

21-23 Buckingham Palace Road Westminster, London SW1

- An address to be proud of -



A majestic selection of 14 two and three bedroom apartments on the Buckingham Palace Road nestled amongst the City's most iconic sights and landmarks in the heart of Royal London.

Developer:	Alchemi Group - Covese (21BPR) Ltd
Architect:	Eades Hotwani Partnership Ltd
Managing Agents:	Crabtree Management
Local Authority:	Westminster Council
Anticipated Completion:	October 2012 (estimated)
Tenure:	125 year leasehold (with benefit of right to acquire freehold interest)
Building Insurance:	10-Year Premier Building Guarantee
Service Charge:	TBC
Parking:	No parking available (Residents parking permits are available)

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Development

Facing The Royal Mews and counting Buckingham Palace, St James's Park and The Queen's Gallery amongst its immediate neighbours, this prestigious development of fourteen, studio, 2 and 3 bedroom apartments boasts an address that is difficult to surpass.

The front building is a timeless facade in original Portland Stone and soft red brickwork, with delicate cornice and architrave detail, whilst the rear is a new build in brick loft-style comprising of modern duplexes.

The interiors are modern, sleek, inviting and entirely confident of their noble connections.

Development Mix

1 x Studio Apartment
10x two Bedroom Apartments
3 x Three Bedroom Apartments

Floor area

14,651 sq.ft

Transportation

Palace View may be the perfect address from which to explore central London on foot however, its four minute proximity from Victoria Station, served by the underground lines of Victoria, District and Circle, as well as the National Rail and Victoria Bus Station, place it at the heart of public transport network for London's and the UK.

Shopping & Amenities

Revitalised by the arrival of the Cardinal Place shopping centre, the area has radically changed in recent years with exciting new restaurants, bars and boutiques adding to long-established attractions such as the Goring, London's most characteristically English hotel with its renowned David Linley designed restaurant, The Dining Room.

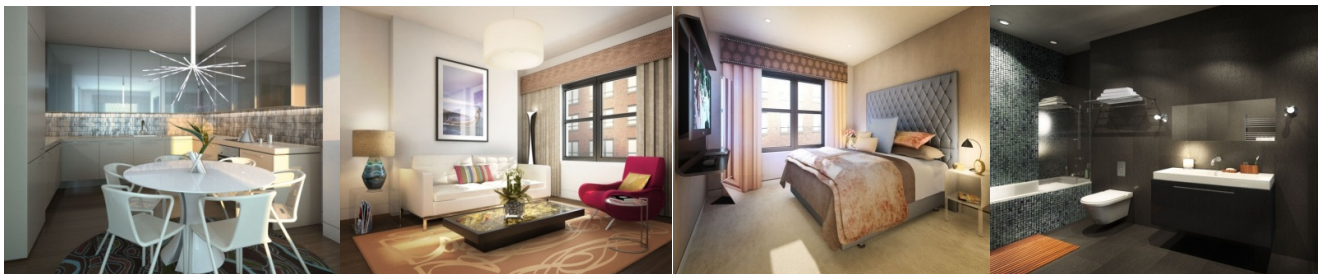
To the west lays Knightsbridge, famous for Harrods, Harvey Nichols, the great auction houses of Bonhams and Christie's and the fashion emporia of Beauchamp Place, framed by Sloane Street, Pont Street and Brompton Road.

Nearby arcade's filled with bespoke tailors, cigar shops, perfumeries, from mageries and milliners. The quality and variety of restaurants is difficult to surpass: try "new style" Japanese at Nobu, eat Highland steaks with live jazz at Boisdale of Belgravia, taste award-winning Thai at the Mango Tree or have imaginative seafood at Quaglino's.

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Apartment Interior Features

Flooring:	Halls, living, dining, kitchens & WC's: Kentwood wood flooring in Oak Kalispell
Bedrooms:	Luxurious quality Westex 'Westend' velvet carpet in maple
Interior walls:	All walls, including doors and skirting (apart from toilet room and master bedroom) painted in paper & paint library marble
Toilet room:	Phillip Jefferies - Lacquered Strie in 'barely there'
Kitchens:	Cabinetry - Brilliant space for Meson's Italy Backsplash - Casa dolce casa - 'Argento' Counter - LG Hi-Mac's (made from 40% recyclable material) in 'nougat cream' Appliances - Siemens IQ 300 & 500 series (A - A+ rated) Sinks and taps - Abode Designs with water filter Waste disposal - In-sink-erator model 55
All Bedrooms:	Wardrobes - Brilliant Space for San Giacomo Italy, 'Liscia' hinged door wardrobe in dark oak with chrome Assisa handles, wedge interiors of cupboards
Master Bedrooms:	Wallpaper - Phillip Jefferies Sateen Club in 'Pussy Willow'
Master En-suite:	Sinks & toilets - Vero & Starck 3 for Duravit (ISO 14001 certification) and CP Hart exclusive Sink taps - Hansgrohe 'Citterio M' wall mount in polished chrome Shower pipe - Hansgrohe Raindance ecosmart with hand shower in polished chrome Showerglass - Matki Tiling - Walls and floors Neutra 'Cemento' (Casa Dolce Casa) Walk-in showers - Fully tiled in 'Cemento' Lux Mosaico Accessories - Samuel Heath 360 Xenon mirror, Matrix 'Lumia' wall lights, CP Hart straight ladder rail, under floor heating,
Shared bathroom:	Tiling - Walls and floors Pietre in Nepi, Bath skirt and wall in Vetro Metalli 'Colbalto' (Casa Dolce Casa) Toilets - Starck 3 for Duravit Sinks and vanity - Duravit Vero with Duravit x-large vanity in grey oak Taps and bath - CP Hart exclusive Accessories - CP hart mirror, Artemide wall lights, CP hart straight ladder rail
Video entry system:	Planux by comelit
Ground floor lobby:	Cream polished resin, Textura 'Fret' wallpaper on dropped ceilings, torus skirting Stair carpeting - Crucial Trading small boucle carpet in 'old heritage' Woodwork paint - Farrow & ball 'All White'



These details are intended to give a general indication of the proposed specification. The developer operates on a policy of continuous product development and reserves the right to alter any part of the development of specification at any time.

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Terms of Payment

- a. Non-refundable booking fee of **£ 5000 (pound sterling)** payable upon reservation.
- b. 10 % of purchase price, less reservation deposit, payable 28 days after reservation.
- c. Balance of monies payable upon completion, estimated in October 2012

Documents required for exchange

Individual Purchase

(Solicitors must sign and certify the original copies of the below)

- a. Photo Identification – Passport
- b. Current Utility Bill showing name and home address no older than 3 months
- c. Bank Statement showing name and home address no older than 3 months

OR

Corporate Purchase

- a. Copy of Certificate of Incorporation and Memorandum of Articles and Association
- b. Evidence of the Company's registered address
- c. List of Directors and Shareholders
- d. Individual Photo Identification and Address Identification for Directors and Shareholders

Vendor's Solicitors

GH Canfields

Address: 129 Finchley Road, London, NW3 6HY

Website: www.canfieldslaw.co.uk

Attention: Mr. Desmond Taylor

Tel: +44 845 0758 188

Recommended Purchaser's Solicitors

Scott Fowler Solicitors

Address: Old Church Chambers, 23/24 Sandhill Road, St James, Northampton, NN5 5LN

Attention: Mr. Richard Fowler

Direct Dial: +44 1604 750 506

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