

O B M

HAMPTON – LONDON



Fontaine London Property was born out of a passion to deliver luxury, desirable homes, investment portfolios and buy-to-let opportunities to a global audience.

Energised by the sheer wealth of opportunity in London and throughout the UK, Fontaine London Property have the pleasure of presenting to you

OLD BAKERY MEWS

HAMPTON WICK

This Grade II listed historic building synergised with three new contemporary lifestyle living town houses to create six unique homes each exuding character and charm in South West London.

Set back from the River Thames on Hampton Wick High Street, this boutique development portfolio available to be acquired is nestled between the vibrant market town of Kingston-upon-Thames and sublime Bushy Park, these new homes enjoy the very best of town and country living in prime West London



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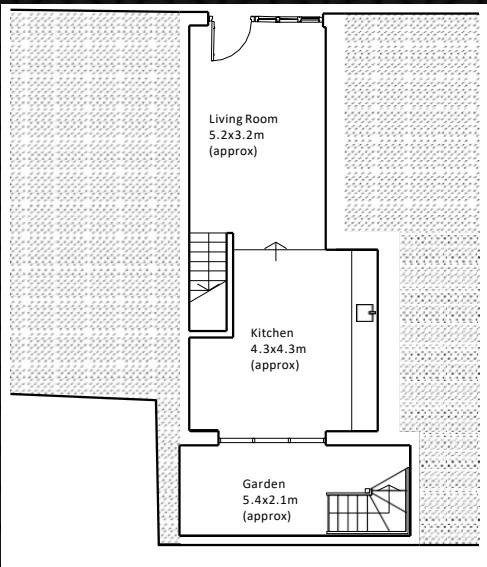
Mobile: 07584 325 815

Specialist In Portfolio Investments

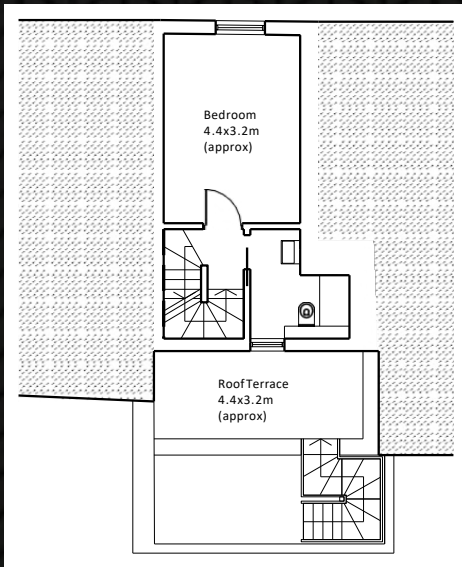
UNIT ONE

OLD BAKERY MEWS

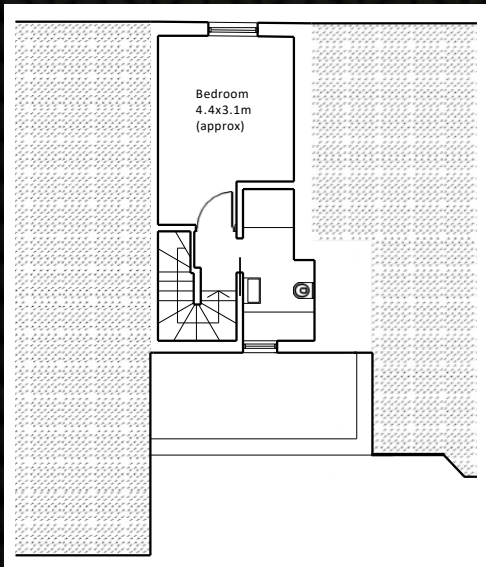
TOTAL GIA
86 sqm / 926 sqft



GROUND FLOOR

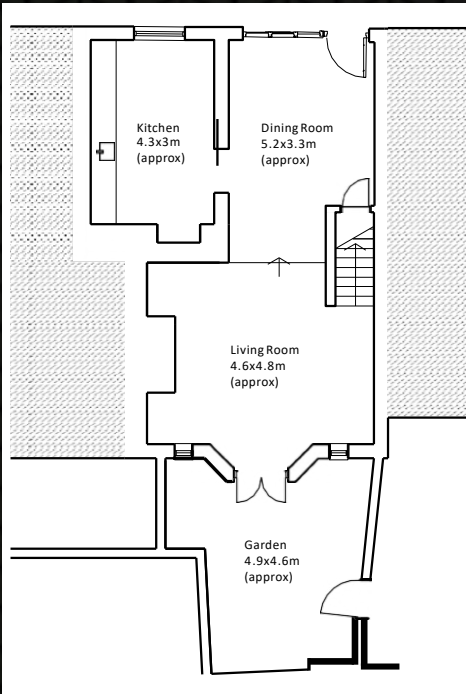


FIRST FLOOR

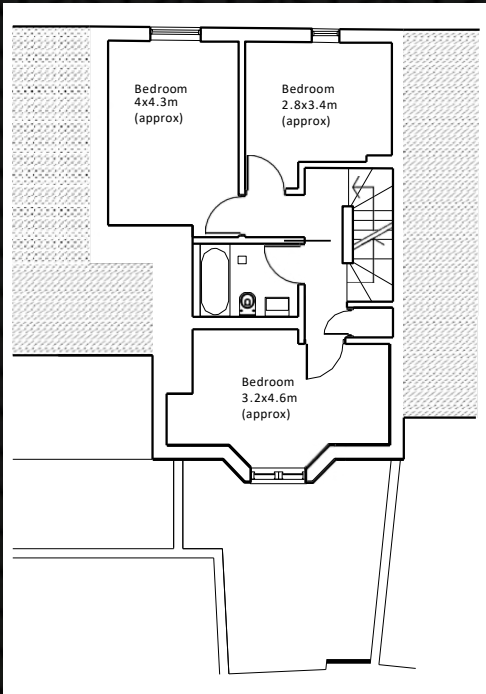


SECOND FLOOR

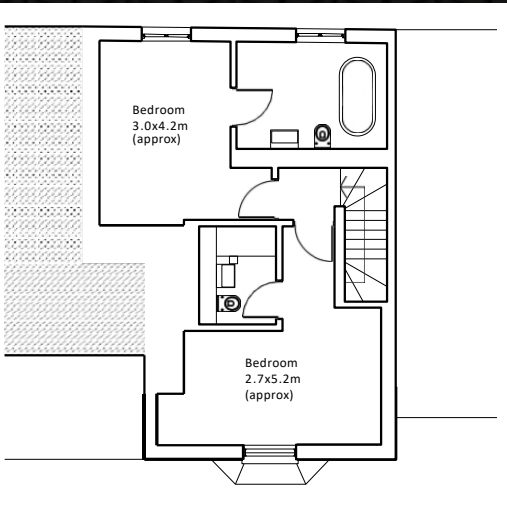
TOTAL GIA
165 sqm / 1776 sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT TWO

OLD BAKERY MEWS

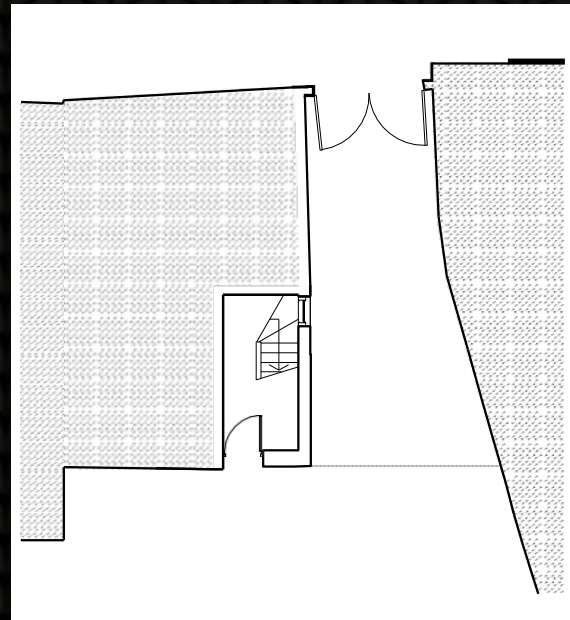
UNIT THREE

OLD BAKERY MEWS

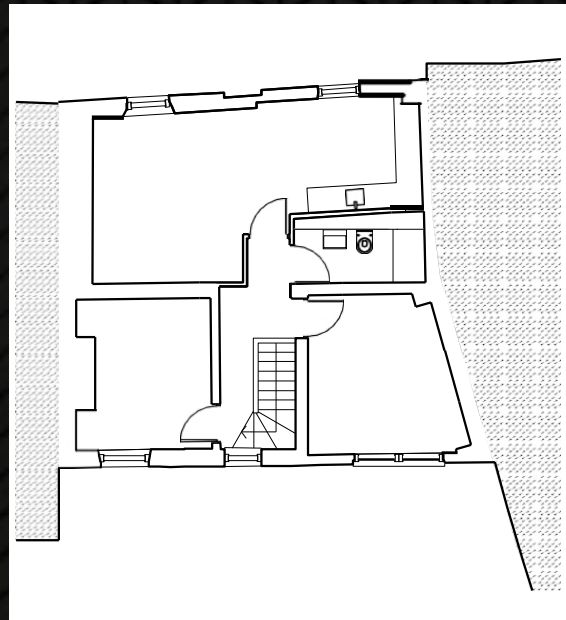
TOTAL GIA
71.5 sqm / 770 sqft

SPECIFICATION

OLD BAKERY MEWS



GROUND FLOOR



FIRST FLOOR



GENERAL

- Solid oak veneered doors with polished chrome ironmongery
- Coving to entrance hall and all principal rooms
- Contemporary skirting and architrave
- 100% wool carpet to bedrooms and living area
- Sliding door to courtyard garden of Unit 1

KITCHENS

- Bespoke Mereway kitchens with quartz worktops and upstands
- Arrange of integrated Neff appliances including:
 - Apyrolytic cleaning, variomatic steam, slide and hide door oven
 - Gas hobs
 - Extractor Fan
 - Fridge Freezer
- Dishwasher
- Quooker fusion tap providing instant boiling water

BATHROOMS & EN SUITES

- Villeroy & Boch white suites throughout
- Geberit wall hung WC's
- Hans Grohe and Crosswater brassware
- Saloni Ceramica Italian floor and wall tiles
- Vanity units and wall mirrors
- Heated towel rails

ELECTRICAL

- TV and data outlets to all principal rooms
- LED low power consumption downlighters to all principal rooms
- Cat 5 cabling throughout

PLUMBING & HEATING

- Gas central heating
- Underfloor heating in all bathrooms and en suites
- Underfloor heating to ground floor
- Heated towel rails in all bathrooms and en suites
- Wall mounted designer radiators to all other rooms

EXTERNAL

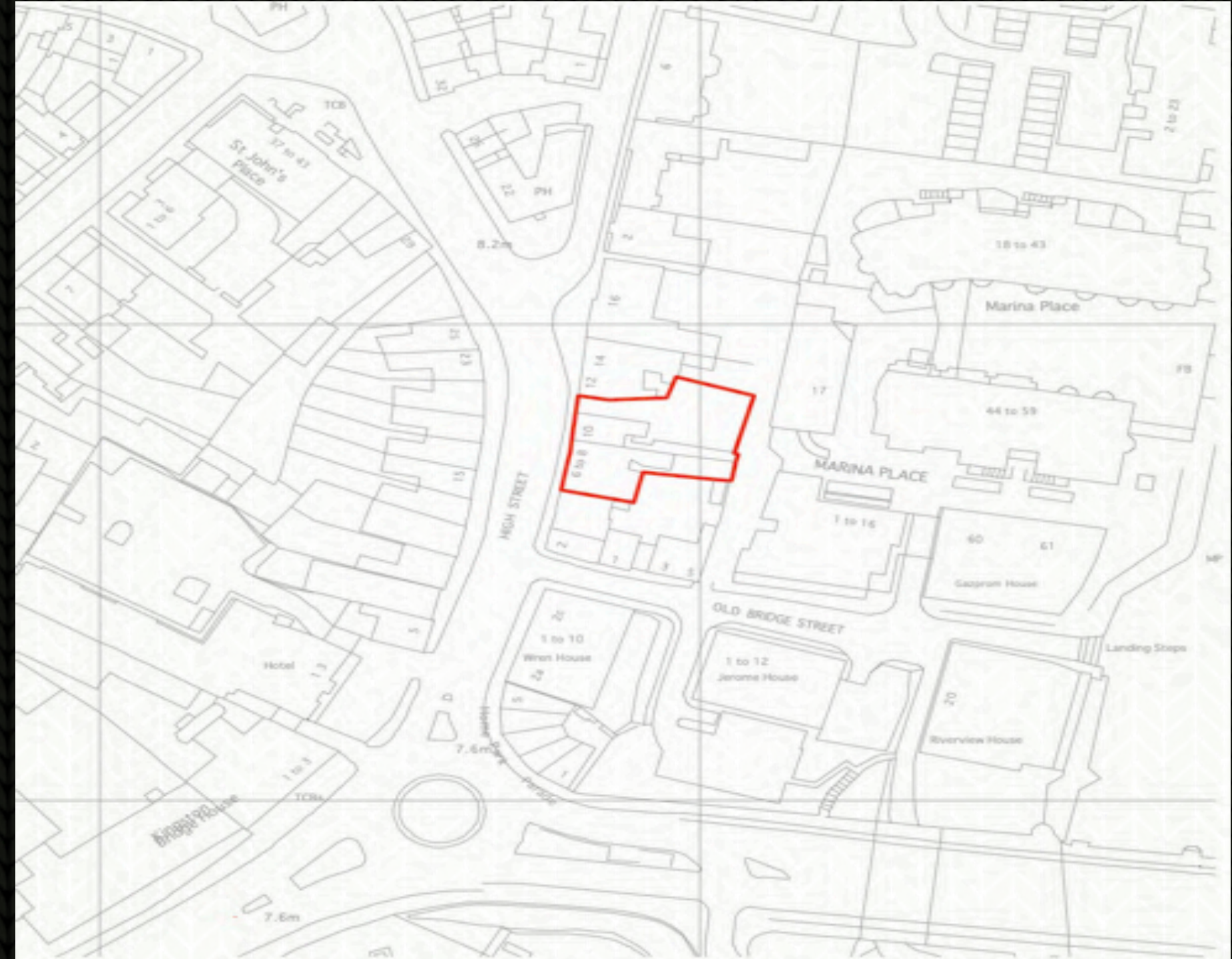
- Traditional brick and block construction
- Natural slate roof
- Handmade claytiles
- Hardwood bespoke heritage windows with Pilkington Optithon acoustic glass, exceeding "Secured by Design" standards
- Private courtyard parking space for 8 High Street

SECURITY & PEACE OF MIND

- Electric gate to shared courtyard
- Wired NACOSS Security System
- 10 Year Structural Warranty

DISCLAIMER

These particulars are not considered to be a formal offer and are only intended to provide an overview of the properties at Old Bakery Mews. Old Bakery Mews is a marketing name the actual address will be 6, 8 or 10 High Street. Although every care has been taken in the preparation of this brochure, it cannot be taken as a statement or representation of fact. Please note that the floor plans are not to scale and are indicative of the layout and for guidance purposes only. All gross internal areas and external demised areas are approximate only, and have been taken from architects drawings and calculated in accordance with the RICS Code of Measuring Practice. Variations will occur in each apartment due to the nature of a refurbishment project within a listed building. Please note internal furnishings within the photographs are CGI. All photography is of units 1, 2 and 3 and are not necessarily comprehensive. June 2018





A PRIME LOCATION

*The best of town and country living
In Prime London*

IN THE LOCAL AREA

1. Hussar's Espresso Bar 20m
2. Uname Restaurant & Bar 40m
3. The Swan Pub & Thai Restaurant 55m
4. Thames Path 100m
5. The Foresters Pub 110m
6. Hampton Court Park 150m
7. Bushy Park 250m
8. John Lewis & Waitrose 300m
9. Kingston Riverside 300m
10. Hampton Wick Station 320m
11. Bentall Shopping Centre 500m
12. Marks & Spencer 600m
13. Hampton Wick Infant School 850m
14. Canbury Gardens Tennis Centre 1000m
15. Kingston University 0.9 miles
16. Richmond Park 1.4 miles
17. Diana Fountain 1.5 miles
18. Hampton Court Palace 1.6 miles





COUNTRY LIFE

Royal Bushy Park and Hampton Court Park are just 250m and 150m away respectively offering peace and tranquillity from the hustle and bustle of the city. Linked to Hampton Court Palace by the Longford River, Bushy Park offers an abundance of British wildlife including woodpeckers, kingfishers, kestrels and herds of red and fallow deer. Old Bakery Mews is set 100m back from The River Thames with Old Bridge Street leading you straight onto a stretch of the Thames Path, a 184 mile walkway following this famous river enjoyed by both walkers and runners alike.

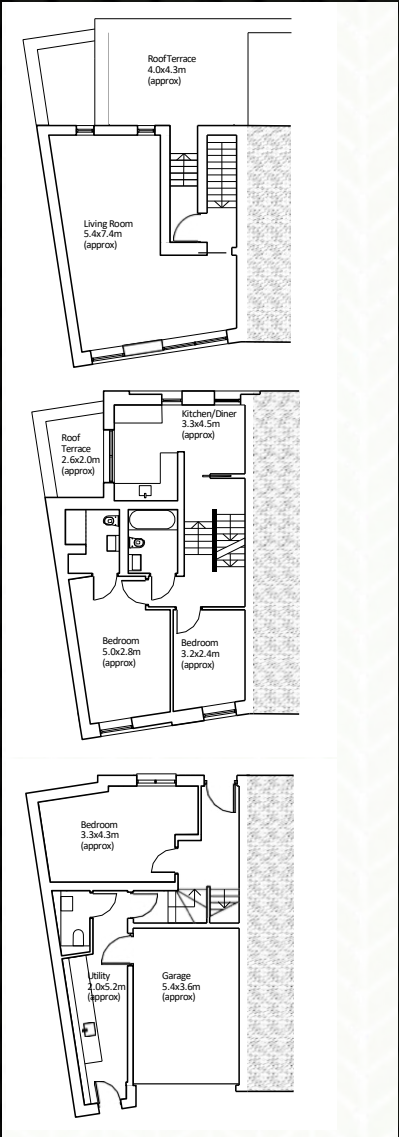


UNIT FOUR

OLD BAKERY MEWS



SECOND FLOOR



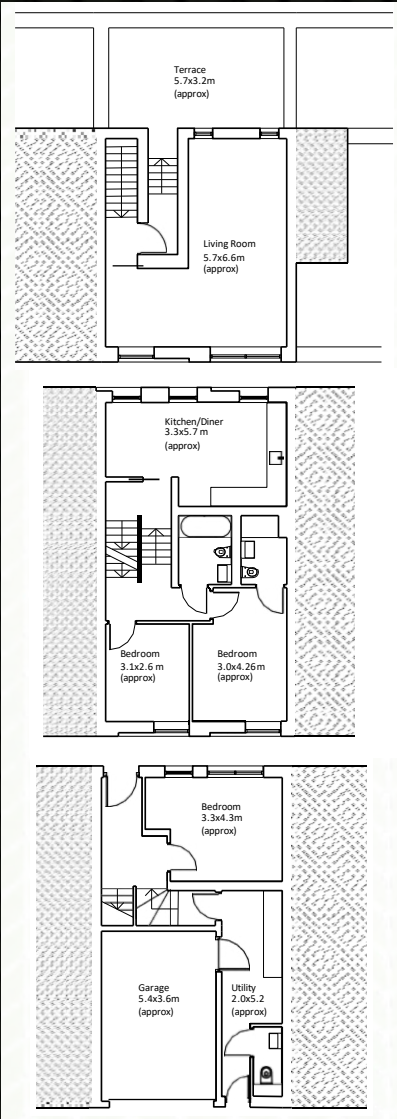
FIRST FLOOR

GROUND FLOOR

TOTAL GIA
158 sqm / 1701 sqft

TOTAL GIA
150 sqm / 1615 sqft

SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

UNIT FIVE

OLD BAKERY MEWS



UNIT SIX

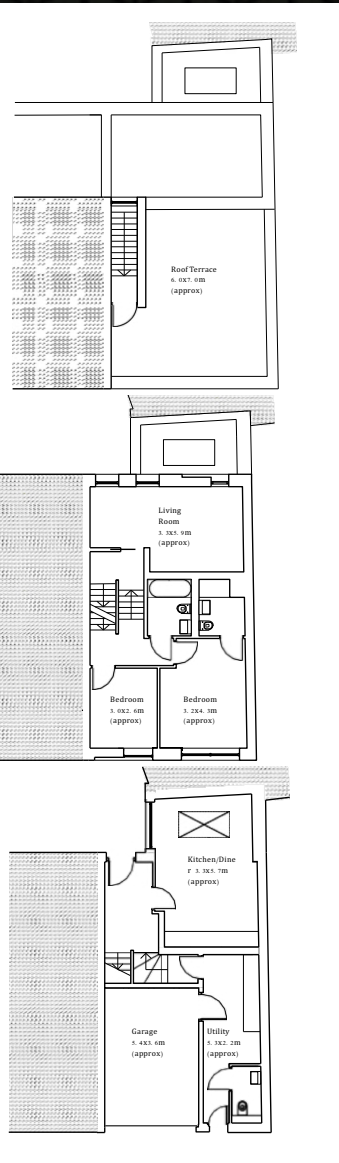
OLD BAKERY MEWS



SECOND
FLOOR

FIRST
FLOOR

GROUND
FLOOR



TOTAL GIA
137 sqm / 1475 sqft



GENERAL

- Solid oak veneered doors with polished chrome ironmongery
- Coving to entrance hall and all principal rooms
- Contemporary skirting and architrave
- 100% wool carpet to bedrooms
- Porcelain tiled entrance hall
- Velfac sliding door to balcony off unit 4

KITCHENS

- Bespoke Mereway kitchens with quartz worktops and upstands
- Arrange of integrated Neff appliances including:
- Apyrolytic cleaning, variomatic steam, slide and hide door oven
- Gas hobs
- Extractor Fan
- Fridge Freezer
- Dishwasher
- Quooker fusion tap providing instant boiling water



BATHROOMS & EN SUITES

- Villeroy & Boch white suites throughout
- Geberit wall hung WC's
- Hans Grohe and Crosswater brassware
- Saloni Ceramica Italian floor and wall tiles
- Vanity units and wall mirrors
- Heated towel rails

ELECTRICAL

- TV and data outlets to all principal rooms
- LED low power consumption downlighters to all principal rooms
- Cat 5 cabling throughout

PLUMBING & HEATING

- Gas central heating
- Underfloor heating in all bathrooms and en suites
- Underfloor heating to ground floor and utility rooms
- Heated towel rails in all bathrooms and en suites
- Wall mounted designer radiators to all other rooms



EXTERNAL

- Traditional brick and block construction
- Velfac 200 series double glazed windows
- Oversized garages with electrically operated insulated sectional doors
- Private Roof terrace

SECURITY & PEACE OF MIND

- Electric gate to shared courtyard
- Wired NACOSS Security System
- 10 Year Structural Warranty

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OLD BAKERY MEWS



OLD BAKERY MEWS



SCHEDULE OF ACCOMMODATION

The opportunity to acquire this desirable development of homes consists of two Freehold Titles and the following luxury units:

❖ 6–8 High Street, Hampton Wick, Kingston Upon Thames, London, KT1 4DB

Title No. MX305224 (Freehold)

Unit 1	2 Bed	2 Bath	Grade II Listed Terraced House	926sqft
Unit 2	5 Bed	3 Bath	Grade II Listed Terraced House	1776sqft
Unit 3	2 Bed	1 Bath	Building of Townscape Merit	770sqft

❖ 10 High Street, Hampton Wick, Kingston Upon Thames, London, KT1 4DB

Title No. MX216969 (Freehold)

Unit 4	3 Bed	2 Bath	Town House	1701sqft
Unit 5	3 Bed	2 Bath	Town House	1615sqft
Unit 6	2 Bed	2 Bath	Town House	1475sqft

Total 8263sqft

FINANCIAL BREAKDOWN

Unit	Type of Unit	Floors	Beds	Bathrooms	SQM	SQFT	Outdoor Space	SQM	Parking	SHORT-LET	LONG-LET	PRICE	£/sqft	GIY SL	GIY LL	PRICE	£/sqft	GIY SL	GIY LL
Commercial	Commercial	G			32	344				£1,250	£1,250	£165,000	£465	7.31%	7.31%	£140,000	407	10.71%	10.71%
1	House	G,1,2	2b/4p	2	89	960	Courtyard + Roof Terrace	23	-	£4,800	£1,850	£699,950	£729	3.43%	3.43%	£615,000	641	9.37%	3.61%
2	House	G,1,2	5b/10p	3	172	1856	Courtyard	20	1	£12,000	£3,500	£1,200,000	£700	3.14%	3.14%	£1,150,000	620	12.52%	3.65%
3	Maisonette	G,1	2b/3p	1	72	773	-	-	-	£4,800	£1,650	£599,950	£750	3.31%	3.31%	£510,000	660	11.29%	3.88%
4	Mews House	G,1,2	3b/5p	2.5	159	1707	Roof Terrace x2	24.2	1	£7,300	£3,250	£1,250,000	£732	3.07%	3.07%	£1,130,000	662	7.75%	3.45%
5	Mews House	G,1,2	3b/5p	2.5	151	1627	Roof Terrace	18.7	1	£7,300	£3,000	£1,175,000	£738	3.00%	3.00%	£1,085,000	667	8.07%	3.32%
6	Mews House	G,1	2b/3p	2.5	137	1471	Roof Terrace	31	1	£4,800	£2,750	£995,000	£680	3.30%	3.30%	£995,000	676	5.79%	3.32%
TOTAL					812	8,738		117	4	£492,000	£192,000	£5,919,900	£677	8.31%	3.24%	£5,485,000	£619	8.97%	3.50%
																7.35%			
							Occupancy												
							100%			£492,000				8.31%				8.97%	
							90%			£442,800				7.48%				8.07%	
							80%			£393,600				6.65%				7.18%	
							70%			£344,400				5.82%				6.28%	
							60%			£295,200				4.99%				5.38%	
							50%			£246,000				4.16%				4.48%	
							40%			£196,800				3.32%				3.59%	

6 LUXURY HOMES

GIA OVER 8200sqft

SITE AREA 0.137ac

SPV PURCHASE OPPORTUNITY

SDLT SAVING OF c£458K

STAMP DUTY ON SHARES ONLY c£29K

This portfolio acquisition is ideally suited to an investor who would like to maximise their return on prime London real estate.

To maximise returns the buyer can employ a range of investment strategies:

- Acquire for Buy To Let
- Acquire for Serviced Accommodation (Very High Yielding)
- Acquire for Corporate Let for Blue Chip Company
- Acquire for Tax Write-Off Purposes
- Acquire for Cash Holdings and Capital Appreciation

Fontaine London Property can assist in full asset management service from Tenant Finding and Serviced Accommodation Management.

SPV Purchase

Our client is seeking offers in excess of:
Purchasing the SPV would result in a stamp duty charge of 0.5% on the price paid for the shares in the company. The comparison below shows a clear advantage:-

£5,500,000. 00

Purchase property @£5.919M
o SDLT c£458k
Purchase shares in SPV @£5.919M
o Stamp duty c£29.5k

SPV Purchase

Purchasing the SPV would result in a stamp duty charge of 0.5% on the price paid for the shares in the company. The comparison below shows a clear advantage and savings: –

- Purchase property £5. 919M
- SDLT c£458k
- Purchase shares in SPV £5. 919M
- Stamp duty on shares c£29. 5k



O B M

HAMPTON – LONDON

To arrange appointment for viewing or to discuss this outstanding development acquisition further please contact:

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Email: info@FontaineLondonProperty.co.uk

