

UK

250 CITY ROAD

LONDON EC1



THE VISION FOR 250 CITY ROAD

The latest phase at 250 City Road, Valencia Tower, rises above its surroundings with breathtaking views and brings the Capital to your door. Situated in the heart of Zone 1, it sits at a pivotal point between Old Street, Tech City, Angel and Clerkenwell.

Computer generated images of 250 City Road are indicative only.

Berkeley
Designed for life



Computer generated image of Valencia Tower and public art, indicative only.

INTRODUCING 250 CITY ROAD

Located just 8 minutes' walk from Old Street, 250 City Road is a landmark development designed by world renowned architects Foster + Partners.

These spectacular apartments and penthouses offer stunning views as well as a host of residents' facilities including a gym and terrace, luxurious 20-metre swimming pool and spa, concierge facilities, residents' lounge, business lounge and screening room. 1.9 acres of landscaping complete with historic public art at the heart of the scheme play host to cafés, restaurants, retail outlets, creative workspaces and a 4* 190 bed nhow London hotel. Public areas are fully Wi-Fi enabled. At 250 City Road you really are at the heart of everything London has to offer. With the delights of Upper Street and Tech City, the third largest technology startup cluster in the world, this is the perfect destination to set out on foot and be inspired by the industrial past and technological future.

WHY INVEST IN 250 CITY ROAD?

Foster + Partners

Designed by internationally acclaimed architects, Foster + Partners, this mixed-use development comprises circa 1.2 million sq ft



Strong demand from renters due to attractive Berkeley design of homes, exceptional Customer Service and ecological features



16 minute walk to Farringdon Crossrail Station, allowing you to travel to Heathrow Central in 31 mins



8 minutes' walk from both Old Street and Angel tube station situated on the Northern Line

WHY INVEST IN THE BOROUGH OF ISLINGTON?



3.8% average rental yield



8% house price growth over the last 5 years



Property prices in Islington have outperformed average London prices throughout 2019



Islington is predicted to see the joint highest rise in rents over the next 5 years of 22%

12 'Outstanding' Primary Schools

14% rental value growth 5-year forecast

315 restaurants and cafes

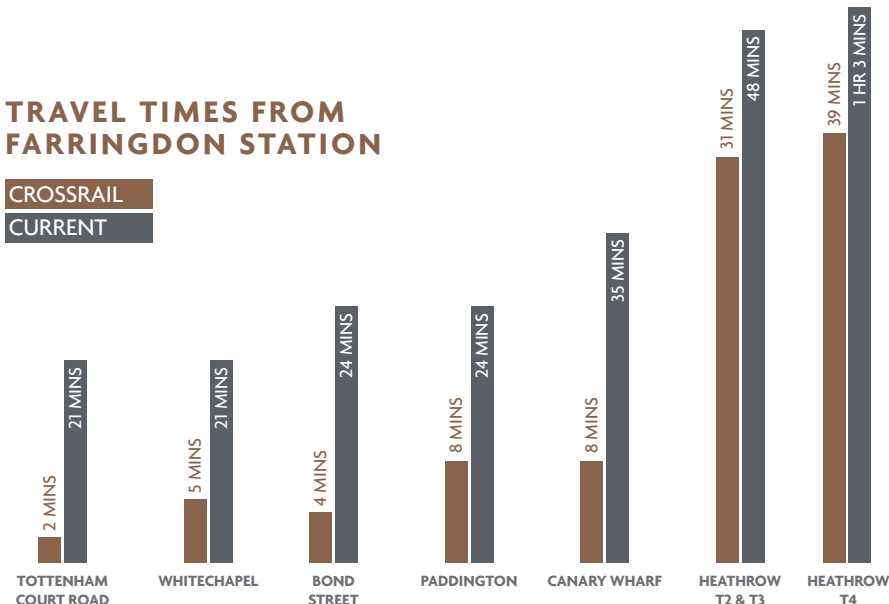
1,079 shops

Source: CBRE Residential London Living 2019

TRAVEL TIMES FROM FARRINGDON STATION

CROSSRAIL

CURRENT







Source: London Underground - tfl.gov.uk

Crossrail - www.crossrail.co.uk/route



Computer enhanced image of 250 City Road, indicative only.

WHY INVEST IN LONDON?

-  Underlying demand for supply
-  Population set to increase to 10.3m people by 2041, an increase of 1.2m people when compared with 2019
-  The City is seen as a safe haven, especially in times of political instability
-  London has a 42.5% higher proportion of high-paid jobs compared with the rest of the UK average of 25.4%
-  London generates 22% of UK GDP despite accounting for only 12.5% of the UK population
-  One of the world's greenest cities for its size
-  Over 100 languages spoken
-  Over 357,000 millionaires living in London
-  Over 6% house price growth over the next four years
-  London has a strong legal structure, asset protection and multicultural society
-  London is now indisputably a global technology centre; the digital capital of Europe. Amazon and Google HQ will be within two miles of 250 City Road



The City of London is the world's leading financial district with over 513,000 employees



Commercial property investment in the City and West End rose to £3.2b in the first quarter of 2019



Favourable exchange rates



Ease of global access with four main airports in close proximity



World class education



Centrally located between Asia & North America

Source: CBRE Residential London Living 2019, Office of National Statistics, CNBC.com, Savills, London.gov, www.worldatlas.com



HOUSE PRICE GROWTH FORECAST FROM 2020-2023

Central London	2020	2021	2022	2023	4 year growth 2020-2023
Knight Frank	0.0%	2.0%	3.0%	4.0%	9.0%
Savills	0.0%	2.5%	1.5%	2.5%	6.5%
JLL	1.0%	2.5%	4.0%	3.5%	11.0%
CBRE	2.0%	4.0%	4.0%	1.0%	11%

Source: Knight Frank, Savills, JLL and CBRE Research

THE DEVELOPMENT

Key features at 250 City Road:

- Designed by world famous architects, Foster + Partners
- Just under 2 acres of beautifully landscaped public realm
- Studios, 1, 2 and 3 bedroom apartments and penthouses
- All apartments benefit from either winter gardens, balconies or terraces
- Restaurants and cafés surround the landscaping at the heart of the scheme
- Luxurious 20-metre pool and spa with jacuzzi, sauna and steam room
- 7th floor gym and fitness terrace
- Residents' lounge, business lounge and screening room
- 24-hour concierge facilities
- iBasin - up to 75,000 sq ft of grade A office space as well as studio space for use by start-up companies
- 190 bedroom luxury 4* hotel by nhow
- Approximately 30,000 sq ft of retail space to include shops, bars and restaurants

All apartment mixes are subject to planning.

APARTMENT MIX

	STUDIO	1 BED	2 BED	3 BED	TOTAL APTS
VALENCIA TOWER	0	114	88	5	207
VALENCIA PENTHOUSES	0	0	2	3	5
AURORA	6	3	3	0	12
TOTAL	6	117	93	8	224



Photograph of the residents' gymnasium at 250 City Road.



Photograph of the residents' business lounge at 250 City Road.



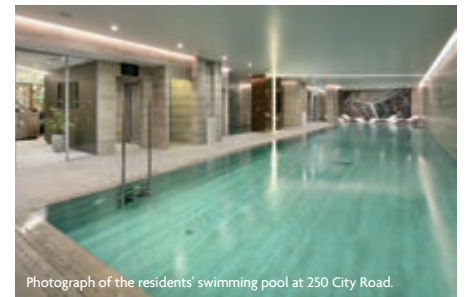
Photograph of the nhow London hotel at 250 City Road.

THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes and has won numerous awards for quality, design and customer service including the accolade of Britain's Most Admired Company 2017. Quality is at the heart of everything Berkeley does, not only in the homes we build, but in our commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhood in which they are located through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

Berkeley

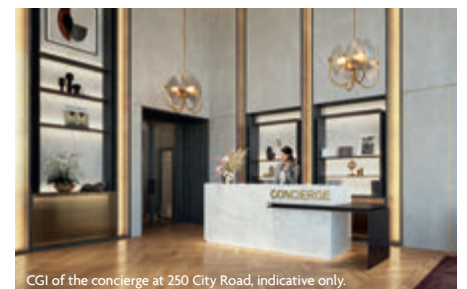
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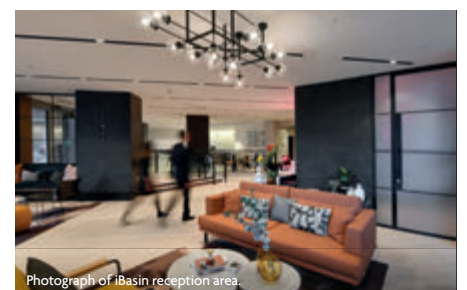
Photograph of the residents' swimming pool at 250 City Road.



Photograph of the residents' screening room at 250 City Road.



CGI of the concierge at 250 City Road, indicative only.



Photograph of iBasin reception area.

LOCATION

City Road, London EC1V

LOCAL AUTHORITY

Islington

TENURE

999 year lease

ARCHITECTS

Foster + Partners is one of the most innovative architectural practices in the world with past projects including The Gherkin, Wembley Stadium, London City Hall, Hong Kong International Airport, Russia Tower and Kuwait International Airport.

LANDSCAPE DESIGN

Award-winning landscape Architects, Murdock Wickham, strive to create successful spaces for communities to use and enjoy. Their vast range of experience and passion for design, connects each project's history to bring a development story to life. Projects include White City, Woodberry Down, Goodman's Fields, Ingress Park and Kidbrooke Village.

BUILDING INSURANCE

10-year warranty (NHBC, Premier Guarantee or similar) and 2-year Berkeley warranty

ESTIMATED COMPLETION

Valencia Tower Levels 4 to 6 – Q2/Q3 2023, except hoist apartments (07, 08 and 09 stack) – Q3/Q4 2023

Valencia Tower Levels 8 to 16 – Q2/Q3 2023

Valencia Tower Levels 17 to 25 – Q3/Q4 2023

Valencia Tower Levels 26 to 33 – Q1/Q2 2024

Penthouses and hoist apartments – Q3/Q4 2024 (07 stack)

Aurora all apartments – Q2/Q3 2023

PARKING

A right to park permit is available on selected apartments by separate negotiation at an additional premium of £50,000.

City Road is in the London congestion Zone 1. The current congestion zone rate is £11.50 between 07:00 and 18:00, Monday to Friday.

Transport for London offers a 90% discount on the congestion charge for qualifying residents.

LONDON BOROUGH OF ISLINGTON COUNCIL TAX

G	£2,382.41pa
H	£2,858.90pa

Table of the 2018/2019 council tax figures
Source: www.islington.gov.uk

Please be advised this is subject to change and is listed as indicative only.

GROUND RENT

Studio unit	£400pa
1 bedroom unit	£500pa
2 bedroom unit	£600pa
3 bedroom unit	£700pa
Penthouses	£1,000pa

Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

SERVICE CHARGES – ESTIMATED £6.30 SQ FT

- 24-hour concierge
- Gym and pool facilities
- Residents' lounge
- Screening room
- Yoga studio
- Communal heating system maintenance
- Business Lounge
- Mechanical and electrical plant maintenance
- Estate management (Savills)
- Buildings Insurance

Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

Two forms of identification are requested for each purchaser – a proof of address and proof of identity. These must be originals and must be valid within the last three months. If the purchase is being made in a company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the company's registered address
- A list of directors and shareholders
- Individual photo identification for at least two directors and shareholders

UK PAYMENT TERMS

1. A booking deposit is payable upon reservation:
 - £2,000 deposit for Studios & 1 bedroom apartments
 - £5,000 deposit for 2 and 3 bedroom apartments
 - £10,000 deposit for apartments over £2million

2. Exchange of contracts to take place within 21 days of reservation
3. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
4. An additional 10% advanced payment of the purchase price is required 12 months after exchange of contracts
5. A further 5% payment is due 24 months after exchange of contracts
6. Balance of 75% is payable upon completion



Computer generated image of 250 City Road, indicative only.



LOCAL AREA

Original and accessible, at 250 City Road you really are at the heart of everything London has to offer. With the delights of Upper Street or Silicon Roundabout a ten minute walk away, you are perfectly placed for work or play.

- Within a ten minute walk City Road boasts hidden bars, unique coffee shops and a flurry of restaurants
- Running parallel to the road, Regent's Canal offers coffee shops, pubs and places of interest
- Victoria Miro showcases artists from all over the world in a vibrant exhibition space
- Cultural centres nearby include the Wesley's Chapel, House and Museum of Methodism, Sadler's Wells and the Old Red Lion Theatre
- 250 City Road connects Tech City with the cultural attractions of Islington and the city beyond





TRANSPORT LINKS

250 City Road is all set to become a hub in its own right. This intersection between the hot spots of Old Street and Angel is also where a busy modern thoroughfare meets the tranquillity of bygone waterways.

- Located in Zone 1
- Nearest underground stations are Old Street and Angel, both connecting to the Northern Line. King's Cross St Pancras will provide connections via the Victoria, Circle, Hammersmith & City, Metropolitan and Northern lines as well as National Rail and Eurostar
- Access overground rail via Old Street, Liverpool Street, Farringdon and King's Cross St Pancras
- Crossrail connection at nearby Farringdon Station will provide quick access to Tottenham Court Road (2 mins), Canary Wharf (8 mins), Paddington (8 mins) and Heathrow Airport (31 mins)
- Around 200 million passengers will travel on Crossrail each year

TUBE JOURNEY TIMES

From Old Street Underground Station

Moorgate		1 min
King's Cross / St Pancras		5 mins
London Bridge		5 mins
Euston		6 mins
Canary Wharf		18 mins
Bond Street		20 mins
Paddington		26 mins

See previous page for new Crossrail times from Farringdon Station.

From Old Street Rail Station

Moorgate	4 mins
Highbury & Islington	5 mins
Finsbury Park	14 mins
Alexandra Palace	19 mins

All times are based on travelling at 7.30am on a weekday.
Source: TfL.gov.uk

TECH CITY/FINANCIAL TECHNOLOGY (FINTECH)

Significant new technology and digital employment opportunities are creating a strong demand for housing.

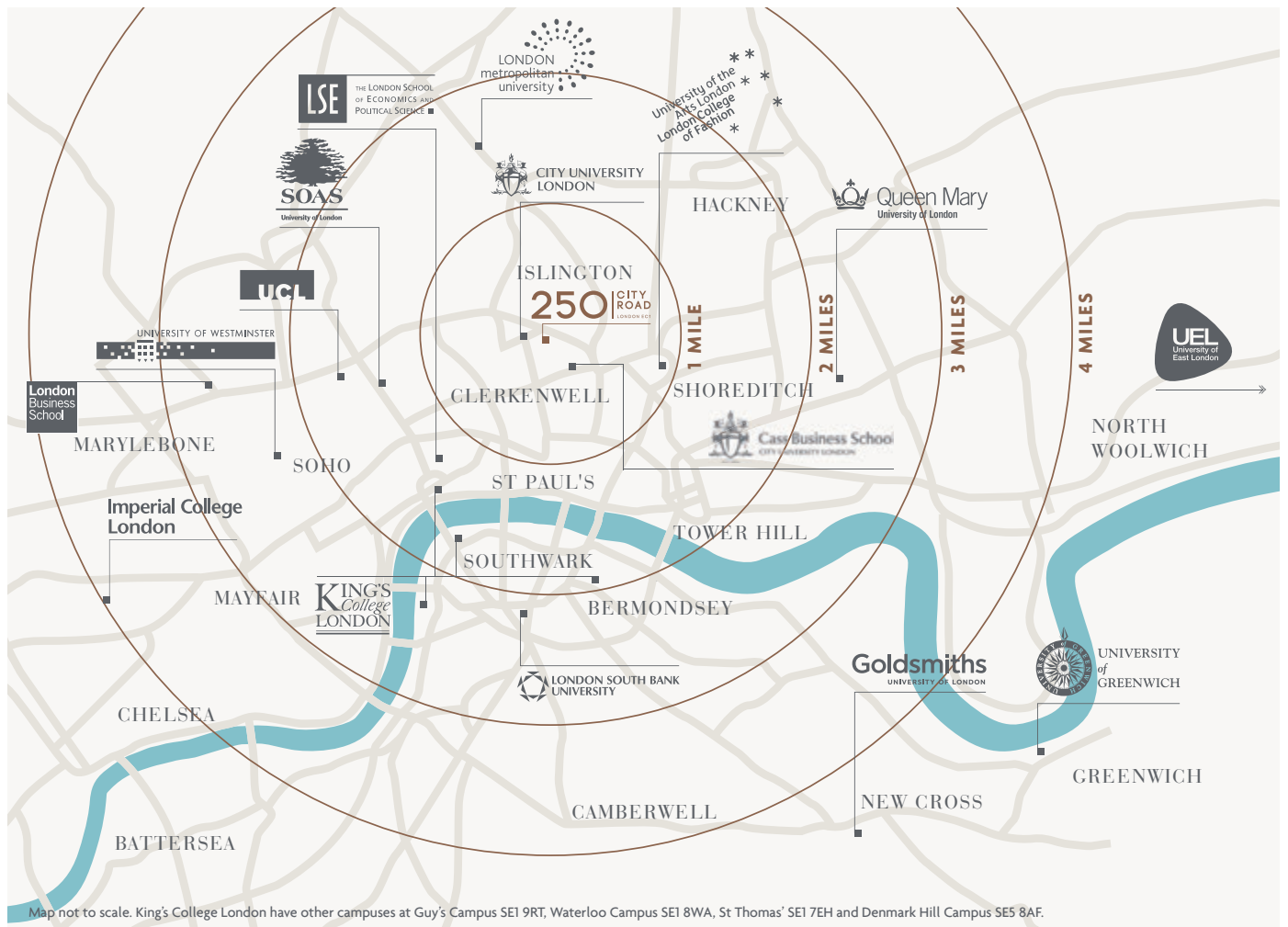
- London is now indisputably a global technology centre; the digital capital of Europe, with the area around 250 City Road fast becoming an elite global hub of fintechs
- 250 City Road is located next to Old Street, known as the Silicon Roundabout and the Capital's technology/digital sector hub
- Residential property in the Silicon Roundabout walk zone is outperforming wider boroughs and the trend is forecast to continue
- The Digital Tech sector already accounts for 915,471 job openings in London, and Islington is forecast to have one of the highest rates of job creation in the coming years
- Google's head office is now open in King's Cross, employing 7,000 people by 2020 in a major boost to Britain's technology sector after Britain's vote to leave the EU. This will boost the demand for residential housing
- There are estimated to be some 3,228 registered companies per square km in the EC1V postcode alone

Source: techcityuk.com, Tech Nation 2019; Adzuna



EDUCATION

London's top universities are all within easy reach of City Road; with many being so close, you can easily travel from your living room to the classroom in less than half an hour.



Map not to scale. King's College London have other campuses at Guy's Campus SE1 9RT, Waterloo Campus SE1 8WA, St Thomas' SE1 7EH and Denmark Hill Campus SE5 8AF.



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CONTACT DETAILS:

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DISCLAIMER

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Proud to be a member of the Berkeley Group of companies