

Euston Reach, London NW1



Payment Schedule

£5,000 reservation fee
10% deposit due in 21 working days
5% deposit due in 6 months
85% on completion

Parking

not available on site
Options for parking nearby
(Average £350 PCM)
<http://www.parklet.co.uk/>
<http://www.parkonmydrive.com/faq.php>
<http://www.parkopedia.co.uk/>

Developer

Galliard Homes

Local Authority

Borough of Camden

Tenure

999 Year Lease

Completion

Q2 2016

Location

Carlow Street, London NW1

Service Charge

£3.74 sqft /pa

Ground Rent

£400 per annum

No of Floors

Ground to 4th

Type of units

89 apartments

33 x suites

26 x 1 beds or 1bed+study

30 x 2 beds

Development



Euston Reach is a former Edwardian Warehouse that has been converted into a striking example of 1930's art deco architecture. Galliard Homes are continuing its transition to become a new London landmark for luxury loft style living.

The building will provide 89 stunning suites and 1 & 2 bedroom apartments, that will be arranged around a 4 storey atrium with domed glass roof. Magnificent interior design by award winning practice Rabih Hage.

Estimated Rental Income

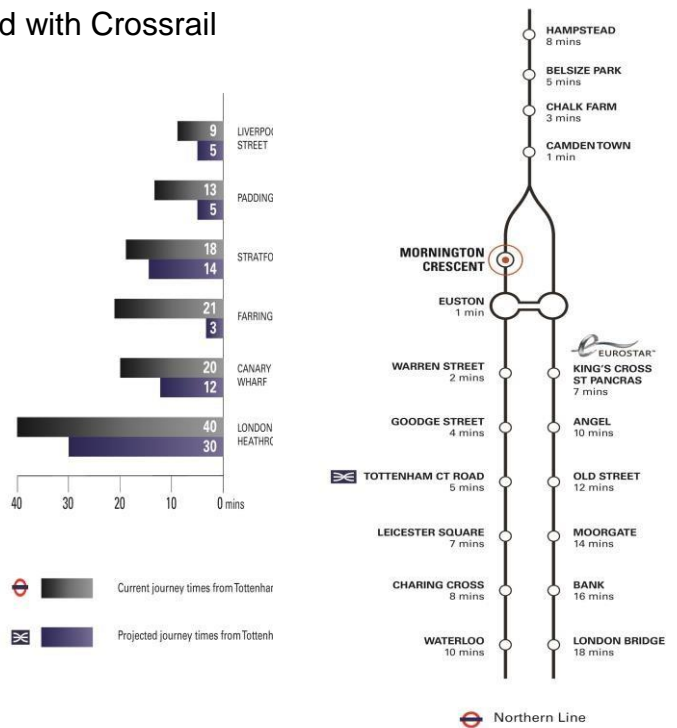
No of Beds	Typical Rent £pw	Size (sq ft)	Est Gross Yield
Suite	£385/395	371-398	3.6 – 3.9%
1	£475/500	521-661	3.0 – 3.5%
2	£725/775	628-808	3.5 - 4.0%

Location

Euston Reach will provide an exceptional base for fast and convenient domestic and international travel. Mornington Crescent station on Northern Line is within 2 minutes walk, Tottenham Court Road with Crossrail (2018) only 5 minute train journey.

The surrounding area is predominantly residential, however **Camden High Street**, immediately to the east of the building, provides an array of shops, restaurants and bars, and home to the internationally renowned **Camden Market**.

Regents Park is also within close proximity roughly 0.5 km (15minute walk) to the west.



Specification

Kitchen

- One strip hardwood engineered flooring
- Dark grey finish base units with white matt to upper units, all with concealed handles
- Smoke grey stone worktop with white glass splashbacks.
- SMEG integrated appliances include:
 - single low level oven
 - built in microwave
 - 5 ring ceramic hob with hood
 - washer/dryer, dishwasher, fridge & freezer
- Low energy underlighting to wall units
- Stainless steel 1 ½ bowl undemounted sink & grooved worktop drainer
- Centralised appliances switch panel



Bathroom & En-suite

- White bathroom suite with steel bath, back to wall WC, period style feature basin
- Large format porcelain floor tiles
- High gloss white wall tiles
- Under floor heating
- Clear glass frameless bath screen and/or shower enclosure
- Concealed plumbing with reconstituted stone vanity top
- Paint finished cabinetry with mirrored door, white glass splashback and feature lighting



- Polished metal shaver socket
- Chrome plated taps, bottle trap, dual filter/shower mixer, shower rail and handset
- Chrome plated electric heated towel rail

Specification



Bedrooms

- One strip hardwood engineered flooring
- Full height wardrobes to all bedrooms
- Walls & ceilings in white matt finish
- Lighting on dimmer switches
- Polished chrome door furniture
- Brushed metal finish switches and socket plates



Living Room

- One strip hardwood engineered flooring
- Walls & ceilings in white matt finish
- Matt finish door linings, skirtings and architraves
- Polished chrome door furniture
- Brushed metal finish switches and socket plates
- Recessed LED low energy lighting

- Sky+ TV to living/dining area
- All aerial sockets connected to receive terrestrial and digital channels
- Lighting on dimmer switches