







## WELCOME TO THE MODERN AT EMBASSY GARDENS

The Modern is set within a district where every detail has been designed for an easier, more connected, more enjoyable and ultimately more contemporary way of life.

Bold, contemporary apartments designed to maximise light and views across the River Thames, Linear Park and beyond.

 PORTFOLIO

## THE DEVELOPMENT

The Modern is the final residential investment opportunity at Embassy Gardens, the lively and verdant Central London neighbourhood that's home to destination retailers and an exclusive residents-only amenities offering — including 24/7 concierge and the world-famous Sky Pool.

With the arrival of The Modern, Embassy Gardens is now complete.

Bold, 21st century apartments set across 15 and 21 floors in a precinct where every detail has been designed for an easier, more connected and ultimately more enjoyable way of life.



### The Team

Management Company  
Developer  
Contractor  
Architects  
Architects

Ballymore Asset Management Ltd.  
EcoWorld Ballymore Embassy Gardens Company Limited  
Ballymore Construction Services Limited  
(GC Master planner) Sir Terry Farrell  
(Legacy Buildings) Arup Associates (with Hal Currey Architect)

### Completion Dates (estimated)

The Modern  
The Modern – The Courtyard Collection

September – November 2021  
January – March 2022



## DEVELOPMENT SUMMARY

### Service Charge (estimated)

The Modern	£610/ft <sup>2</sup> pa
The Modern - The Courtyard Collection	£610/ft <sup>2</sup> pa

### Parking (subject to availability)

Valet Parking	£50,000 per space
Parking Service Charge	£1,500 pa
Parking Ground Rent	£50 pa

### Ground Rent

Suite	£400 pa
1 Bed	£500 pa
2 Bed	£750 pa
3 Bed/Penthouse	£1,000 pa

### Leasehold Tenure

999 year lease

### Building Insurance

10 year build warranty will be provided by NHBC or a similar warranty provider



#### **Purchase Purchase**

Reservation

Exchange of Contracts

2nd Deposit

Balance

A non-refundable deposit of £5,000 is payable upon reservation.

5% of the purchase price (less reservation deposit), is payable within 21 days of reservation.

5% of the purchase price is payable within 6 months from exchange of contracts.

(The remaining 90% of the purchase price is payable upon completion.

#### **Lawyers**

The panel of recommended purchasers' solicitors\*:

- Forsters LLP
- Quaytels Midgen
- Rissem Sharpley
- Zhong Lun Law Firm (China only)

\*A legal contribution of £1,000 will be given where the purchaser instructs one of the recommended solicitors, payable as a deduction on completion.

## THE FACILITIES

Residents can make use of the following:

- Egle Club

*As befits an area which is home to diplomats, the Egle Club is the quintessential private residents' club; offering a stunning lifestyle and a beautiful environment in which to work, relax and entertain.*

- Grand Foyer

*In the splendid foyer our concierge staff are at your disposal day and night, attending to all your needs from parking, post and parcel deliveries to booking facilities.*

- Orangery

*Delicate orange trees surround this graceful bar which commands breathtaking views, the perfect spot to entertain or unwind.*

- Sky Pool

*The world's first 'floating' swimming pool, the Sky Pool, and London's most exclusive rooftop - 35m above the city.*

- Business Centre

*Dedicated workstations offer the perfect spot to 'touch down' with your laptop, or invite clients or colleagues to a meeting in one of two dedicated meeting rooms.*

- Library


- Private Gyms

- Health Spa

- Lounge

- Cinema





## INVESTMENT OPPORTUNITY

Apartments that embody the best in new British design. The Modern at Embassy Gardens offers a fresh, luxurious and highly contemporary take on apartment living in London right now.

The Modern features 21 floors of light-filled, and contemporary apartments in a building positioned to maximise views over the river, the city and the greenery of Embassy Gardens and the Linear Park.









[www.oryxworldportfolio.com](http://www.oryxworldportfolio.com)

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