

## THE TOWER LOFT APARTMENTS, LEWISHAM, LONDON, SE13

*"Luxury developers, MHA London, present their first development outside of central London, The Tower Loft Apartments, in Lewisham, south east London. Once the gem of Lewisham High Street, a former 1930s flagship department store, the building has been converted to a selection of Manhattan-style suites, one and two bedroom apartments within a striking Art Deco facade. Built to reflect the glamour and elegance of their history, the interiors at The Tower Loft Apartments combine comfort and sophistication with a nod to the development's unique character. Renowned for their exquisite build-finish in locations such as Chelsea, Kensington and Bloomsbury, owners of an MHA apartment can expect nothing less than fabulous."*



### The Vendor

MHA London

### Location

67-71 Lewisham High Street SE13 5JX

### Local Authority

London Borough of Lewisham

### Warranty

Checkmate 10 year warranty

### Anticipated Completion

Est Completion Q2 2016

### Pricing

Manhattan Suites from £309,500

1 Beds from £362,500

### Net internal floor areas

Units from: 457-716 SQFT

### Ground Rent

Manhattan Suites £295 PA

1 Beds £395 PA

### Estimated service Charge

£3.00 PSF

### Tenure

999 Year Leasehold



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## SPECIFICATION –

### Main Reception Hall

- Entrance mat well with brass trim
- Stone tiled hall
- Letter boxes for each apartment
- Timber hand rail to stair
- Bicycle storage
- Bin store
- Passenger lift
- Video entry phone
- CCTV to entrance hall and lobby area

### Apartment Reception Hall

- Front doors with multi point locking
- Video entry phone to main front door

### Bedrooms

- Fitted luxury carpets
- LED lighting

### Kitchens

- Designer kitchen units, flush doors with spray matt finish
- Neff appliances, oven, induction hob, fridge freezer
- Sink and tap
- Timber worktops
- Heat detectors

### Bathrooms and Shower rooms

- Designer shower controls and tap wear
- Designer WC seat and cover
- Shower screen
- Baths
- Towel rail
- Floor tiling
- Shaver socket
- Under floor heating

### General Specification

- Central, communal heating system
- Muted wall colours
- Panelled internal doors
- Satin stainless ironmongery
- 10 year warranty to each apartment
- Integrated building and individual apartment fire detection

### AV and Data

- Telephone points
- Television points to all habitable rooms
- Satellite TV enabled

### Furniture and Furnishings

- Furniture packages are available on request

### Service Charge

- £3 per Sq/ft per annum

### Tenure

- 999 Year Leasehold

### Ground Rent

- £295 - £395 p.a

### General

- On site Gym & Porter

MHA operates a policy of continual improvement and as such the specification and layouts may change during the course of construction.

*\*Please note, these are subject to change*



# THE TOWER LOFT APARTMENTS, LEWISHAM, LONDON, SE13

## INDICATIVE INTERNALS





# THE TOWER LOFT APARTMENTS, LEWISHAM, LONDON, SE13

## INDICATIVE CGIS



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## TRANSPORT LINKS – UNDERGROUND, DLR, RIVERBOAT & CROSSRAIL.

Lewisham is one of the best connected areas in south east London and therefore a great base from which to commute, making it popular with young professionals and families. Situated in Zone 2 with direct links to Canary Wharf (15mins\*\*), London Bridge (11mins\*\*) and Waterloo (18mins\*\*), its conservation areas preserve a rich architectural history, of which The Tower Lofts Apartments play a central part.

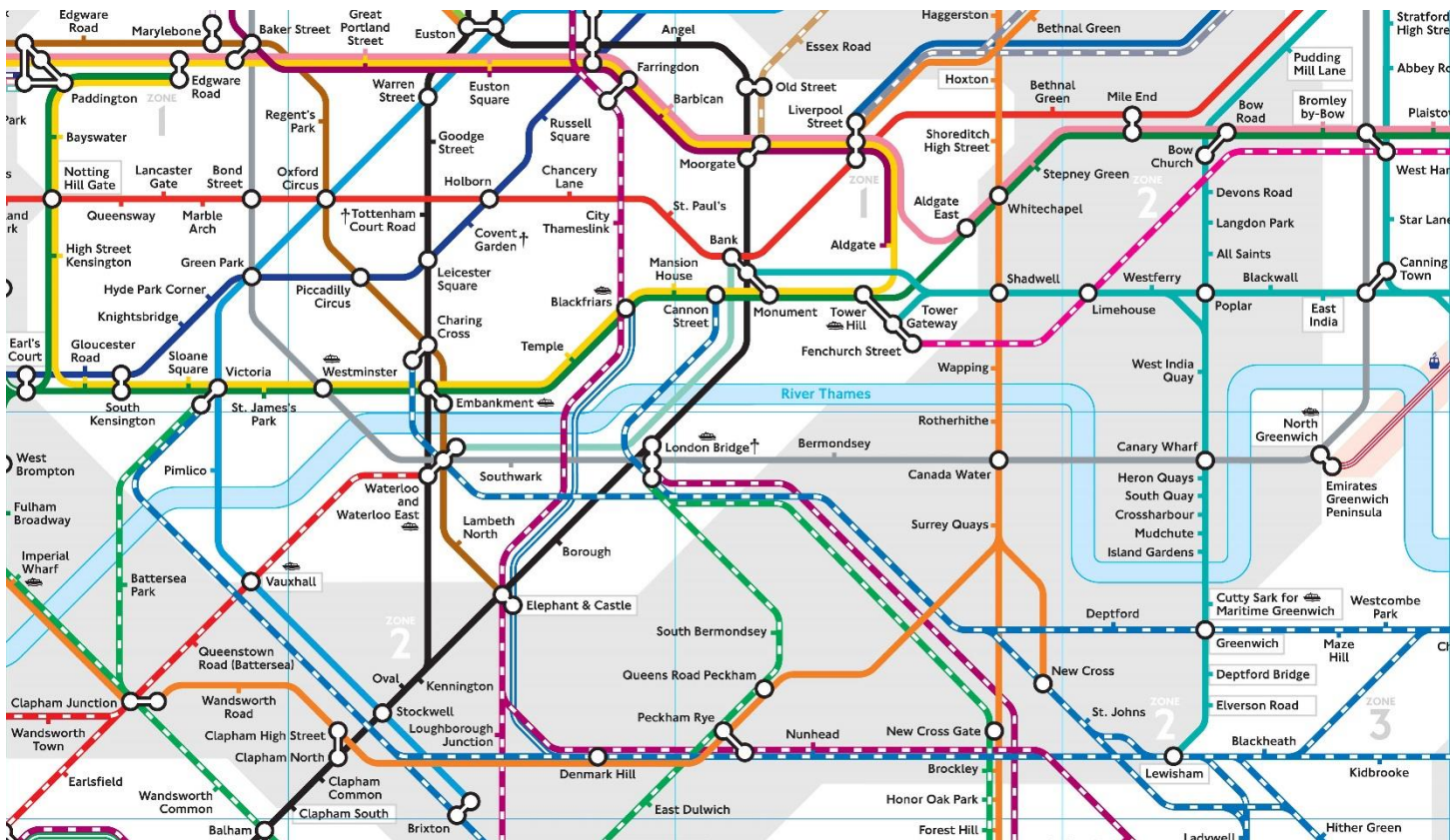
Lewisham DLR & Rail Station – 5mins walk\* from The Tower Loft Apartments

Average walking times and distances: Source: walkit.com\*

Average journey times;

- Greenwich Station – 5 minutes\*\* (from Lewisham Station)
- London Bridge Station - 11 minutes\*\* (from Lewisham Station)
- Canary Wharf Station – 15 minutes\*\* (from Lewisham Station)
- Charing Cross Station – 16 minutes\*\* (from Lewisham Station)
- Westminster Station – 17 minutes\*\* (from Lewisham Station)
- Green Park – 17 minutes\*\* (from Lewisham Station)
- Southwark Station – 20 minutes\*\* (from Lewisham Station)
- Waterloo – 18 minutes\*\* (from Lewisham Station)
- Bank Station – 27 minutes\*\* (from Lewisham Station)
- Stratford Station (Westfield's & Olympic Park) – 29 minutes\*\* (from Lewisham Station)

Average underground journey times from Lewisham Station: Source: tfl.gov.uk\*\*





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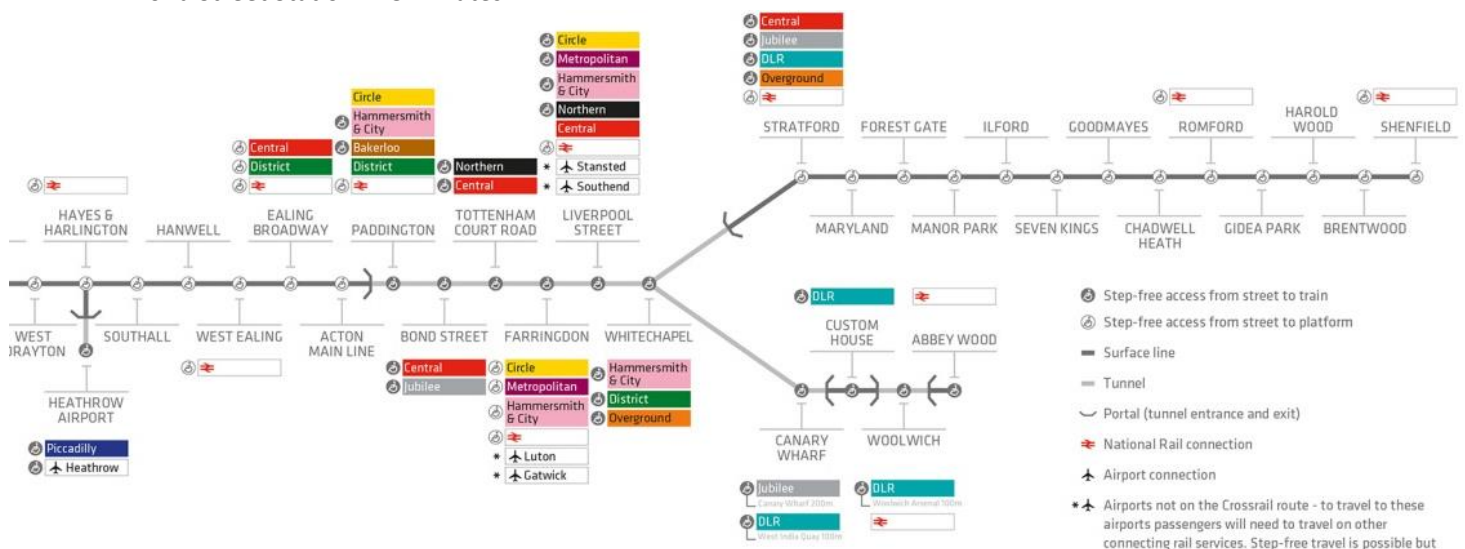
## CROSSRAIL (2018-2019)

Cross rail from Canary Wharf – only 15mins\*\* from Lewisham DLR Station (From 2018 onwards) Canary Wharf will be one of the largest Crossrail stations. Like the nearby Canary Wharf Tube station, the new Crossrail station has been built in dock water area, in this case the North Dock of West India Quay. The station, retail and park areas are six storeys high; approximately the size of One Canada Square laid on its side. The station development will provide a link between Canary Wharf and Poplar, currently severed by the North Dock. It also includes links with the Canary Wharf Estate, via Adam's Place and the Jubilee line and DLR stations. When works are completed the remainder of the site will be handed back to Canary Wharf Group to enable development of office space at North Quay, which already has planning permission.



Proposed average journey times from Canary Wharf Station:

- Liverpool Street Station – 6 minutes\*\*\*
- Farringdon - 8 minutes\*\*\*
- Stratford – 8 minutes\*\*\*
- Tottenham Court Road - 11 minutes\*\*\*
- Bond Street Station - 13 minutes\*\*\*



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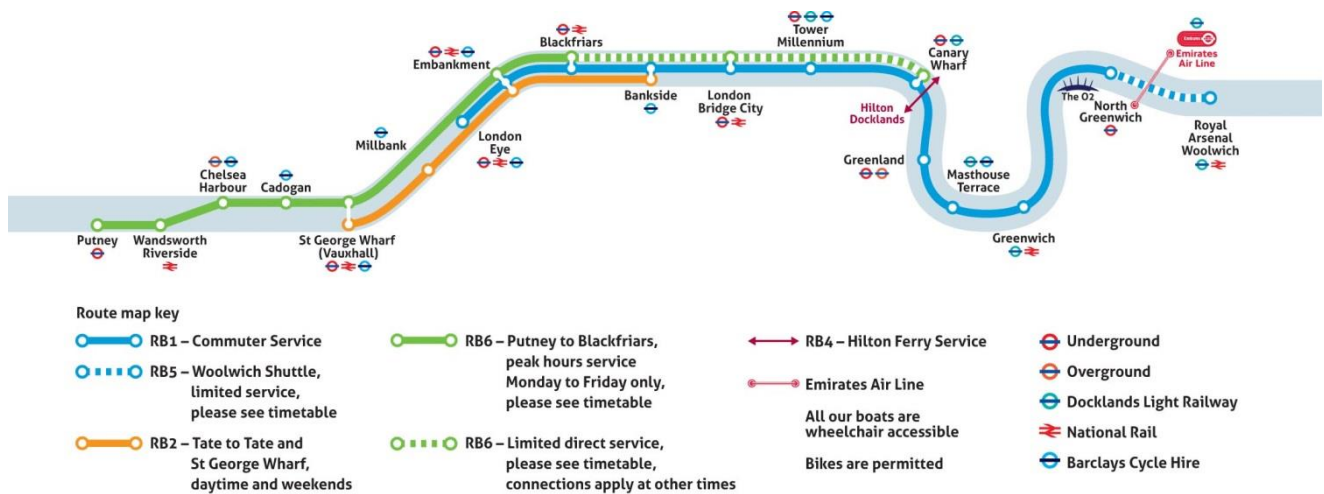
## THAMES RIVER BOAT

Greenwich Pier from The Tower Loft Apts is only an *approximately 6 minutes' drive\**

*Or 5mins\*\* from Lewisham DLR Station to Greenwich DLR Station*

Average journey times;

- Mast house Terrace Pier – 4 minutes\*\*
- Canary Wharf Pier – 14 minutes\*\*
- Tower Pier – 19 minutes\*\*
- City Pier – 22 minutes\*\*
- London Bridge Pier – 23 minutes\*\*



Average driving times: Source: [googlemaps.co.uk](https://www.google.co.uk/maps)\*

Average underground journey times from Lewisham Station: Source: [tfl.gov.uk](https://www.tfl.gov.uk)\*\*





## THE TOWER LOFT APARTMENTS, LEWISHAM, LONDON, SE13

### LONDON UNIVERSITIES AND COLLEGES

#### Goldsmiths University of London

Lewisham Way, London SE14 6NW

2 miles – 8mins drive\*

*Closest station – New Cross - 13 minutes from Lewisham DLR station\*\**



#### University of Greenwich

Old Royal Naval College, 30 Park Row, London SE10 9LS, United Kingdom

1.5 miles – 6mins drive\*

*Closest station – Cutty Sark - 7 minutes from Lewisham DLR station\*\**



UNIVERSITY  
of  
GREENWICH

#### City University London

Northampton Square, London EC1V 0HB

8.1 miles – 33mins drive\*

*Closest station – Angel - 33 minutes from Lewisham DLR station\*\**



CITY UNIVERSITY  
LONDON

#### King's College London

Strand, WC2R 2LS

7.3 miles – 27mins drive\*

*Closest station – Temple Station – 27 minutes from Lewisham DLR station\*\**



#### London School of Economics

Houghton St, London WC2A 2AE

7.6 miles – 31mins drive\*

*Closest station – Temple Station – 27 minutes from Lewisham DLR station\*\**



THE LONDON SCHOOL  
OF ECONOMICS AND  
POLITICAL SCIENCE

#### University of Westminster

University of Westminster, 309 Regent St, City of Westminster, W1B 2UW

8.8 miles – 38mins drive\*

*Closest station – Oxford Circus Station – 22 minutes from Lewisham DLR station\*\**

UNIVERSITY OF  
WESTMINSTER



#### UCL – University College London

Gower Street, WC1E 6BT

8.5 miles – 34mins drive\*

*Closest station – Warren Street Station – 32 minutes from Lewisham DLR station\*\**



#### London Business School

26 Sussex Pl, London NW1 4SA

10.6 miles – 42mins drive\*

*Closest station – Baker Street – 26 minutes from Lewisham DLR station\*\**

Imperial College  
London

#### Imperial College London

Exhibition Road, SW7 2AZ

10 miles – 40mins drive\*

*Closest station – South Kensington Station – 38 minutes from Lewisham DLR station\*\**

#### University of the Arts London

University of the Arts London, 272 High Holborn, London WC1V 7EY

7.9 miles – 30mins drive\*

*Closest station – Old Street – 31 minutes from Lewisham DLR station\*\**

ual: university  
of the arts  
london

*Average underground journey times from Lewisham Station. Source: [tfl.gov.uk](http://tfl.gov.uk)\*\**

*Driving times sourced by [www.googlemaps.co.uk](http://www.googlemaps.co.uk)\**



## THE TOWER LOFT APARTMENTS, LEWISHAM, LONDON, SE13

### AREA INFORMATION – LEWISHAM SHOPPING CENTRE

**Lewisham Shopping Centre – 0.2 miles – 1mins walk\*\***

**Glass Mill Leisure Centre – 0.6 miles – 6mins walk\*\***

Situated on the main high street of the borough, The Tower Loft Apartments is at the hub of all weekend leisure outlets. Lewisham Shopping Centre is right on the doorstep of the apartments and is home to over 65 fashion stores and restaurants giving residents every excuse to treat themselves to a shopping spree at the weekend. Big name brands such as; Costa Coffee, Next, New Look, Marks & Spencers, H&M and Foot Locker can all be found within Lewisham Shopping Centre. And for something in the evening, from April to October Lewisham Shopping Centre is host to Model Market, Street Feast's Indoor/Outdoor Night Market providing a summer filled with good food, vibrant dancing and community spirit. A variety of local food traders set up stall within the market to serve exciting street food, and this year will see the addition of five bars pouring up a plethora of global favourites. New to the Model Market this year is a rooftop bar, a suntrap and a large terrace for all to enjoy the vast views of the capital. Throughout the year Lewisham Shopping Centre is home to a number of events tailored for those of all ages to ensure residents never experience a dull weekend.

For health conscious occupants, there are a number of leisure centres local to The Tower Loft Apartments with facilities fit for all levels of enthusiasts. The Glass Mill Leisure Centre opened only 2 years ago and provides state of the art facilities and is considered the jewel of Lewisham for keen trainers. A short 11 minute walk from the apartments will place you at the helm of a supreme work out centre hidden behind a contemporary façade. Inside the leisure centre is a gym providing approximately 100 training stations and a fitness suite which includes a number of up-to-date machinery, weights and dedicated stretching areas. After the gym, members have access to a sauna, steam room and ice room within the Health Suite to relax and alleviate muscles. For both recreational and fitness purposes, The Glass Mill's swimming facilities provide a 25m main pool offering both adult and fun sessions.





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### AREA INFORMATION– GREENWICH PARK

**Greenwich Park – 8mins walk\*\* from Greenwich Station or 13mins walk\*\* from Lewisham Station**

**Greenwich Park** is a former hunting park in Greenwich and one of the largest single green spaces in south-east London. One of the Royal Parks of London, and the first to be enclosed (in 1433), it covers 74 hectares (180 acres) and is part of the Greenwich World Heritage Site. It commands fine views over the River Thames, the Isle of Dogs and the City of London. The park is open from 06:00 for pedestrians (and 07:00 for traffic) all year round and closes at dusk.

The park is roughly rectangular in plan with sides 1000 metres by 750 metres and oriented with the long sides lying NNW to SSE. In what follows this direction is taken to be N to S for ease of exposition.

The park stretches along a hillside and is on two levels. The lower level (closest to the Museum, Queen's House and, beyond them, the Thames) lies to the north; after a steep walk uphill, there is a flat expanse that is, essentially, an enclosed extension of the plateau of Blackheath.

Roughly in the centre, on the top of the hill, is the Royal Observatory, Greenwich. To the north is the National Maritime Museum and Queen's House, and beyond those Greenwich Hospital. To the east is Vanbrugh Castle. To the south is Blackheath and in the south western corner is the Ranger's House, looking out over heath. To the west lie the architecturally fine streets of Chesterfield Walk and Croom's Hill (Pevsner 1983).

On the lower level of the park there is a popular children's playground (north-east corner, close to Maze Hill railway station) and an adjacent boating lake.





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### AREA INFORMATION– RIVER THAMES/GREENWICH PIER, LONDON

1.5 miles – 6 minutes' drive

The **River Thames**, part of the longest river in England, is the waterway that winds its way through the centre of the capital. Once a bustling trade route bringing foreign trade to the city, it's now more commonly used for recreational purposes and the non-conformist commuter. On the London stretch alone - from Teddington to Thamesmead - there are 29 bridges that cross it. Of these, London Bridge was the original crossing but Tower Bridge is arguably the most iconic - with its hydraulically operated bascule action splitting the bridge in two, allowing tall ships to pass. A clipper service carries commuters from Woolwich to Waterloo while the Tate to Tate catamaran gives gallery goers a scenic boat trip. The river has long been used for sporting events with annual rowing races like the Oxford and Cambridge Boat Race and Henley Regatta carried out along its stretch. In Henley, the River & Rowing Museum explores the history of the city's water ways while the Museum of London Docklands in the East End the focus is on the old working docks.

Greenwich is a popular tourist destination in London and is now a World Heritage Site. The pier is immediately adjacent to the 1869-built clipper ship Cutty Sark, the Old Royal Naval College and the Greenwich Hospital, and an approximately 500 metre walk from the National Maritime Museum, Greenwich Park, and 200 metres from central Greenwich, with its covered market and shops.





## THE TOWER LOFT APARTMENTS, LEWISHAM, LONDON, SE13

### COUNCIL TAX BANDS FOR 2015/2016

<http://www.lewisham.gov.uk/myservices/counciltax/bands-and-charges/Pages/default.aspx>

| BAND A  | BAND B    | BAND C    | BAND D    | BAND E    | BAND F    | BAND G    | BAND H    |
|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| £903.57 | £1,054.16 | £1,204.75 | £1,355.35 | £1,656.34 | £1,957.73 | £2,258.92 | £2,710.70 |

### DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

1. Passport / ID card
2. A current utility bill (not mobile phone) or bank statement showing name and home address.  
If neither document can be provided then:-
  1. An Inland Revenue demand or
  2. A letter from employer stating home address

Please be advised that the solicitors must see the original copies of the above.

### OTHER ASSOCIATED BUYING FEES

1. Non-refundable booking deposit of £3,000 payable upon reservation / exchange of contracts
2. 10% of purchase price, less booking deposit paid, payable within 14 days
3. Balance of 90% payable on completion

### PURCHASER LEGAL FEES

Legal Costs will be £1,750 plus VAT and disbursements

### STAMP DUTY

How to calculate the new Stamp Duty rate: So, if you bought a property for £850,000 you would pay no stamp duty on the first £125,000, then 2% on £125,000 to £250,000 and 5% above £250,000. (eg: £800,000 - £250,000 = £600,000 x 0.05 = £30,000 + £2,500 = £32,500). As the property price increases the rate of pay increases within a certain tax bracket with percentages rising when a higher price threshold is reached. Under the new SDLT property over £925,000 - £1.5m will be taxed at a rate of 10% compared with 5% in 2014.

For more information go to <https://www.gov.uk/stamp-duty-land-tax-rates>.

- 0% of the first £125,000 of property price
- 2% of the next £125,000 of property price
- 5% on the next £675,000 of property price
- 10% on the next £575,000 of property price
- 12% on the rest of property price (over £1.5 million)





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### STAMP DUTY - BUY TO LET OR SECOND HOMES

Buy-to-let and second homes Stamp Duty 2016 From April 2016, property buyers in England and Wales will have to pay an additional 3% on each stamp duty band. For more information go to <https://www.gov.uk/stamp-duty-land-tax-rates>.

| <i>Buy-to-let and second home Stamp Duty tax bands</i> |                      |   |
|--|----------------------|---|
| <i>Brackets</i>  | <b>Standard rate</b> | <b>Buy-to-let/second home rate (April 2016)</b> |
| <i>Up to £125,000</i>                                  | 0%                   | 3%  |
| <i>£125 - £250,000</i>                                 | 2%                   | 5%  |
| <i>£250 - £925,000</i>                                 | 5%                   | 8%  |
| <i>£925 - £1.5m</i>                                    | 10%                  | 13%   |
| <i>over £1.5m</i>                                      | 12%                  | 15%   |

### VENDOR'S SOLICITORS

#### **YVA Solicitors LLP**

YVA House 811 High Road  
North Finchley  
London N12 8JT

**Contact: Mr Nick Kephalas**

**Tel:** +44(0) 20 8445 9898

**Email:** [nkephalas@yvasolicitors.com](mailto:nkephalas@yvasolicitors.com)

[www.yvasolicitors.com](http://www.yvasolicitors.com)

### RECOMMENDED

### PURCHASER'S SOLICITORS

#### **Riseam Sharples**

2 Tower Street  
London  
WC2H 9NP

**Contact: Hani Zuhuri**

**Tel:** +44 (0)20 7632 8906

**Email:** [hani@rs-law.co.uk](mailto:hani@rs-law.co.uk)

### RECOMMENDED

### LETTINGS AGENTS

#### **Fraser & Co**

11 Westcliffe apartments  
1 South Wharf Road  
Paddington  
W2 1JB

**Contact: Debbie McCreesh**

**Tel:** +44(0) 20 7725 4272

**Email:** [Debbie.McCreesh@fraser.uk.com](mailto:Debbie.McCreesh@fraser.uk.com)

[www.fraser.uk.com](http://www.fraser.uk.com)

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