



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

OWNERSHIP TYPE	Leasehold for 999 years
PROPERTY TYPE	Apartment
BUILDING	5 Floors
BUILDING HEIGHT	19.76 m
FLOOR TO CEILING HEIGHT	2.5 m
UNIT TYPE	1 Bedroom 2 Bedroom 3 Bedroom Duplex
SIZE RANGE	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
STARTING PRICE:	1 Bedroom: £525,000 2 Bedroom: £790,000 3 Bedroom Duplex: £1,400,000
ANTICIPATED COMPLETION DATE	Q2, 2024
PAYMENT PLAN	10% Deposit – On exchange 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	<p>Due upon project completion</p> <p>The amount is subject to individual buyer's circumstance (1st time buyer, 2nd home, overseas)</p>
ESTIMATED SERVICE CHARGES	<p>Please note that the estimated service charge is cost per apartment per year, exclusive of insurance</p> <ul style="list-style-type: none"> – 1 Bedroom: £1,370 – 2 Bedroom: £1,495 – 3 Bedroom Duplex: £1,600
ACCOUNT FOR TOKEN (GBP 5K)	<p>International Transfer:</p> <p>Bank: Standard Chartered Bank</p> <p>Beneficiary: Dar Al Arkan Global UK Holdings LTD- Deposit</p> <p>Account number 01275447901</p> <p>Sort code 609104</p> <p>IBAN GB11SCBL60910412754479</p> <p>Domestic Transfer (UK):</p> <p>Bank: Standard Chartered Bank</p> <p>Beneficiary: Dar Al Arkan Global UK Holdings LTD- Deposit</p> <p>Account number 12754479</p> <p>Sort code 609104</p> <p>IBAN GB11SCBL60910412754479</p>
PAYMENT OF INSTALMENTS	<ul style="list-style-type: none"> – 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	<ul style="list-style-type: none"> – Allowed: Credit/debit, wire transfer, https://darglobal.co.uk/pay-online/ – NOT Allowed: Crypto
RESELL CLAUSE	20%
MORTGAGE	No mortgage facility available
PARKING	Public parking available
ELEVATOR	1 Elevator available
UTILITY PROVIDER	<ul style="list-style-type: none"> – Electricity: SSE (Scottish and Southern Energy plc) – Water Provider: Thames Water (as they cover London) – Data Communications – Virgin/BT – Gas - None
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	<ul style="list-style-type: none"> – 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 – KYC averagely takes 2 weeks
LAWYER	<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"> – Legal Fee: up to £1,977.60 <p>Below is the estimated fees proposed by Birketts:</p> <ul style="list-style-type: none"> – Legal Fee: £1,800 - £2,000 – Search Pack: £500



MARKETING MATERIALS

