

CAMDEN GOODS YARD

LONDON NW1



A Truly Exciting Place to Live

Primrose House 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.



Manhattan Homes

Building	Home	Floor	Type	Aspect	Internal SQ FT	Terrace/ Balcony SQ FT	Price £	Est. Weekly Rental £	Rental Yield %	Anticipated Completion
Primrose House 2	57	2	MH	S/W	451	0	£725,000	£750	4.3%	Q3/4 25
Primrose House 2	74	5	MH	S/W	451	0	RESERVED	£750	4.4%	Q3/4 25
Primrose House 2	63	3	MH	S/W	451	0	£730,000	£750	4.3%	Q3/4 25
Primrose House 2	93	8	MH	S/W	451	0	RESERVED	£750	4.3%	Q3/4 25

One Bedroom Homes

Building	Home	Floor	Type	Aspect	Internal SQ FT	Terrace/ Balcony SQ FT	Price £	Est. Weekly Rental £	Rental Yield %	Anticipated Completion
Primrose House 1	13	5	1 Bed	N/W S/W	565	80	RESERVED	£760	4.5%	Q2/3 25
Primrose House 1	20	6	1 Bed	S/E S/W	565	80	£875,000	£760	4.5%	Q2/3 25
Primrose House 1	25	8	1 Bed	N/W S/W	565	80	£900,000	£770	4.4%	Q2/3 25
Primrose House 1	29	9	1 Bed	N/W S/W	565	80	RESERVED	£770	4.5%	Q2/3 25
Primrose House 2	4	2	1 Bed	S/E S/W	565	80	£855,000	£750	4.6%	Q2/3 25

Price correct as of 22/01/2024

Camden Goods Yard Immersion Suite, Via London Dock Marketing Suite, First Floor 9 Arrival Square, Vaughan Way, London E1W 2AA

Building	Home	Floor	Type	Aspect	Internal SQ FT	Terrace/ Balcony SQ FT	Price £	Est. Weekly Rental £	Rental Yield %	Anticipated Completion
Primrose House 2	82	6	1 Bed	N/W S/W	550	81	£905,000	£760	4.4%	Q3/4 25
Primrose House 2	91	8	1 Bed	S/E S/W	550	81	£915,000	£770	4.4%	Q3/4 25
Primrose House 2	100	9	1 Bed	N/W S/W	550	81	£920,000	£780	4.4%	Q3/4 25

Two Bedroom Homes

Building	Home	Floor	Type	Aspect	Internal SQ FT	Terrace/ Balcony SQ FT	Price £	Est. Weekly Rental £	Rental Yield %	Anticipated Completion
Primrose House 1	7	3	2 Bed	N/E S/E	885	80	£1,500,000	£1,100	3.8%	Q2/3 25
Primrose House 1	14	5	2 Bed	N/E N/W	885	80	£1,545,000	£1,150	3.9%	Q2/3 25
Primrose House 1	18	6	2 Bed	N/E N/W	885	80	£1,555,000	£1,150	3.8%	Q2/3 25
Primrose House 1	23	7	2 Bed	N/E S/E	885	80	£1,540,000	£1,200	4.1%	Q2/3 25
Primrose House 1	26	8	2 Bed	N/E N/W	885	80	£1,575,000	£1,200	4.0%	Q2/3 25
Primrose House 1	30	9	2 Bed	N/E N/W	885	80	RESERVED	£1,200	3.9%	Q2/3 25

Three Bedroom Homes

Building	Home	Floor	Type	Aspect	Internal SQ FT	Terrace/ Balcony SQ FT	Price £	Est. Weekly Rental £	Rental Yield%	Anticipated Completion
Primrose House 2	59	3	3 Bed	N/E N/W	1032	87	£1,835,000	£1,650	4.7%	Q3/4 25
Primrose House 2	72	5	3 Bed	N/E S/E	1005	87	£1,845,000	£1,650	4.7%	Q3/4 25
Primrose House 2	77	6	3 Bed	N/E N/W	1032	87	£1,880,000	£1,675	4.6%	Q3/4 25
Primrose House 2	90	8	3 Bed	N/E S/E	1005	87	£1,890,000	£1,700	4.7%	Q3/4 25
Primrose House 2	96	9	3 Bed	N/E S/E	1005	87	£1,905,000	£1,700	4.6%	Q3/4 25

Tenure

999 year lease from 2023

Completion

Estimated completion from: Q2/Q3 2025 and Q3/Q4 2025

Service Charge*

£7.80 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 on exchange
- 10% of purchase price payable 12 months after exchange of contracts
- 5% payable 18 months after exchange of contracts
- 75% on completion

Reservation Deposit

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

Exchange

- 21 days from reservation

Vendors Solicitors

Winckworth Sherwood,
Minerva House, 5 Montague Close,
London, SE1 9BB

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