

FACTSHEET

- Payment terms:**
1. A non-refundable booking deposit of £2,500 on reservation.
 2. A further deposit of 10% of purchase price, less booking deposit is payable within 21 days after exchange of contracts.
 3. The balance of 90% of the purchase price will be payable upon legal completion.

- Completion dates:**
- G1 - Summer 2023
 - G3 - Summer / Autumn 2023
 - G2 - Spring 2024
 - G4 - Spring 2024

- Documents required for exchange of contracts:**
- Original current passport or original identity card
 - 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
 - In addition your solicitor will require written evidence of the source of your deposit monies accumulating in your account
 - Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.

- Recommended solicitors:**
- Julia Caveller
Riseam Sharples
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London WC2H 9NP
Tel: +44 (0)20 7632 8919
Email: juliac@rs-law.co.uk

- Vendor's solicitor:**
- Jodie Campbell
Winckworth Sherwoods
Minerva House,
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- Conveyancing fees:** To be provided by solicitor.



Lampton Parkside is an inspiring new collection of studio, 1, 2 and 3 bedroom apartments, duplexes and a 3 bedroom house, ideally located so you can enjoy green open spaces and fast links into central London.

Set around landscaped gardens and positioned right next to the 40 acres of parkland at Lampton Park, it offers an uplifting environment for you to relax or get active whenever you want. Hounslow Central Underground station is just a few minutes' walk away, with Piccadilly Line services to Zone 1 taking just 27 minutes.

Homes are finished to an exceptional standard with high quality fixtures and fittings throughout, featuring flexible open-plan layouts, and private balconies and terraces. Residents will also benefit from a shared courtyard and sky gardens with leafy views.

Developer:	Hill Residential
Location:	Lampton Road Hounslow TW3 4FD
Local Authority:	Hounslow
Tenure:	522 private sale apartments and duplexes and 1 freehold house
Architect:	Allies and Morrison
Building Insurance:	NHBC
Anticipated completion:	Green Square completions from Summer 2023

A UNIQUE COLLABORATION BETWEEN



Site address and Sales Suite: **CBRE | International Residential Sales – Hong Kong**
Lampton Road, Hounslow TW3 4FD **+852 2820 6553 | ipm.hongkong@cbre.com.hk** **CBRE**

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APARTMENT INFORMATION

G1 Private apartment mix:

Studio	4
1 bedroom apartments	33
2 bedroom apartments	32
3 bedroom apartments	1
Total	70

Wheelchair adaptable apartments:

4 private sale apartments have been designed as wheelchair adaptable. They are sized to accommodate the needs of an occupant who may become infirm or wheelchair-bound in the future. Such dwellings are usually larger than a non-wheelchair apartment as a result of different standards set out in the Building Regulations Approved Document M.

Length of lease: 999 years

Ceiling heights: 2.5m

Estimated service charge:

	Studio	One Bed	Two Bed	2 bed duplex	3 bed	3 bed duplex
Per year	£2.75/sqft	£2.65/sqft	£2.69/sqft	£2.83/sqft	£2.11/sqft	£2.80/sqft

* Service charges are approximate and will vary depending on individual properties. Apartment sizes are an average guide only.

Managing agent: Notting Hill Genesis

The service charge covers the cost of maintenance of systems, energy centre, lifts and CCTV, internal communal and external repairs, basement maintenance, communal water and electricity, cleaning and landscaping of communal areas, building insurance, reserve fund and professional fees. There will be no ground rent charged.

Car parking: Limited parking is available and sold as a right to park, additional management charges will apply.

Cycle parking: 1,328 spaces - No basement.
In total there are 1328 cycle spaces proposed across the development. The majority of these will be located within secure, access-controlled cycle stores within each block/core. Access to which will only be available to those residents living within the associated block.

Residents' open space: There are enclosed landscaped courtyards and sky gardens for residents' use.

Concierge: Will operate a 12 hour service.

* All prices are estimated and subject to change.



40-ACRE
LAMPTON PARK
ON YOUR DOORSTEP



MORE THAN
84,000
JOBS AT HEATHROW ALONE



CONCIERGE AND SECURE
CYCLE STORAGE
ON SITE

TAX INFORMATION

Council Tax:

Band	2020-21 charge	Band	2020-21 charge
A	£892.38	E	£2,266.96
B	£1,041.11	F	£2,679.14
C	£1,189.84	G	£3,091.32
D	£1,338.57	H	£3,709.58

Stamp Duty Land Tax (SDLT):

Higher rates of SDLT apply to purchases of additional residential properties, such as second homes and buy to let properties.

The rates of SDLT for sole and additional residential property purchase are:

Band	First purchase SDLT rates	Second home and buy to let properties SDLT rates
£0 - £125k	0%	3%
£125k - £250k	2%	5%
£250k - £925k	5%	8%
£925k - £1.5m	10%	13%
£1.5m +	12%	15%

Residential dwellings costing more than £500,000 purchased through a corporate body are charged 15%.

Note: Non-residents may be subject to Capital Gains Tax on the gains they make from disposing residential properties. Please ensure you seek advice from your local accountants / tax advisors as every purchaser's circumstances are different.

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STUDIOS, APARTMENTS,
DUPLEXES AND HOUSE
AVAILABLE



15 MINUTES
BY TRAIN
TO RICHMOND



27 MINUTES
BY TUBE TO
LONDON'S ZONE 1