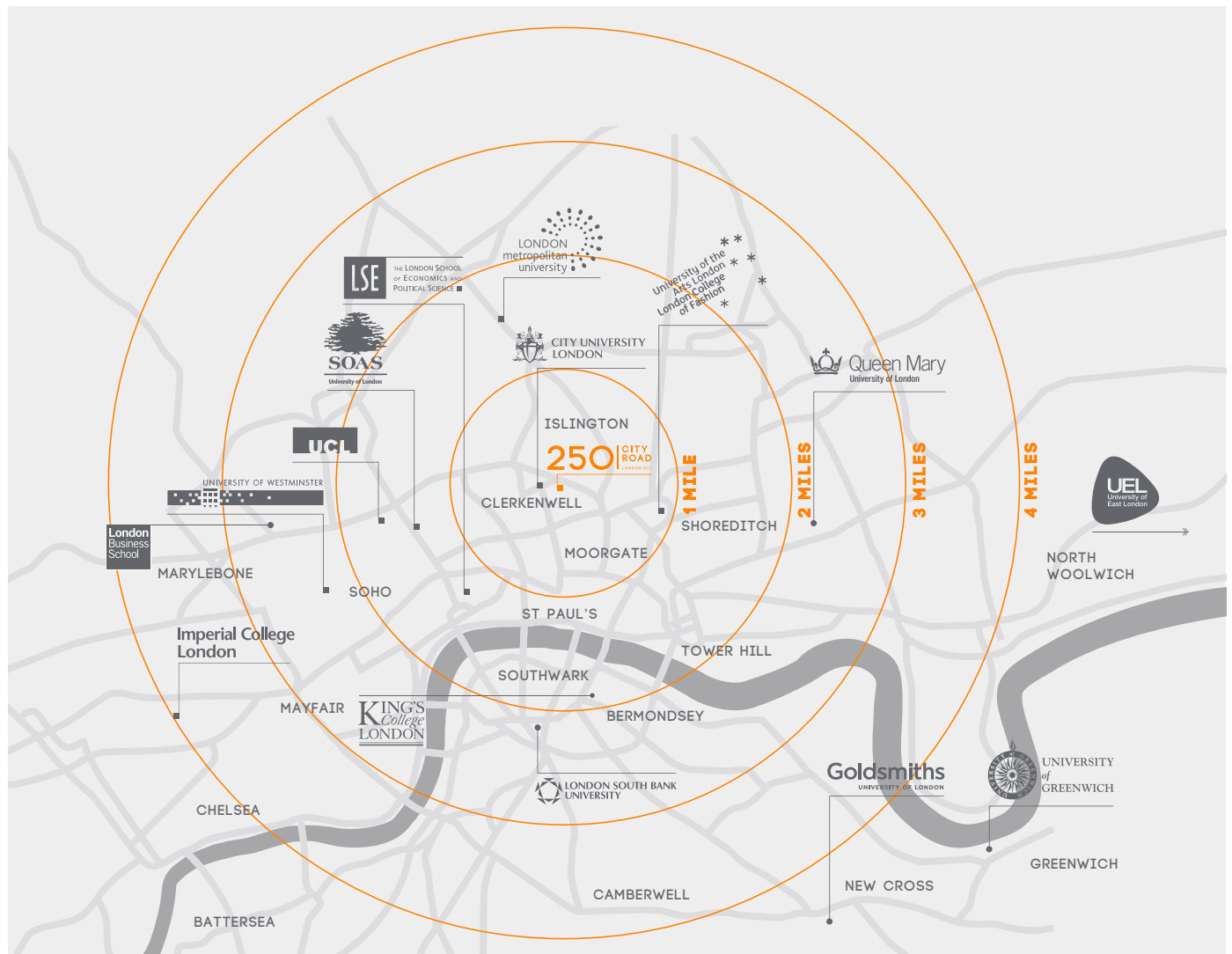
TECH CITY

Significant new technology and digital employment opportunities are creating a strong demand for housing.

- 250 City Road is located next to Old Street, known as the Silicon Roundabout and the Capital's technology/digital sector hub
- Residential property in the Silicon Roundabout walk zone is outperforming larger boroughs and the trend is forecast to continue
- The Technology and Media sector already accounts for 650,000 jobs in London, and Islington is forecast to have one of the highest rates of job creation in the coming years
- Google's head office is due to open in King's Cross in 2017 creating 4,500 jobs which will boost the demand for residential housing
- 15,620 new companies were set up in Tech City in 2013/2014 alone

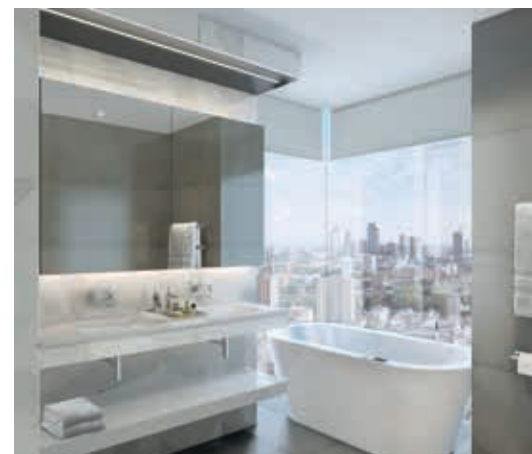
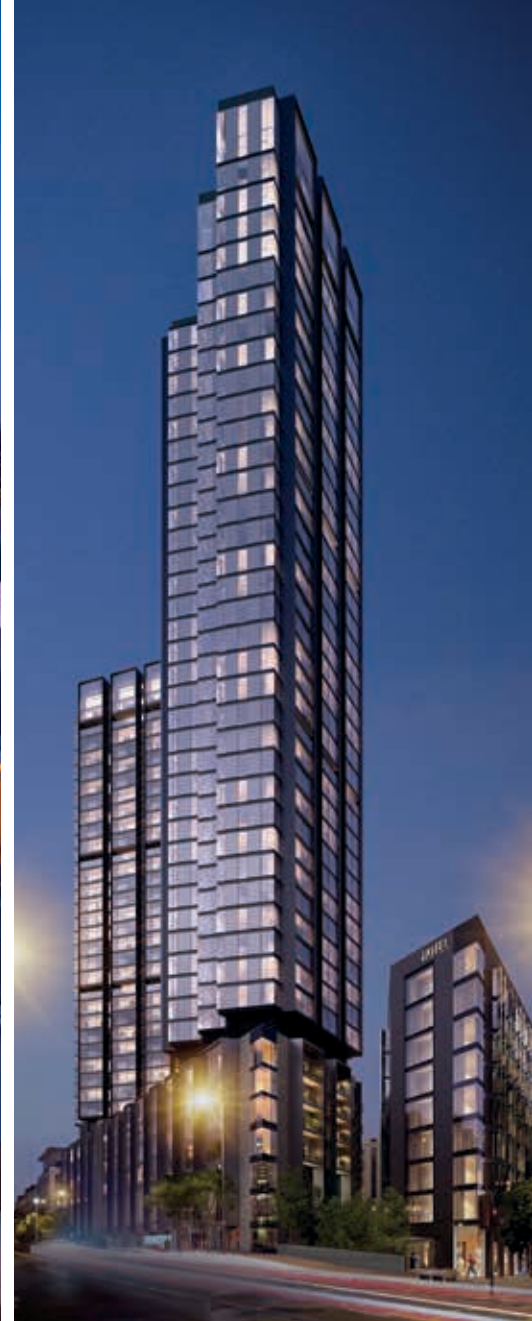


EDUCATION





View of The Regent's Canal from level 13 at 250 City Road, indicative only.



Computer generated images of 250 City Road, indicative only.

CONTACT DETAILS:

Berkeley Group Singapore, Berkeley Residential (Singapore) Pte Ltd. 10 Marina Boulevard, Marina Bay Financial Centre Boulevard Tower 2, #16-04, Singapore 018983
Tel: +65-6922-6150 Email: info@berkeleygroup.sg www.250CityRoad.co.uk

DISCLAIMER

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Computer generated images of 250 City Road are indicative only.



Proud to be a member of the Berkeley Group of companies