



FACTSHEET

A DEVELOPMENT BY

DARGLOBAL



MOUNTBATTEN  
HOMES

8' TO  
CENTRAL



## ACCESS TO KEY DESTINATIONS

- Only 2-minute walk away to Ealing Broadway station
- Close links to the M4 (motorway access)
- Access to the heart of the city in just 8 minutes via Elizabeth line

## KEY INTERIOR & EXTERIOR SPECIFICATIONS

- The underfloor heating system
- The bespoke joinery of the kitchen in a walnut finish
- Italian stone worktops
- The top-of-the-line kitchen appliances:
  - De Dietrich - Oven, Mirco/Combi Oven & Hob
  - Nordmende - Dishwasher, Full height fridge freezer

<b>OWNERSHIP TYPE</b>	Leasehold for 999 years
<b>PROPERTY TYPE</b>	Apartment
<b>BUILDING</b>	5 Floors
<b>BUILDING HEIGHT</b>	19.76 m
<b>FLOOR TO CEILING HEIGHT</b>	2.5 m
<b>UNIT TYPE</b>	1 Bedroom 2 Bedroom 3 Bedroom Duplex
<b>SIZE RANGE</b>	1 Bedroom: 466 sqft / 43.37 sqm - 538 sqft / 50 sqm 2 Bedroom: 754 sqft / 70 sqm - 947 sqft / 88.02 sqm 3 Bedroom Duplex: 1,293 sqft / 120.18 sqm
<b>STARTING PRICE:</b>	1 Bedroom: £525,000 2 Bedroom: £790,000 3 Bedroom Duplex: £1,400,000
<b>ANTICIPATED COMPLETION DATE</b>	Q2, 2024
<b>PAYMENT PLAN</b>	10% Deposit – On exchange 10% - 3 months after booking 80% - upon project completion
<b>FEES BORNE BY CUSTOMERS</b>	Stamp Duty Tax, service charge, lawyer fee, financing fee if any

<b>STAMP DUTY LAND TAX</b>	Due upon project completion The amount is subject to individual buyer's circumstance (1st time buyer, 2nd home, overseas)
<b>ESTIMATED SERVICE CHARGES</b>	Please note that the estimated service charge is cost per apartment per year, exclusive of insurance <ul style="list-style-type: none"> <li>- 1 Bedroom: £1,370</li> <li>- 2 Bedroom: £1,495</li> <li>- 3 Bedroom Duplex: £1,600</li> </ul>
<b>ACCOUNT FOR TOKEN (GBP 5K)</b>	<p><b>International Transfer:</b>  Bank: Standard Chartered Bank  Beneficiary: Dar Al Arkan Global UK Holdings LTD- Deposit  Account number 01275447901  Sort code 609104  IBAN GB11SCBL60910412754479</p> <p><b>Domestic Transfer (UK):</b>  Bank: Standard Chartered Bank  Beneficiary: Dar Al Arkan Global UK Holdings LTD- Deposit  Account number 12754479  Sort code 609104  IBAN GB11SCBL60910412754479</p>
<b>PAYMENT OF INSTALMENTS</b>	<ul style="list-style-type: none"> <li>- No direct transfer is allowed between customer and DarGlobal – payment is through customer and DarG's lawyers</li> <li>- No 3rd party payment is allowed</li> </ul>
<b>PAYMENT METHOD</b>	<ul style="list-style-type: none"> <li>- Allowed: Credit/debit, wire transfer, <a href="https://darglobal.co.uk/pay-online/">https://darglobal.co.uk/pay-online/</a></li> <li>- NOT Allowed: Crypto</li> </ul>
<b>RESELL CLAUSE</b>	20%
<b>MORTGAGE</b>	No mortgage facility available
<b>PARKING</b>	Public parking available
<b>ELEVATOR</b>	1 Elevator available
<b>UTILITY PROVIDER</b>	<ul style="list-style-type: none"> <li>- Electricity: SSE (Scottish and Southern Energy plc)</li> <li>- Water Provider: Thames Water (as they cover London)</li> <li>- Data Communications – Virgin/BT</li> <li>- Gas - None</li> </ul>
<b>MANAGEMENT COMPANY</b>	To be appointed closer to completion date by Mountbatten

<b>WARRANTY</b>	12-month defect liability warranty along with manufacturer warranties where applicable. The 10 years warranty will cover structural and latent defects.
<b>BUILDING INSURANCE</b>	Building Insurance provider will be appointed on completion of the building as it is only required post completion.
<b>CML TEMPLATE/ FIRE CERTIFICATES</b>	It will be issued on completion as confirmed with lawyers
<b>CUSTOMER</b>	All nationalities (individual and company) subject to KYC
<b>JOINT BUYERS</b>	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
<b>SPA (AGREEMENT FOR LEASE) - SIGNATURE</b>	Can be signed physically or electronically - 2 Copies
<b>MILESTONES DURING THE BOOKING</b>	<ul style="list-style-type: none"> <li>- Reservation (with GBP 5k paid) is valid for 15 days + 15 days subject to DarGlobal management approval, meaning the exchange of sales contract should be completed within 15 + 15 days</li> <li>- KYC averagely takes 2 weeks</li> </ul>
<b>LAWYER</b>	<p>Customers need to appoint a lawyer to complete the sales transaction.</p> <p>Upon customer request, we will recommend Taylor Rose or Birketts law firm and customers need to bear the cost of the lawyer.</p> <p>Below is the estimated fees proposed by Taylor Rose:</p> <ul style="list-style-type: none"> <li>- Legal Fee: up to £1,977.60</li> </ul> <p>Below is the estimated fees proposed by Birketts:</p> <ul style="list-style-type: none"> <li>- Legal Fee: £1,800 - £2,000</li> <li>- Search Pack: £500</li> </ul>

