

GOODLUCK HOPE LONDON



DEVELOPMENT SUMMARY

ballymore.

DEVELOPMENT SUMMARY

THE APARTMENTS

ARGO (JKL)

Suites	-	14
1 Bedroom	-	72
2 Bedroom	-	52
3 Bedroom	-	11

Total Units - 149

SAXON (D)

Suites	-	36
1 Bedroom	-	32
2 Bedroom	-	42
3 Bedroom	-	2

Total Units - 112

ORION (F)

Suites	-	16
1 Bedroom	-	42
2 Bedroom	-	22
3 Bedroom	-	8

Total Units - 88

CEYLON

Suites	-	36
1 Bedroom	-	10
2 Bedroom	-	28
3 Bedroom	-	3

Total Units - 77

DOUGLASS TOWER (B)

Suites	-	63
1 Bedroom	-	25
2 Bedroom	-	60
2 Bedroom Deplex	-	4
3 Bedroom	-	13
3 Bedroom Deplex	-	2

Total Units - 167

RESIDENTS' FACILITIES 1595 CLUB

As part of the remarkable lifestyle at Goodluck Hope, all residents have access to The 1595 Club, a network of globally inspired amenities under one roof.

The Water House – 460 S qm Swimming pool

- The Steam House – Scandinavian style steam room.
- The Sweat House– Fully equipped state of the art gymnasium.
- The Work House – Business centre.
- The Spice House – Restaurant with panoramic river views.
- The Picture House – Private cinema.
- The Lantern Room – 29th Floor spectacular viewing lounge.

* All private Goodluck Hope residents will also benefit from the use of The Arts Club at London City Island.

SERVICE CHARGE (ESTIMATE)

Apartments - Estimated £5.04 psf pa
Parking - Estimated £680.68 pa

*Based on current prices and subject to inflation.

GROUND RENT PER YEAR

Apartments 0.1% of purchase price including parking.

ESTIMATED COMPLETION DATES

Argo (JKL) - Estimated Q2 to Q3, 2020
Saxon (D) - Estimated Q4, 2020 to Q3, 2021
Orion (F) - Estimated Q4, 2020 to Q3, 2021
Ceylon (C) - Estimated Q3 2021 to Q2 2022
Douglass Tower (B) - Estimated Q3 2021 to Q2 2022

LEASEHOLD TENURE

999 year lease

DEVELOPMENT SUMMARY

APARTMENT WARRANTY

10-year warranty will be provided by NHBC or a similar warranty provider.

PARKING

Parking purchase price: £30,000 per space (right to park) on select apartments only.

THE TEAM

Estate Management Company Ballymore
Asset Management Limited

Developer

Roundstone Development Management
Limited

Contractor

Roundstone Construction Services Limited

THE LOCAL AUTHORITY

London Borough of Tower Hamlets

ARGO

PURCHASE PROCEDURE RESERVATION FEE

£2,000 non-refundable fee payable on reservation (copy of passport/driving licence and utility bill no older than 3 months to be provided at this point).

EXCHANGE OF CONTRACTS DEPOSIT 1:

5% of agreed purchase price.
If exchanging 'in the room', buyer may exchange on Reservation Fee, with balance Deposit payable 21 DAYS from exchange. Otherwise, Deposit is payable on exchange within 21 DAYS from date of reservation.

BALANCE

The remaining 95% of the purchase price is payable upon completion on 20 working days' notice (for Argo).

DEVELOPMENT SUMMARY

SAXON

ORION

PURCHASE PROCEDURE RESERVATION FEE

£2,000 non-refundable fee payable on reservation (copy of passport/driving licence and utility bill no older than 3 months to be provided at this point).

EXCHANGE OF CONTRACTS DEPOSIT 1:

5% of agreed purchase price.
If exchanging 'in the room', buyer may exchange on Reservation Fee, with balance Deposit payable 21 DAYS from exchange. Otherwise, Deposit is payable on exchange within 21 DAYS from date of reservation.

DEPOSIT 2:

5% of agreed purchase price due 6 months from exchange of contracts.

BALANCE

The remaining 90% of the purchase price is payable upon completion on 20 working days' notice.

CEYLON

DOUGLASS TOWER

PURCHASE PROCEDURE RESERVATION FEE

£2,000 non-refundable fee payable on reservation (copy of passport/driving licence and utility bill no older than 3 months to be provided at this point).

EXCHANGE OF CONTRACTS DEPOSIT 1:

5% of agreed purchase price.
If exchanging 'in the room', buyer may exchange on Reservation Fee, with balance Deposit payable 21 DAYS from exchange. Otherwise, Deposit is payable on exchange within 21 DAYS from date of reservation.

DEPOSIT 2:

5% of agreed purchase price due 6 months from exchange of contracts.

CONSTRUCTION PAYMENT 1 :

5% of agreed purchase price due 12 months from exchange of contracts.

BALANCE

The remaining 85% of the purchase price is payable upon completion on 20 working days' notice.

DEVELOPMENT SUMMARY

SOLICITOR PANEL

The developer can offer a choice of panel solicitors, whereby a contribution of £1000 excluding VAT towards legal fees will be paid upon completion.

The Solicitors details are as follows:

Forsters LLP

31 Hill Street
London W1J 5LS

Contact: Chris Myers
T: 020 7863 8417
E: chris.myers@forsters.co.uk

Riseam Sharples Solicitors

2 Tower Street
London WC2H 9NP

Contact: Julia Caveller
T: +44 020 7632 8919
E: juliac@rs-law.co.uk

Zhong Lun LLP

10-11 Austin Friars
London, EC2N 2HG

Contact: Paige Xia
T: 020 7382 1567
E: paigexia@zhonglun.com

Quastel Midgen

74 Wimpole St, Marylebone,
London W1G 9RR

Contact: Jonathan Neilan
T: +44 (0)207 908 2533
E: jneilan@quastels.com



For more information, please contact:

Jones Lang LaSalle Investments Limited

7/F One Taikoo Place, 979 King's Road, Hong Kong

Tel: +852 3759 0909

Email: irp.hk@ap.jll.com

<https://internationalresidential.jll.com.hk/>

Planning permission No.: PA/17/02292 granted by London Borough of Tower Hamlets. Acquiring interest in an apartment in the building with 999 year leasehold. The market information herein has been obtained from sources we believed to be reliable, but which have not been independently verified and we make no guarantee, representation or warranty as to its accuracy or completeness or correctness. No liability is accepted whatsoever for any direct, indirect or consequential loss arising from the use of this publication. This is not and should not be construed as an offer to buy or sell any landed property and, accordingly, do not have any legal binding effect whatsoever on JLL and/ or their clients. This is not intended to provide any professional, investment or any other type of advice or recommendation. You should seek professional, independent and specific advice on any such investment decision. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. The non-licensed staff engage in estate agency work exclusively in relation to properties outside Hong Kong and they are not licensed to deal with any property situated in Hong Kong. JLL Property Reference Number: IRP_N_101_00197. Date of publication: 16 Jun 2020. Jones Lang LaSalle Investments Limited Licence no.: C-082467.