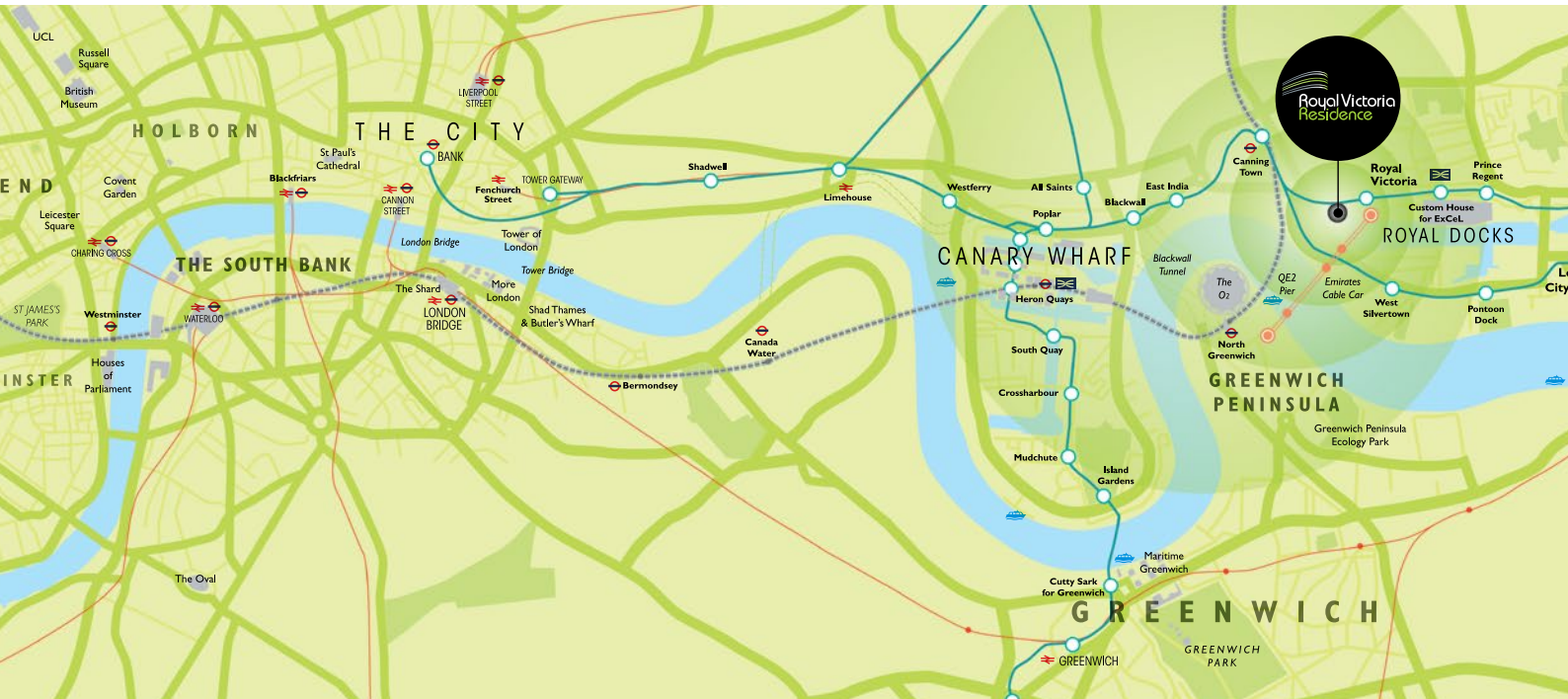




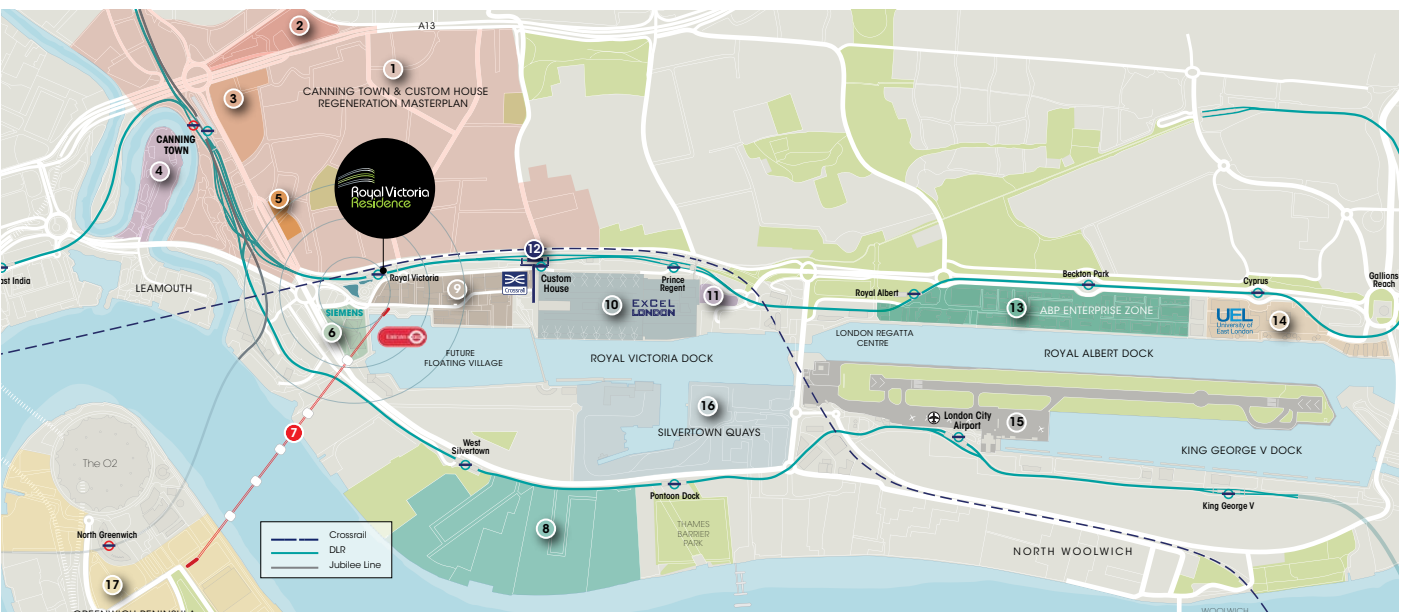
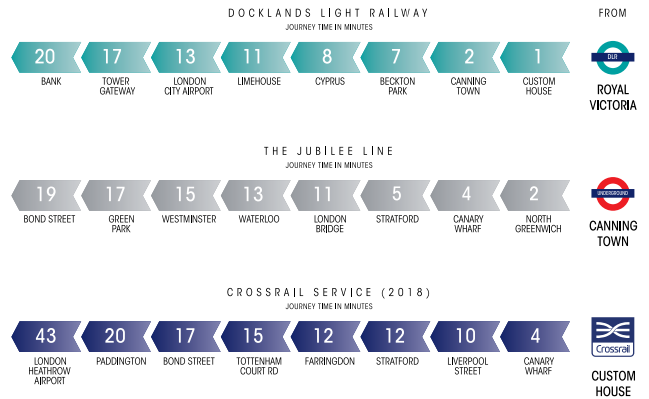
PROPERTY

DEVELOPER	City & Docklands
TOTAL NUMBER OF UNITS	161 units (21 units available)
COMPLETION DATE	Q1 2018
LEASE TERM	175 years from 1999
LOCATION	Tidal Basin Road, Royal Victoria Dock, London E16 1AD
NEIGHBOURHOOD	London Zone 3
PRICE RANGE	GBP640,000 to 865,000
AVERAGE PRICE/SQ FT	GBP728 psf
STARTING FROM PRICE/SQ FT	GBP608 psf
SERVICE CHARGE	Estimated: GBP4.04 PSF
GROUND RENT	1 Beds - GBP350 PA 2 Beds - GBP400 PA 2 Beds with parking GBP450 PA 3 Beds - GBP450 PA 3 Beds with parking GBP500 PA

LOCATION



- 30 seconds** walk from Emirates Airline cable car linking to Greenwich Peninsula and the O2 Arena.
- 2 mins** walk from DLR network at Royal Victoria.
- 2 minutes** from Jubilee Line connections at Canning Town.
- 3 minutes** from new Crossrail interchange at Custom House.
- 7 minutes** from the forthcoming Asian Business Port.
- 7 minutes** from the heart of Canary Wharf's global commerce.
- 15 minutes** from London City Airport.



INVESTMENT CASE

- Ideally located amid the massive GBP22 billion investment potential in London's historic Royal Docks, which is primed to rival the City and Canary Wharf. With a vision to become a vibrant waterside neighbourhood and a world-class business and leisure destination, The Royal Docks is set to be a leader in emerging technologies, green enterprise and an international gateway for trade in modern commodities
- Royal Victoria Residence is set to be a key landmark of the area's transformation and its stunning curves are home to a new level of luxury living
- Located amongst some of London's biggest regeneration projects:
 - Asian Business Port - GBP1.7 billion
 - Silvertown Quays - GBP1.5 billion
 - Canning Town and Custom House - GBP3.7 billion
- Residents will be around 20 minutes from Bond Street - the most expensive retail location in Europe, and perhaps the flagship of London's world class shopping streets. With equal prestige stand the capital's most sought after universities, with a student population in excess of 400,000
- The most advanced transport infrastructure is already in place but the area will also benefit from the new Crossrail station at Custom House opening in 2018 (one stop or a 12-minute walk away)
- A combination of units with exclusive specifications and breathtaking views, with balconies, terraces or sun lounges
- Quality developer with a proven track record



PROCESS

PAYMENT PROCESS

- 10% on exchange, 5% 6 weeks after exchange with balance upon completion

MORTGAGE

- Up to 70% LTV*

*Subject to condition- please contact us for details

PURCHASER'S SOLICITOR

Riseam Sharples,
2 Tower Street,
London WC2H 9NP UK

DEVELOPER'S SOLICITOR

Ingram Winter Green LLP
Bedford House, 21A John Street, London,
WC1N 2BF

MORTGAGE PROCESS



- Financing available through a number of lenders
- Please contact our preferred partner [Liquid Expat](#) for more details

Donna Spencer (Middle East, London and Asia)

T: +971 4 5034 754

M:+971 55 550 1459

E: donna.spencer@liquidexpat.com

John Squires (London, UK)

T: +44 (0) 161 69 69 692

M:+44 (0) 7881 806825

E: john@liquidexpat.com

24/7 hotline

T: +44 (0) 161 871 1216

E: info@liquidexpatmortgages.com

“*Liquid Expat has arranged over USD1 billion worth of international mortgages for investors*”



PROCESS

LETTINGS AND PROPERTY MANAGEMENT

COMPLETE

IP Global's preferred partner Complete, offers you an end-to-end property management service that will look after all post-completion activities including handover, furnishings, lettings and management.

Joe Cheng (Hong Kong Office)
 Clients living in London/Manchester/Berlin/Hong Kong/Kuala Lumpur
 T: +852 3965 9300
 E: joe.cheng@complete-ltd.com

Zunaira Erum (Hong Kong Office)
 Clients living in China/Singapore/Australia/Hong Kong/Dubai/South East Asia
 T: +852 3965 9364
 E: zunaira.erum@complete-ltd.com

Madilaine Rowley (London Office)
 Clients living in UK/Europe/Africa/Abu Dhabi/Qatar
 T: +44 (0) 203 551 9900
 E: madilaine.rowley@complete-ltd.com

Complete operate across 13 global markets and have more than 1,000 properties valued at over USD500 million under management

98.4% average occupancy rate for completed projects across all markets



CONTACT US

HONG KONG

T: +852 3965 9300

SINGAPORE

T: +65 6224 1992

SHANGHAI

T: +86 21 6032 1525

KUALA LUMPUR

T: +603 6204 9196

DUBAI

T: +971 (0) 4 503 4700

ABU DHABI

T: +971 (0) 2 694 8636

CAPE TOWN

T: +27 (0) 21 286 1476

LONDON

T: +44 (0) 203 696 9630

E: info@ipglobal-ltd.com

W: www.ipglobal-ltd.com

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