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DEVELOPMENT BY

**Galliard
Homes**

1992
2022

TCRV

SOHO | APARTMENTS W1

DEVELOPMENT OVERVIEW



TCRW SOHO AT A GLANCE:

- Uniquely located between Fitzrovia and Soho in the heart of London's West End.
- Comprises 81 fabulous studio, 1, 2 & 3 bedroom apartments.
- Upper floor levels incorporate 11 magnificent 1, 2 & 3 bedroom penthouses.
- The residential floors are located immediately above the new Tottenham Court Road Crossrail ticket hall.
- The ticket hall provides access to the Elizabeth, Central and Northern line services.
- Within 5 minutes walk of Soho Square Gardens.
- Within 20 minutes walk of 7 of London's world renowned universities including UCL.
- Strategically located to benefit Westminster City Council's £150 million transformation of Oxford Street.
- Exclusive concierge desk with deluxe lifestyle services.

Development overview

TCRW SOHO comprises of 81 apartments and 11 penthouses arranged in two buildings – Block C fronting Oxford Street and Block D running down Dean Street in the heart of London's West End. The development is situated immediately above the new Tottenham Court Road Crossrail Interchange with the entrance and ticket hall located at ground level on Dean Street. Each block will have its own private entrance and reception foyer accessed from Fareham Street which divides the two buildings. The schemes distinct architecture has been designed to provide an iconic marker for the new Crossrail station and to act as the gateway into Soho.

*Completion

Q4 2022 Block D
Q1 2023 Block C

*Rental Returns

Studios: **£725 - £750 pw** 1 Bed: **£900 - £1,200 pw**
2 Bed: **£1,250 - £1,500 pw** 3 Bed: **£1,500 - £2,100 pw**

*Service Charge

£8.00 psf (Blocks C & D).

Tenure

150 Year Leasehold.
(right to extend by 90 years under statute).

Ground Rent

Peppercorn.

Parking Option

No parking available on site.
(There are no restrictions for the application of a parking permit).

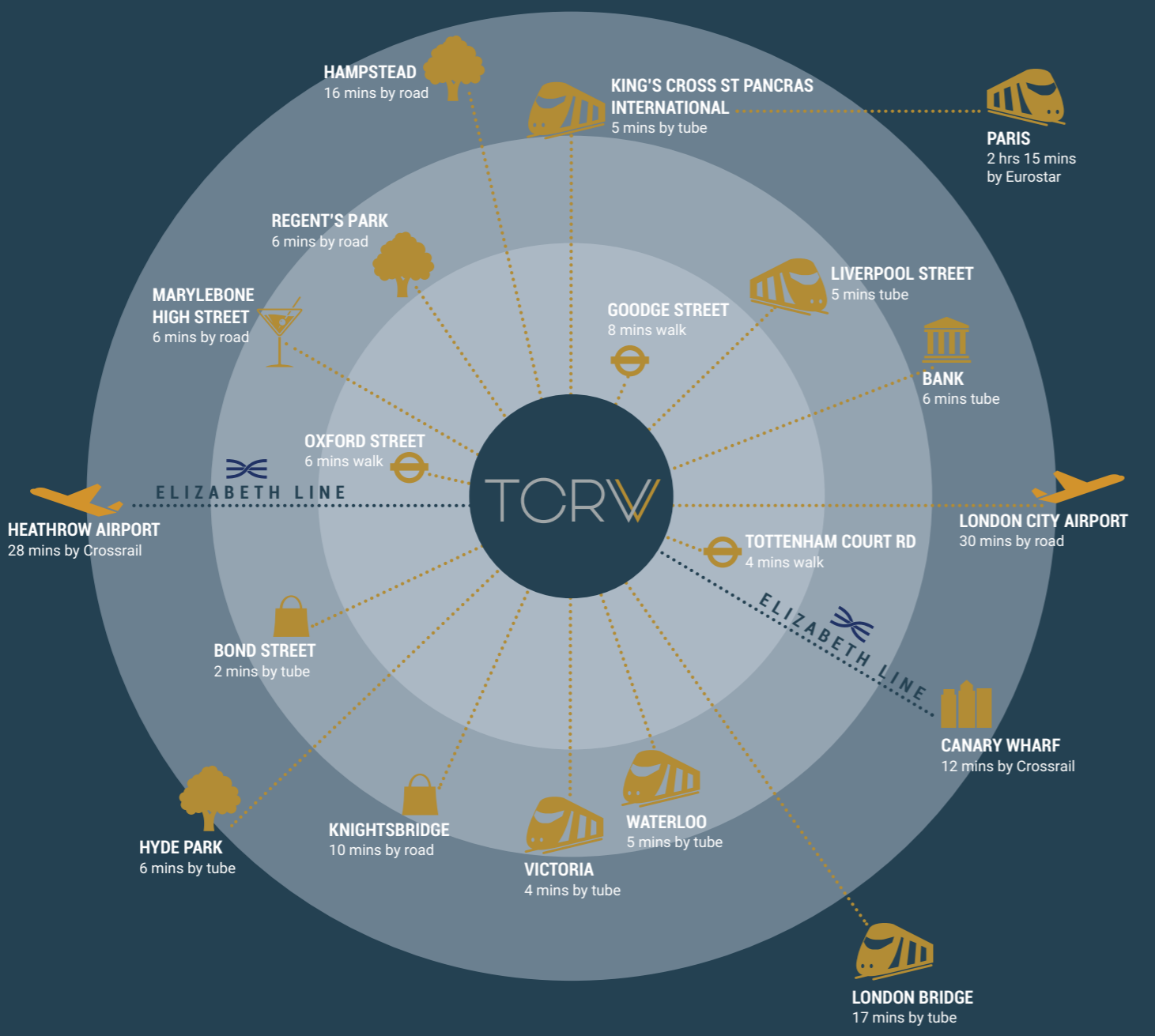
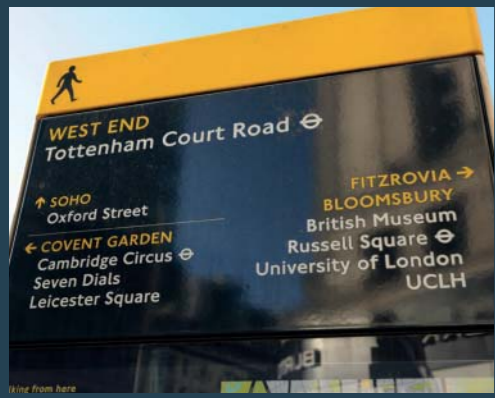
Building Insurer

Premier Warranty

Payment Structure

1. £5,000 reservation deposit (£10,000 Penthouses).
2. 10% deposit on exchange 21 days after reservation.
3. 90% balance due on legal completion.

* Estimated and subject to change.



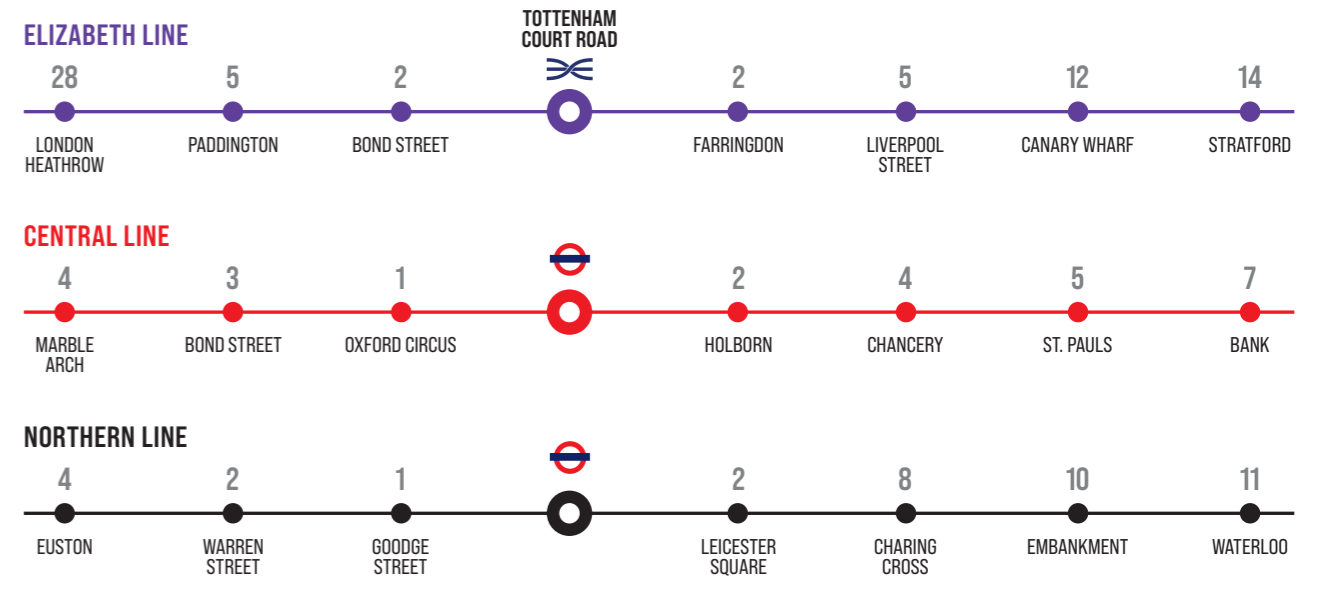
Exceptional Zone 1 links to the Capital's entire tube & rail network

Tottenham Court Road is set to become one of London's busiest stations stretching from a new public plaza fronting Centrepoint to the new ticket hall on Dean Street.

This major interchange will enable residents at TCRW SOHO to traverse the metropolis in minutes while connecting to London's tube, rail and DLR network with absolute ease. Routes to international air travel will also be transformed with Crossrail operating 6 trains per hour to and from London Heathrow airport terminals.

Tottenham Court Road Crossrail Interchange will provide:

- A vast dual ticket hall station with entrances on Dean Street and outside Centre Point.
- Step free access from street descending some 80 feet to train.
- An interchange for Elizabeth Line services with connections to Northern & Central tube lines.
- Capacity for up to 24 high speed trains per hour serving some 170,000 passengers daily.
- New services to London Heathrow Airport cutting journey times from 53 to 28 minutes direct.



OXFORD STREET -

A transformation through unprecedented investment

£2.9 billion

is being invested within a one-mile radius of Oxford Street with £1 billion allocated towards Oxford Street itself.

Highlights include proposed major improvements to the gateways including Marble Arch and Oxford Circus, enhanced green spaces including Hanover Square, Cavendish Square and Grosvenor Square as well as public art activations including Ramillies Place and South Molton Street.

The investment will transform Oxford Street into a global destination for the 21st century, prioritising pedestrians, additional green spaces, less traffic, zero-emission buses and significantly cleaner air.

This transformation will include:

- 1 hectare of new public space.
- A proposed public piazza at Oxford Circus.
- A proposal to convert Marble Arch into a public square and events space.
- Pedestrians given top priority with the creation of equivalent of two Trafalgar Squares and greatly increased footpath space.
- Reduced road space, reduced buses and slower speed limits.
- Calmer, friendlier and greener environment.*

*Source: Oxford Street District Place Strategy and Delivery Plan by Westminster City Council, 2019/

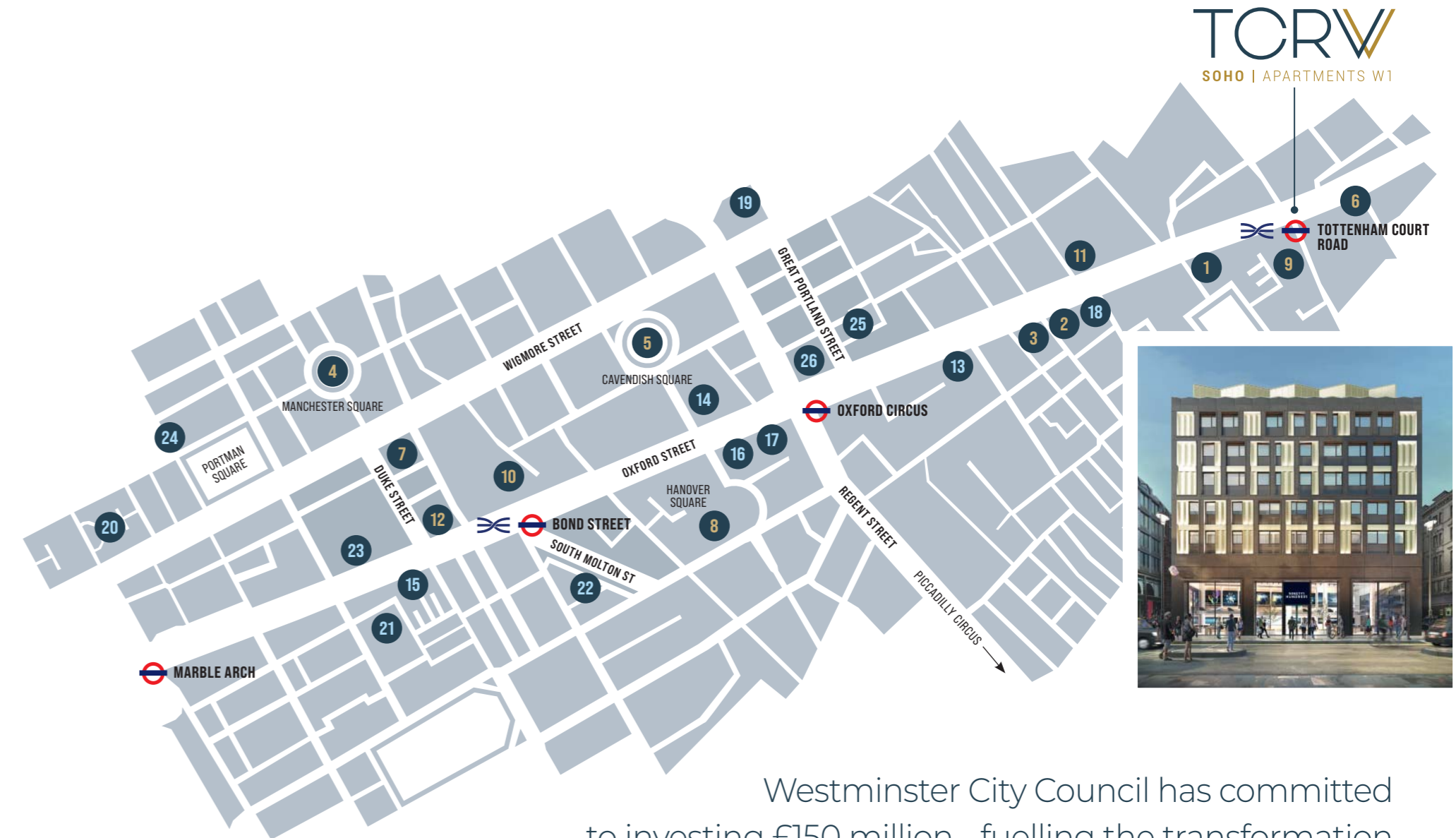
OXFORD STREET & VICINITY

Ongoing investment and development includes:

- 29-43 OXFORD STREET**
130,000 sq.ft scheme with 42,000 sq.ft of retail over 3 floors.
Completion late 2022.
- 103 OXFORD STREET**
Retail & office re-development with additional new build floor.
Completed 2021.
- 127-143 OXFORD STREET**
Over 103,000 sq.ft of offices, retail and nightclub.
Completion 2023.
- MANCHESTER SQUARE**
New public green space outside the Wallace Collection.
Completed 2021.
- CAVENDISH SQUARE**
280,000 sq.ft mixed use 4 storey subterranean development.
Completion circa 2023.
- 103 NEW OXFORD STREET**
Transformation of Centre Point with 45,000 sq.ft retail and new arcade food theatre.
Completed 2019.
- DUKE STREET**
A re-imagining of part of the street to upgrade retail experience.
Completed 2020.
- 18-20 HANOVER SQUARE**
New mixed use scheme within Hanover Square and New Bond Street in excess of 100,000 sq.ft.
Completed 2020.
- 1 OXFORD STREET**
Soho Place - A 285,000 sq.ft mixed use development complete with 40,000 sq.ft theatre.
Completion 2022.
- 354-358 OXFORD STREET**
5,000 sq.ft of flagship retail space over 3 floors.
Completed 2020.
- 70-88 OXFORD STREET**
Oxford House - 122,600 sq.ft of retail and office space with roof terrace.
Completed 2021.
- 388-396 OXFORD STREET**
A major retail refurbishment incorporating 20,000 sq.ft of retail space.
Completed 2021.

Ongoing new and refurbished landmark schemes include:

- 161-167 OXFORD STREET**
Flannels - 18,000 sq.ft of luxury brand retail over 4 floors.
Opened in 2019.
- 9 HOLLES STREET**
Market Hall - A 2 year refurbishment creating a flagship venue & food hall destination with 8 kitchens.
- 425 OXFORD STREET**
Adidas LDN - Four storey signature retail store with over 100 digital touch points.
- 263-265 OXFORD STREET**
New 7,264 sq.ft Skechers store.
Opened in 2020.
- OXFORD CIRCUS**
First European flagship Microsoft store with interactive zones.
- 125 OXFORD STREET**
Major refurbishment of Samsung store with feature digital selfie wall.
- 14-15 LANGHAM PLACE**
Treehouse Hotel - 95 room fashionable hotel with rooftop bar and skyline views.
- GREAT CUMBERLAND PLACE**
Hard Rock Hotel - New legendary 900 room destination hotel.
- NORTH AUDLEY STREET**
Mercato Mayfair - Sustainable food market within a restored Grade I listed church.
- SOUTH MOLTON STREET**
A street transformation with street furniture by Camilla Walala.
- 400 OXFORD STREET**
New three screen cinema within Selfridges store.
- 22 PORTMAN SQUARE**
Nobu Hotel - 249 room luxury lifestyle hotel with world first Nobu Pilates Reformer Studio.
- 6-10 GREAT PORTLAND STREET**
Boohoo - The brands first 5,300 sq.ft physical showroom for the global digital retailer.
- 214-236 OXFORD STREET**
Vans - One of its largest stores in the world.
Opened in 2019.



Westminster City Council has committed to investing £150 million - fuelling the transformation of Oxford Street into a global destination for the 21st century

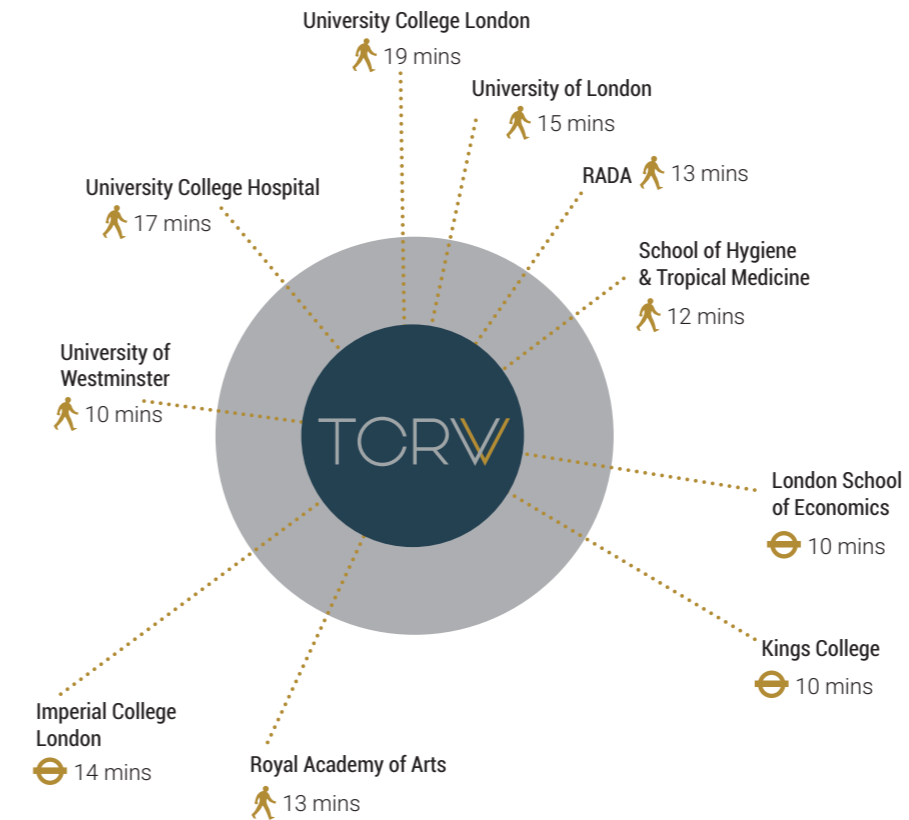
Sources & extracts: New West End company/Oxford Street 2022.

Residents at TCRW SOHO will be one stop (2 minutes) on the Elizabeth Line from Bond Street - the most expensive retail location in the western hemisphere.



TCRW SOHO occupies one of the most commanding locations in the Capital for fast and easy access to the West End's most distinguished restaurants, hotels and fabulous array of theatres, clubs and venues that collectively form 'Theatreland'.

Leicester Square, Chinatown, Covent Garden and The Royal Opera House all lie within a 750 metre radius of TCRW Soho.



- UCL, LSE and Imperial College London are all within 2021 UK University ranking top ten.
- Imperial College London is ranked 1st in London and 7th in the world. *(QS world university rankings 2022)*
- London has 10 of the highest ranked Universities. *(According to QS world university rankings 2022)*
- London has been rated the best city in the world to be a university student for the third year running.

Source: QS best city student rankings.

London is ranked as the world's number one student city with one of the highest concentrations of world famous universities acting as the nerve centre of global academia.



There are 18 internationally ranked universities in the Capital with University College London (UCL) and The London School of Economics (LSE) producing over 45 nobel laureates alone.

The last academic year saw London welcoming almost 382,000 students studying at higher educational institutions – of these, 118,000 were international students, with China the predominant source country accounting for 25,600 students – up 20.4% on the previous academic year.

TCRW SOHO will be within 19 minutes walk of UCL and a 10 minute hop on the tube from LSE.

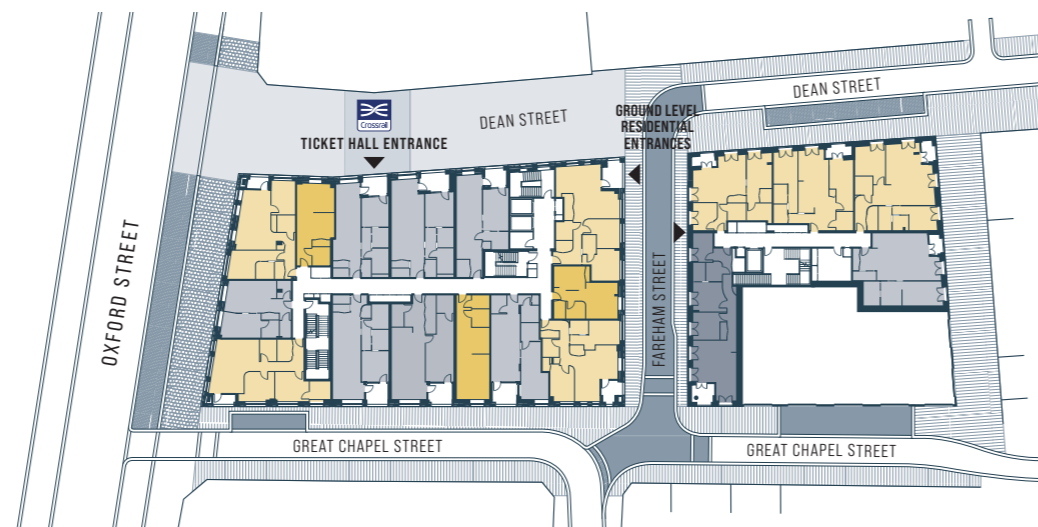


The development comprises 81 highly specified apartments and 11 magnificent penthouses arranged across two striking new buildings

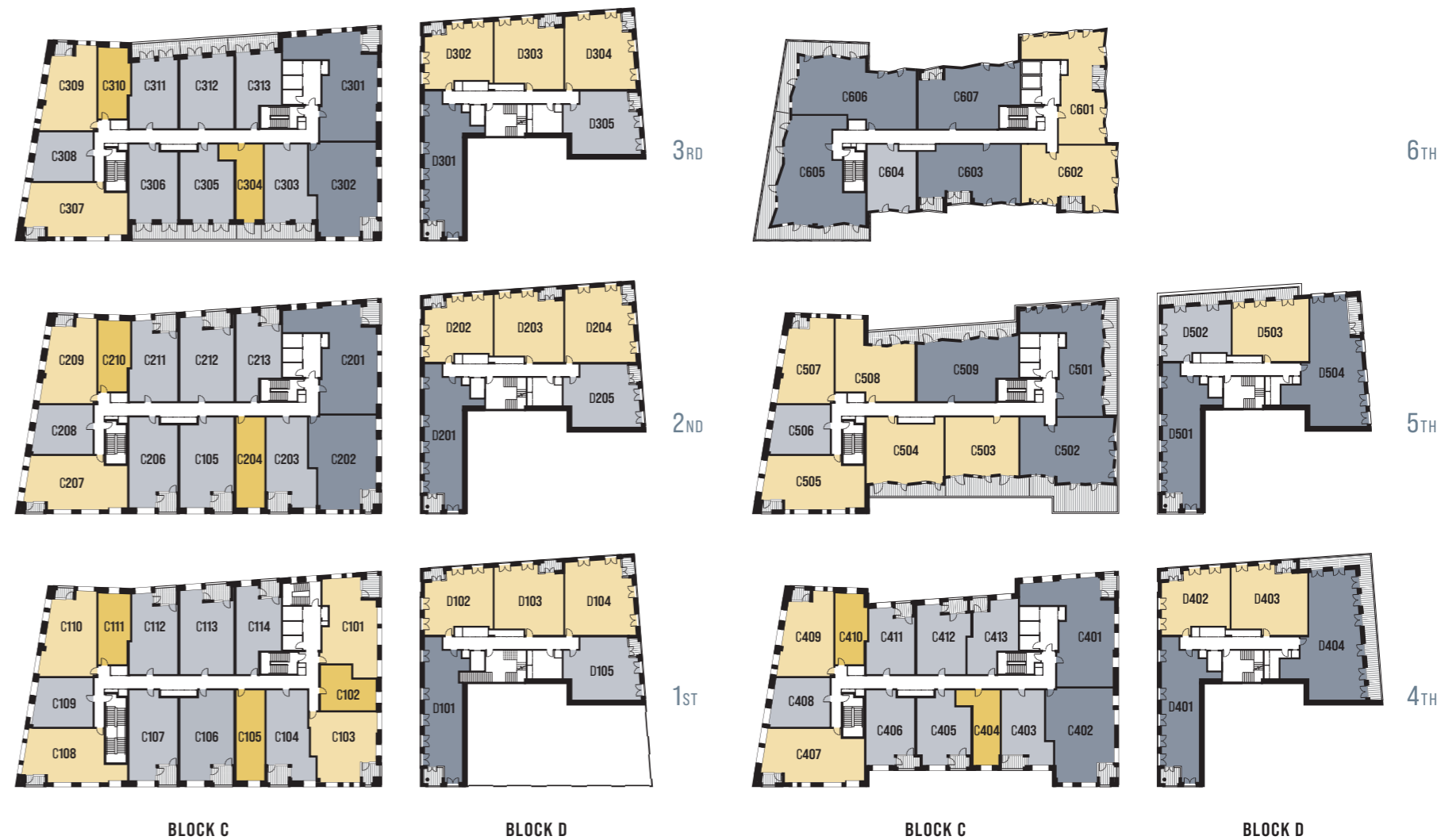


TCRW SOHO will have two apartment buildings, Block C comprising of sixty two studio, 1, 2 & 3 bedroom apartments & penthouses and Block D, comprising of nineteen 1, 2, & 3 bedroom apartments & penthouses. Each building will have its own private reception foyer with access from the north and south side of Fareham Street.

The majority of apartments in Block C and all in Block D will feature private exterior space ranging from winter garden style balconies to extensive sun terraces.



Illustrative site plan combining ground level with first floor apartments.



- STUDIO APARTMENT
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

The visual appearance of both buildings will be strikingly different, the facade of Block C in dark reconstituted stone and gold decorative panelling – reflecting the vibrant, contemporary atmosphere of Oxford Street and Soho. In contrast, the design of Block D responds to the more traditional nature of Soho's local brick georgian architecture.

The scheme has been designed to act as an iconic marker for the new Crossrail station and a gateway into Soho itself. The ground floors will provide quality retail space with emphasis on luxury brand tenants as well as the new Elizabeth Line ticket hall and private TCRW SOHO residential entrances.



All images are show apartments D201 & D202



TCRW
SOHO | APARTMENTS W1

A p a r t m e n t i n t e r i o r s



Specifications & features include:

- Feature coffered ceilings with lighting to principal living area and all bedrooms.
- Extended height stained oak veneered internal doors.
- Programmable mood lighting to principal living area and all bedrooms.
- Recessed electrical curtain tracks to all windows and external doors.
- Ultra-fast fibre broadband enabled and pre-installed to each apartment. Subject to subscription (speed: up to 1GB/s).
- Cooling to living/dining areas and all bedrooms.
- Smart keyless lock with multipoint locking secure front entrance door.
- Hotel style integrated master switch to turn off TV and lighting on leaving and to turn on pre-set 'scene level' lighting on return.
- Bespoke entertainment unit providing low level cupboard space and bookcase storage.
- Large screen OLED smart TV.
- Contemporary veneer finish to kitchen units with quartz stone worktops and full height splashbacks.
- Fully integrated electric kitchen appliances by Miele.
- Luxuriously appointed bath and shower rooms with marbled porcelain full height wall and floor tiling.
- Oak framed alcove featuring: - mirror, cabinet, white recon stone vanity top, shaver socket and feature downlight.
- Concealed cistern, dual flush, back to wall Geberit AquaClean WC to master en-suite bathroom.
- Bespoke fitted wardrobe to all bedrooms featuring oak veneer sliding doors (hinged doors where appropriate), oak veneered interior, drawers, rail, shelves with integral lighting.





FURNITURE SOLUTIONS

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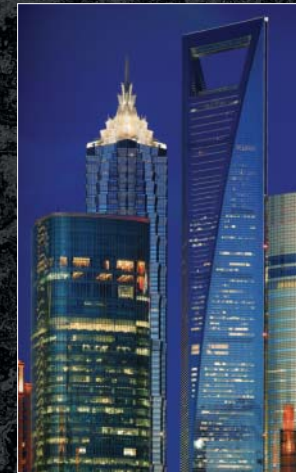
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