

THE REGENT

LONDON NW1



A Truly Exciting Place to Live

The Regent is the first release at Camden Goods Yard; choose from a superb range of Manhattan, one, two and three bedroom homes. Each have been designed to the exemplary standards of St George and have access to Camden Goods Yard's incredible range of residents' facilities within the building



Manhattan Homes

| Building | Home | Floor | Type | Aspect | Internal SQ FT | Terrace/ Balcony SQ FT | Price £ | Est. Weekly Rental £ | Rental Yield % | Anticipated Completion | Collection |
|--------------------|------|-------|------|--------|-------------------|------------------------------|------------|-------------------------|-------------------|---------------------------|------------|
| The Regent House 2 | 57 | 2 | MH | S/W | 454 | N/A | RESERVED | - | - | - | - |
| The Regent House 2 | 68 | 4 | MH | S/W | 454 | N/A | £735,000 | £650 | 4.6% | Feb 26 | Hockney |
| The Regent House 2 | 81 | 6 | MH | S/W | 454 | N/A | £745,000 | £650 | 4.6% | Feb 26 | Hockney |
| The Regent House 2 | 92 | 8 | MH | S/W | 454 | N/A | £755,000 | £650 | 4.5% | Feb 26 | Hockney |

One Bedroom Homes (SOLD OUT)

| Building | Home | Floor | Type | Aspect | Internal SQ FT | Terrace/ Balcony SQ FT | Price £ | Est. Weekly Rental £ | Rental Yield % | Anticipated Completion | Collection |
|--------------------|------|-------|-------|---------|-------------------|------------------------------|------------|-------------------------|-------------------|---------------------------|------------|
| The Regent House 1 | 8 | 3 | 1 Bed | S/E S/W | 565 | 72 | RESERVED | - | - | - | - |
| The Regent House 1 | 41 | 12 | 1 Bed | N/W S/W | 565 | 72 | RESERVED | - | - | - | - |
| The Regent House 1 | 45 | 13 | 1 Bed | N/W S/W | 565 | 72 | RESERVED | - | - | - | - |

Two Bedroom Homes

| Building | Home | Floor | Type | Aspect | Internal SQ FT | Terrace/ Balcony SQ FT | Price £ | Est. Weekly Rental £ | Rental Yield % | Anticipated Completion | Collection |
|--------------------|------|-------|-------|---------|----------------|------------------------|------------|----------------------|----------------|------------------------|------------|
| The Regent House 1 | 2 | 2 | 2 Bed | N/E N/W | 883 | 72 | RESERVED | - | - | - | - |
| The Regent House 1 | 26 | 8 | 2 Bed | N/E N/W | 883 | 72 | £1,365,000 | £1,200 | 4.6% | Complete | Hockney |
| The Regent House 1 | 34 | 10 | 2 Bed | N/E N/W | 883 | 72 | £1,450,000 | £1,250 | 4.5% | Complete | Hockney |
| The Regent House 1 | 46 | 13 | 2 Bed | N/E N/W | 883 | 72 | £1,525,000 | £1,275 | 4.3% | Complete | Hepworth |
| The Regent House 1 | 50 | 14 | 2 Bed | N/E N/W | 883 | 72 | £1,550,000 | £1,275 | 4.3% | Jan 26 | Hockney |

Three Bedroom Homes

| Building | Home | Floor | Type | Aspect | Internal SQ FT | Terrace/ Balcony SQ FT | Price £ | Est. Weekly Rental £ | Rental Yield % | Anticipated Completion | Collection |
|--------------------|------|-------|-------|---------|----------------|------------------------|------------|----------------------|----------------|------------------------|------------|
| The Regent House 2 | 60 | 3 | 3 Bed | N/E S/E | 1011 | 80 | £1,480,000 | £1,650 | 5.8% | Jan 26 | Hepworth |
| The Regent House 2 | 66 | 4 | 3 Bed | N/E S/E | 1011 | 80 | £1,500,000 | £1,650 | 5.7% | Feb 26 | Hepworth |
| The Regent House 2 | 72 | 5 | 3 Bed | N/E S/E | 1011 | 80 | £1,520,000 | £1,650 | 5.8% | Feb 26 | Hockney |
| The Regent House 2 | 95 | 9 | 3 Bed | N/E N/W | 1032 | 80 | £1,650,000 | £1,700 | 5.4% | Feb 26 | Hockney |
| The Regent House 2 | 107 | 11 | 3 Bed | N/E N/W | 1032 | 80 | £1,710,000 | £1,775 | 5.4% | Mar 26 | Hepworth |

Tenure

999 year lease from 01 January 2025

Completion

Estimated completion from:
Q1 2026

Service Charge*

£6.50 per sq ft per annum

Ground Rent

In line with Government legislation, a peppercorn rent will be applicable to all apartments

Payment Structure

- 10% of purchase price, less Reservation Deposit, payable on exchange
- 90% payable on completion

Reservation Deposit

- £5,000 up to £999,999
- £10,000 for £1 million+

Exchange

- 28 days from reservation

Vendors Solicitors

Stepien Lake,
43 Welbeck Street, London, UK,
W1G 8DX

Documentation

Required for exchange of contract:

- Photo identification: passport/ driving licence or official identification card
- A current utility bill or bank statement showing name and home address, no older than 6 months
- Please be advised that if originals are not certified by the sales office, St George must be provided with certified copies of the above documents

If the property is being taken 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
- A list of shareholders
- Individual photo identification and address identification for directors and shareholders