

DARGLOBAL

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PREMIUM APARTMENTS
EALING - LONDON

FACTSHEET

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A DEVELOPMENT BY

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MOUNTBATTEN
HOMES

ACCESS TO KEY DESTINATIONS

- 10min walk to West Ealing Station on the newly built Elizabeth Line
- 8min to central London via Elizabeth Line
- 10min to Heathrow Airport via Elizabeth Line
- Easy access to the M4 motorway
- Walpole Park at doorstep

INTERIOR AND EXTERIOR SPECS

KITCHEN

- De Dietrich Appliances (oven, microwave/ combi, induction hob) and Nomande appliances (dishwasher, full height fridge/freezer)
- Instant Hot Water Tap
- Marble Worktops - Arabescato Corchia
Sourced direct from Verona Italy, 20mm

LIVING ROOM

- Decorative wall paneling added to the TV Elevation to create a visual focal point.
- Herringbone Flooring with underfloor heating
- Walls to be Painted (*Recommend Rolling Fog Pale - Little Greene*)

BATHROOMS

- Stylish bathrooms that have a clean and contemporary aesthetic whilst maximizing the storage options for the end user.
- Geberit WC/ Basin/Bath
- Tippo International Vanity Units
- Brassware - Gessi Emporia Range in Finox - Brushed Nickel
- 80 x 80 Wall Tiles
- In the Family bathrooms, the floor will be in the same marble but in a Herringbone format.

LIGHTING

- Lighting to make the space feel open and bright yet also homely. Integrated lighting in the kitchen within the open plan living can also provide functional as well as accent lighting.
- Spot lights in Living Areas
- Pendants in Bedrooms
- Integrated mood lighting underneath kitchen units

DOORS & BOILERS

- Boilers to be integrated into the kitchen furniture for easy access but also to keep them nicely out of sight. Plumbing also allowed for in each of the utility cupboards for a washer/dryer.
- 30 Minute Fire Doors - to be painted Purbeck Stone or White - Farrow & Ball
- Simple Profile Skirting and Architrave
- Internal Door Handle Profile - Brushed Nickel
- Worcester Bosch Boilers

FLOORING

- Herringbone wood flooring throughout Living Areas
- Underfloor heating in all Living areas and Bathrooms
- Light Carpet with Underlay in all Bedrooms

EXTERIORS

- Contemporary aesthetic that is striking but also compliments the green and idyllic surroundings. A pair, that mirror each other from the outside.
- Textured Beige Brick in Stretcher Bond
Reference picture only
- Detailed Brick Work
- RAL 7016 Windows - Anthracite
- Anthracite Cement Roof Tiles
- Outdoor features include
 - Phone entry system
 - Formal landscaping including topiary and box hedging to the front of the properties.
 - Porcelain tiling and raised beds for the basement apartments.
 - Cycle storage
 - Parking

OWNERSHIP TYPE	Leasehold for 999 years
PROPERTY TYPE	Apartment
BUILDING	2 building, Lower Ground Floor, G + 3 BR
BEDROOMS	1BR – 6 units 2BR – 7 units 3BR – 2 units 2BR duplex – 1 unit 3BR duplex – 1 unit
SIZE RANGE (excluding terrace)	1BR: 507sqft/47.1sqm – 648sqft/60.2sqm 2BR: 647sqft/60.1sqm – 917sqft/85.2sqm 3BR: 927sqft/86.1sqm – 1,016sqft/94.4sqm 2BR duplex: 1,031sqft/95.8sqm 3BR duplex: 1,258sqft/116.9sqm
STARTING PRICE	1BR – GBP 498,769 2BR – GBP 605,248 3BR – GBP 840,622 2BR duplex – 868,642 3BR duplex – 1.03m
ANTICIPATED COMPLETION DATE	Q1, 2024
PAYMENT PLAN	10% Deposit – Immediately 10% – 3 months after booking 80% – upon project completion
FEES BORNE BY CUSTOMERS	Stamp Duty Tax, service charge, lawyer fee, financing fee if any
STAMP DUTY LAND TAX	Due upon project completion. Approx. 5% subject to individual buyer’s circumstance (1st time buyer, 2nd home, overseas)
ESTIMATED SERVICE CHARGES	Please note that the estimated service charge is cost per apartment per year, inclusive of insurance. Building A: <ul style="list-style-type: none">• 1BR: £1,125• 2BR: £1,250• 3BR: £1,400 (exception: Flat 2 is £1,700) Building B: <ul style="list-style-type: none">• 1BR: £1,125• 2BR: £1,250 (exception: Flat 2 is £1,550)

ACCOUNT FOR TOKEN (GBP 5K)	Bank: Standard Chartered Bank Beneficiary: Dar Al Arkan Global UK Holdings LTD- Deposit Account number 01275447901 Sort code 609104 IBAN GB11SCBL60910412754479
PAYMENT OF INSTALMENTS	No direct transfer is allowed between customer and DarGlobal – payment is through customer and DarG’s lawyers No 3rd party payment is allowed
PAYMENT METHOD	Allowed: POS, credit/debit, wire transfer, https://darglobal.co.uk/payonline/ NOT Allowed: Crypto
CREDIT CARD CHARGES	For token payment, DarG will bear the cost.
RESELL CLAUSE	20%
MORTGAGE	Service available through clients’ banks – there are no restrictions.
PARKING	Building A – Flat 2 and Building B – Flat 1 have a parking for each. There is a free cycle parking and paid parking 5-min away by walk (£149/month).
UTILITY PROVIDE	Energy Provider: Not yet appointed – SSE are installing the incoming network, but final provider is yet to be confirmed, although this could be either Scottish & Southern Electricity Network, or UK Power Networks Water Provider: Thames Water (as they cover London) V2_07192023 4
MANAGEMENT COMPANY	To be appointed closer to completion date by Mountbatten.
WARRANTY	12-month defect liability warranty along with manufacturer warranties where applicable. The 10 years warranty will cover structural and latent defects.
BUILDING INSURANCE	Building Insurance provider will be appointed on completion of the building as it is only required post completion.

CML TEMPLATE/ FIRE CERTIFICATES	It will be issued on completion as confirmed with lawyers.
CUSTOMER	All nationalities (individual and company) subject to KYC
JOINT BUYERS	Max 4 persons allowed on land registry If there are more than 4 persons, the buyers can nominate 2 trustees to hold the property on trust for a group
SPA (AGREEMENT FOR LEASE)- SIGNATURE	Can be signed physically or electronically - 2 Copies
MILESTONES DURING THE BOOKING	Reservation (with GBP 5k paid) is valid for 15 days + 15 days subject to DarG management approval, meaning the exchange of sales contract should be completed within 15 + 15 days. KYC averagely takes 2 weeks.
LAWYER	Customers need to appoint a lawyer to complete the sales transaction. Upon customer request, we will recommend Birketts law firm and customers need to bear the cost of the lawyer. Below is the fees proposed by Birketts: Legal Fee: Up to £2,000 for below £1m Search Pack: £500

[MARKETING ASSETS](#)[click to download](#)

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