



HALSEY HOUSE



RED LION SQUARE
LONDON WC1



HALSEY HOUSE



RED LION SQUARE
LONDON WC1



Thirteen stunning apartments situated on this prime Central London historic square. All apartments will be refurbished and finished to a high standard, making Halsey House one of the most desirable locations in London to both live or invest.



OVERVIEW

A stunning period building situated in a prime midtown position on one of London's most famous and historic squares.

•

The apartments in this prime location represent a truly unique opportunity to own a piece of London's history.

•

A character building with original features and high ceilings which will offer a selection of 13 luxury apartments to include 2 studios and 11 two bedroom units.

•

The building is being completely refurbished, in order to restore the apartments and common areas back to their resplendent best.

•

A new passenger lift will service the building.

•

A selection of apartments are available with on street parking permits.

•

10 Year Structural Defects Insurance Cover with International Construction Warranties Ltd (ICW).

•

London's midtown residential forecast to grow by 21% over the next five years (CBRE Data October 2017).

•

Completion scheduled for Spring 2018.

WC1: THE AREA

The development sits proudly amongst London's most glamorous shopping, dining, theatre, museum and financial districts.

Oxford Street, one of the world's most famous shopping streets can be found a short walk away. Covent Garden is located to the South West of the development and is known for its many open-air cafés, restaurants, market stalls and shops. Famous are the many street performers who entertain the visitors on the pedestrianised piazza.

The City's square mile sits to the East, together with Hatton Garden, just a few hundred yards away which is central to the world diamond trade.

This is a truly exceptional location, positioned in a prestigious tree lined London square with intriguing history, also thought to be the resting place of Oliver Cromwell. Past residents include Dante Gabriel Rossetti who lived just a few doors down, and Charles Dickens who penned all of his classics a stone's throw from Halsey House.

LOCATION







TRAVEL

HALSEY HOUSE IS IDEALLY LOCATED A SHORT DISTANCE FROM HOLBORN UNDERGROUND STATION, HOUSING BOTH THE CENTRAL & PICCADILLY LINES.



Holborn
2 minutes walk from
Halsey House
-
Central
Piccadilly



Elizabeth Line (Crossrail)
13 min walk/ 7 min tube from Halsey House

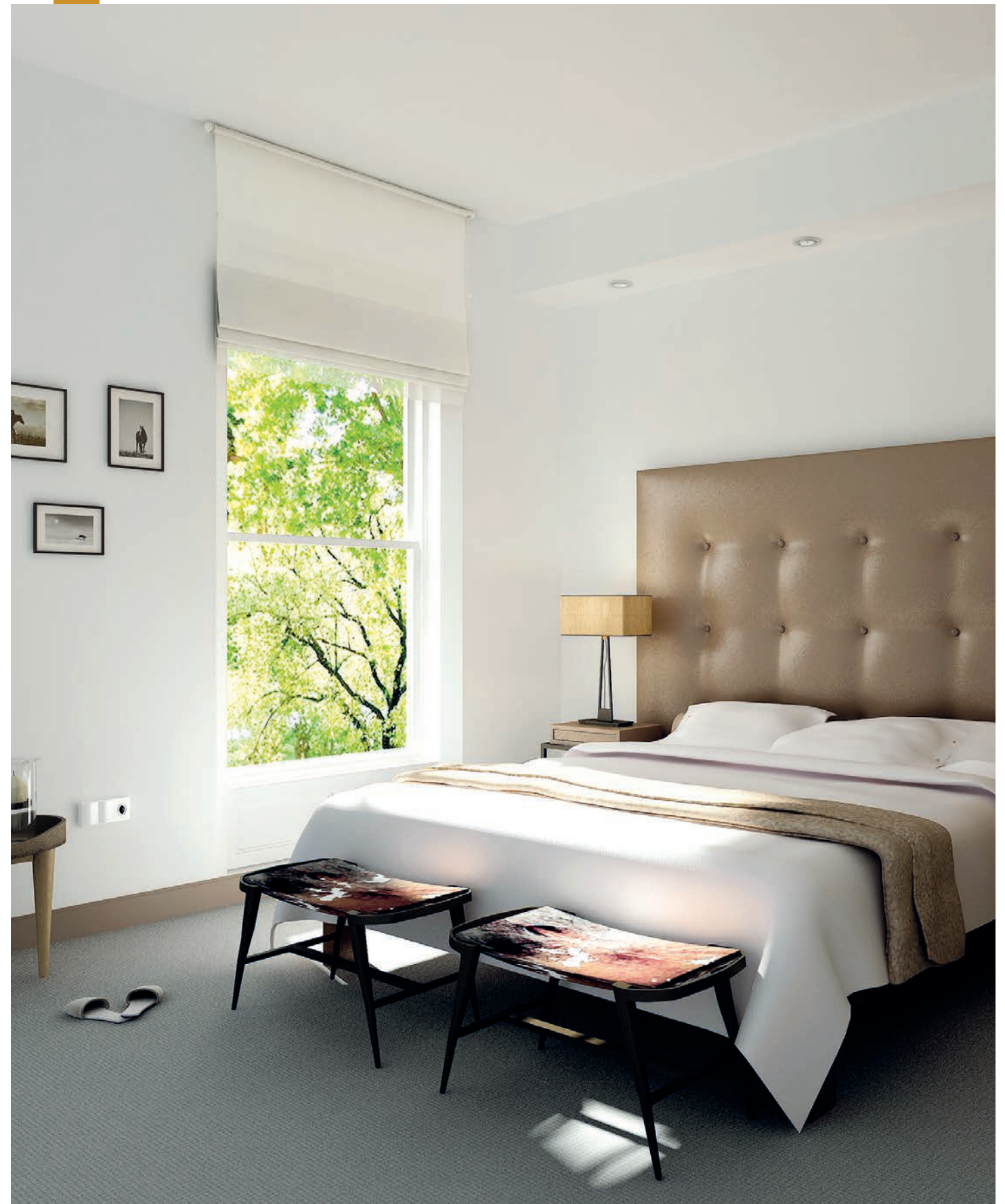




HALSEY HOUSE
IS PERFECTLY
SITUATED
AMONGST MANY
OF LONDON'S
LEADING
UNIVERSITIES
AND TEACHING
FACILITIES,
MAKING THIS
LOCATION
IDEAL FOR
STUDENTS
AND YOUNG
PROFESSIONALS
ALIKE.



N
O
T
A
C
U
P
E
D
U
C
A
T
I
O
N
A
L





THE BUILDING IS
BEING COMPLETELY
REFURBISHED, IN
ORDER TO RESTORE
THE APARTMENTS
AND COMMON AREAS
BACK TO THEIR
RESPLENDENT BEST.





SPECIFICATION

GENERAL

- Fully refurbished communal areas with original features
- High quality solid core front doors
- Bespoke solid core internal doors with furniture
- Feature architrave and skirting
- Engineered hardwood flooring to living rooms and hallways
- Storage cupboards to every unit
- New passenger lift
- Video entry phone to all apartments
- New timber sash double glazed windows throughout

KITCHENS

- Exclusive custom design and finishes
- Hans Grohe taps and fittings
- Composite stone worktops and rear upstands
- Fully fitted with Siemens appliances (or similar) to include:-
 - Built in oven, induction hob and extractor fan
 - Integrated fridge/freezer, dishwasher
 - Integrated washer/dryer
 - Wine cooler to every unit
 - Integrated microwave
- Under cabinet LED lighting
- Engineered hardwood flooring

BEDROOMS

- Fully fitted bespoke wardrobes to every room
- Luxury carpets to all bedrooms

BATHROOMS

- Roca / Duravit sanitary ware
- Hans Grohe taps and mixers
- Heated towel rails
- Ceramic floor tiling to bathrooms, en-suites and shower rooms
- Under floor heating
- Mirrored wall cabinet with LED lighting and shaver socket

ELECTRICAL

- Recessed LED downlights
- Brushed steel switch and socket plates
- Telephone and data points to living room and main bedroom
- Sky plus HD satellite connections to principal living room and bedrooms (subject to subscription)

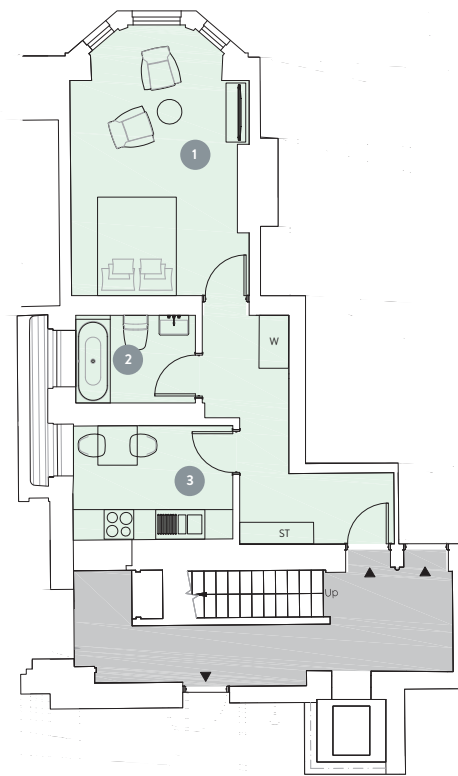


FLOOR PLANS

APARTMENT 1

STUDIO LOWER GROUND FLOOR

43 sq m / 463 sq ft
Approx 2.7m Ceiling Height

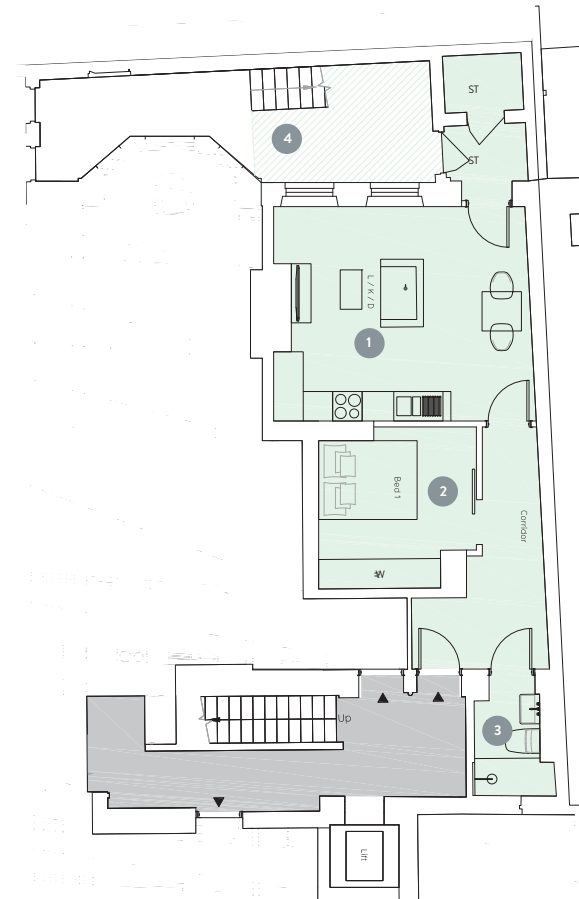


1. Kitchen/Dining	7.6 sq m	82 sq ft
2. Bedroom/Living	18.2 sq m	196 sq ft
3. Bathroom	4.4 sq m	47 sq ft

APARTMENT 2

SUITE LOWER GROUND FLOOR

47 sq m / 506 sq ft
Approx 2.7m Ceiling Height



1. Kitchen/Dining/Living	22.7 sq m	244 sq ft
2. Bedroom	9.6 sq m	103 sq ft
3. Bathroom	3.3 sq m	36 sq ft

APARTMENT 3

2 BED LOWER GROUND FLOOR

86.6 sq m / 932 sq ft
Approx 2.7m Ceiling Height

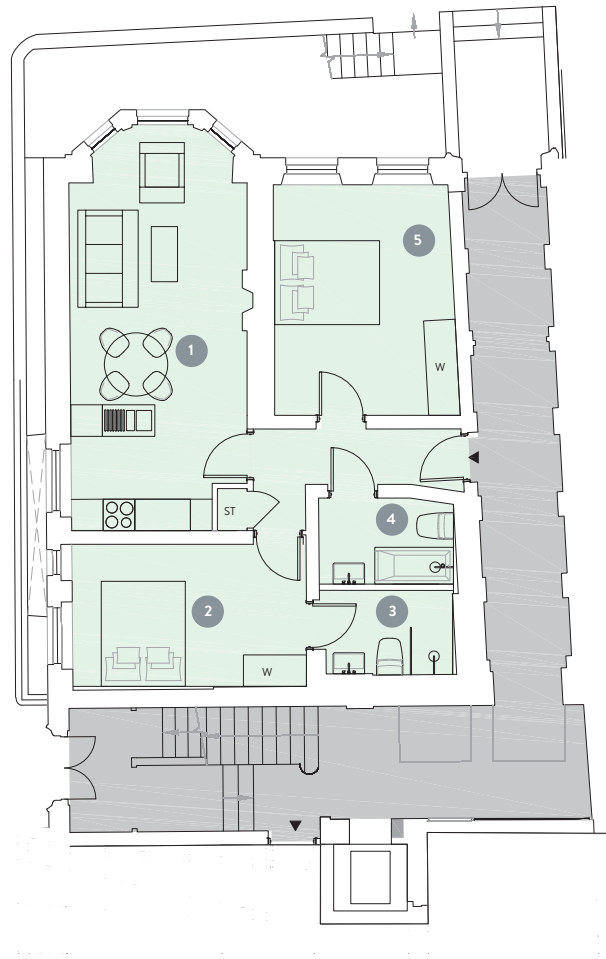


1. Living/Kitchen/Dining	39 sq m	420 sq ft
2. Master Bedroom	15 sq m	161 sq ft
3. En-Suite Bathroom	5.2 sq m	56 sq ft
4. Bedroom 2	8.6 sq m	93 sq ft
5. Bathroom	4.1 sq m	44 sq ft

APARTMENT 4

2 BED
GROUND FLOOR

72 sq m / 775 sq ft
Approx 2.7m Ceiling Height

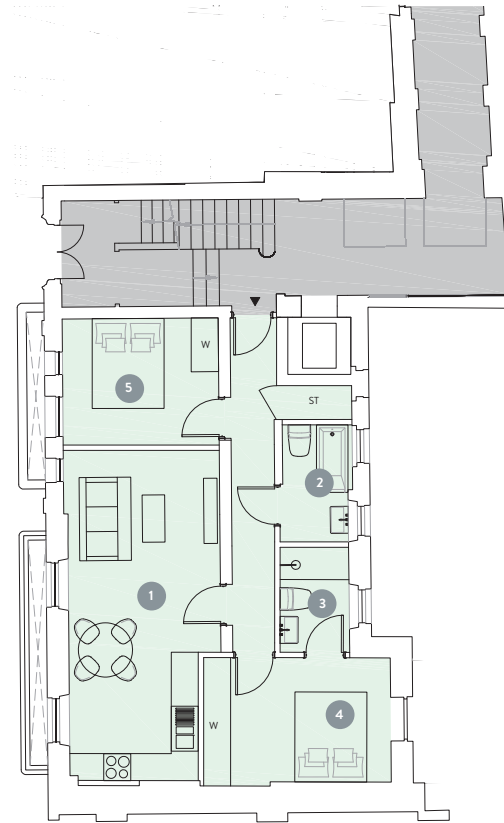


1. Living/Kitchen/Dining	25 sq m	269 sq ft
2. Master Bedroom	12.3 sq m	132 sq ft
3. En-Suite Bathroom	4.1 sq m	45 sq ft
4. Bedroom 2	15.1 sq m	163 sq ft
5. Bathroom	4.1 sq m	45 sq ft

APARTMENT 5

2 BED
GROUND FLOOR

65 sq m / 700 sq ft
Approx 2.7m Ceiling Height

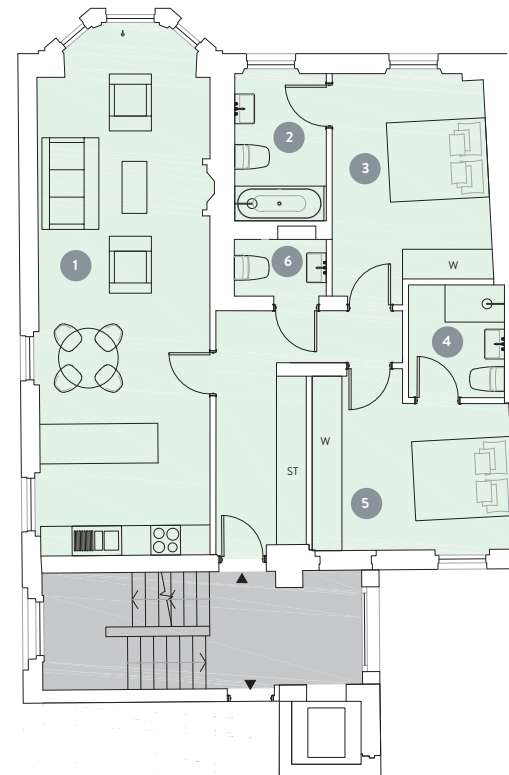


1. Living/Kitchen/Dining	24 sq m	258 sq ft
2. Master Bedroom	11.7 sq m	125 sq ft
3. En-Suite Bathroom	3.6 sq m	39 sq ft
4. Bedroom 2	9.9 sq m	107 sq ft
5. Bathroom	4.1 sq m	44 sq ft

APARTMENT 6

2 BED
FIRST FLOOR

92 sq m / 990 sq ft
Approx 2.7m Ceiling Height

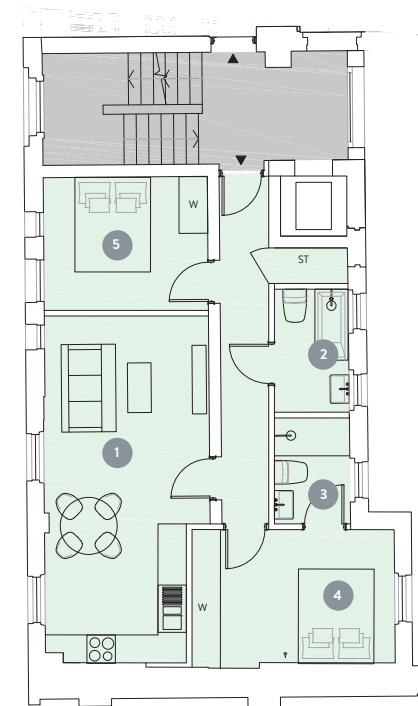


1. Living/Kitchen/Dining	36 sq m	388 sq ft
2. Master Bedroom	13.8 sq m	148 sq ft
3. En-Suite Bathroom	5.4 sq m	58 sq ft
4. Bedroom 2	13.1 sq m	143 sq ft
5. En-Suite Bathroom	4.4 sq m	47.4 sq ft
6. WC	2.1 sq m	23 sq ft

APARTMENT 7

2 BED
FIRST FLOOR

66 sq m / 710 sq ft
Approx 2.7m Ceiling Height

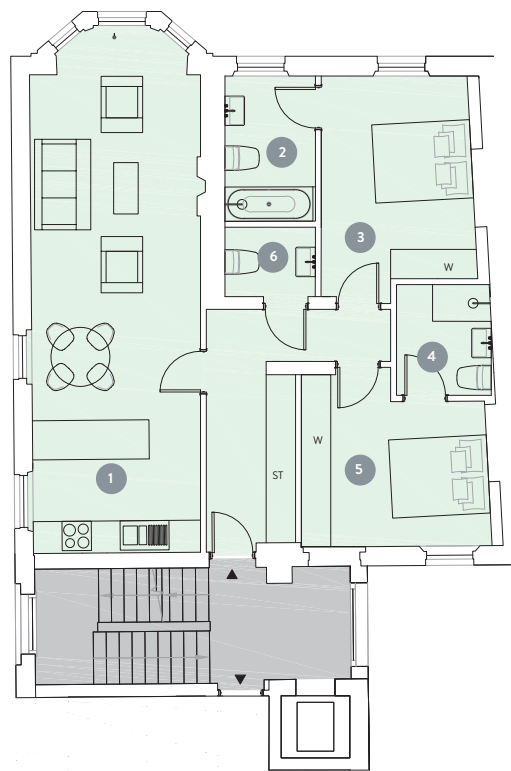


1. Living/Kitchen/Dining	24 sq m	258 sq ft
2. Master Bedroom	12.3 sq m	132 sq ft
3. En-Suite Bathroom	3.7 sq m	40 sq ft
4. Bedroom 2	9.9 sq m	107 sq ft
5. Bathroom	4.3 sq m	65 sq ft

APARTMENT 8

2 BED
SECOND FLOOR

92 sq m / 990 sq ft
Approx 2.7m Ceiling Height

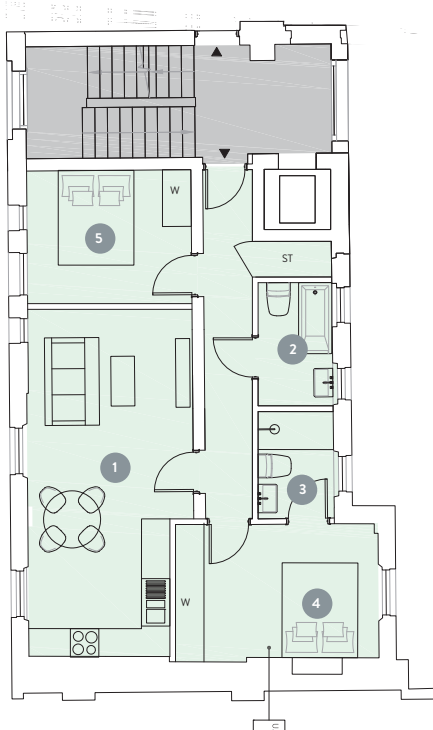


1. Living/Kitchen/Dining	36 sq m	388 sq ft
2. Master Bedroom	13.8 sq m	148 sq ft
3. En-Suite Bathroom	5.4 sq m	58 sq ft
4. Bedroom 2	13.1 sq m	143 sq ft
5. En-Suite Bathroom	4.4 sq m	47.4 sq ft
6. WC	2.1 sq m	23 sq ft

APARTMENT 9

2 BED
SECOND FLOOR

67 sq m / 721 sq ft
Approx 2.7m Ceiling Height

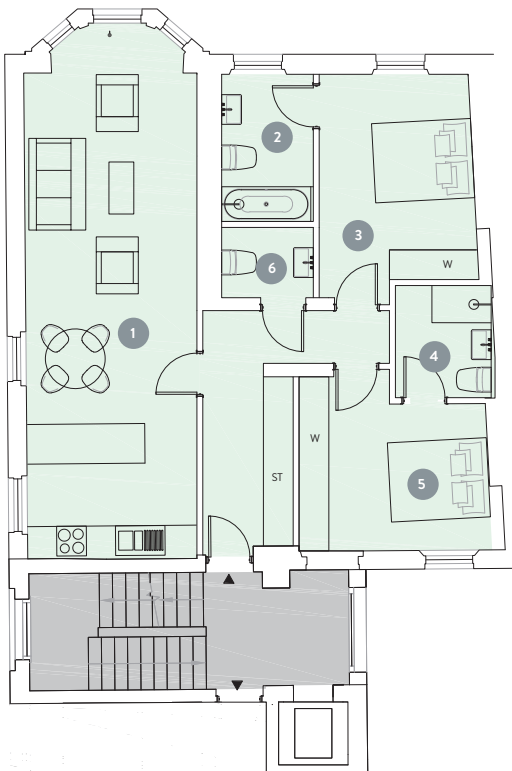


1. Living/Kitchen/Dining	24 sq m	258 sq ft
2. Master Bedroom	12.3 sq m	132 sq ft
3. En-Suite Bathroom	3.7 sq m	40 sq ft
4. Bedroom 2	9.9 sq m	107 sq ft
5. Bathroom	4.3 sq m	65 sq ft

APARTMENT 10

2 BED
THIRD FLOOR

92 Sq m / 990 sq ft
Approx 2.7M ceiling height

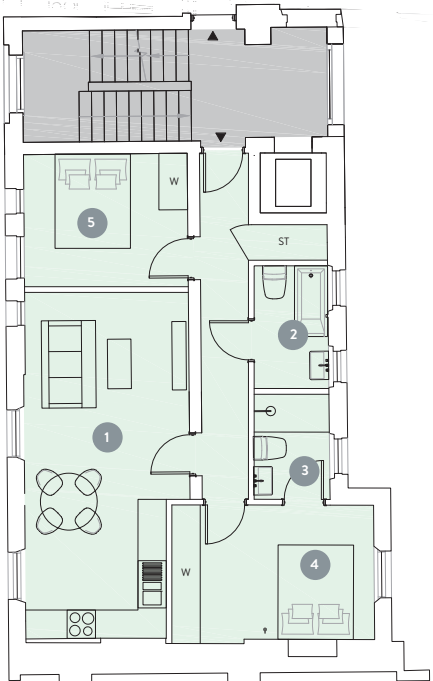


1. Living/Kitchen/Dining	36 sq m	388 sq ft
2. Master Bedroom	13.8 sq m	148 sq ft
3. En-Suite Bathroom	5.4 sq m	58 sq ft
4. Bedroom 2	13.3 sq m	143 sq ft
5. En-Suite Bathroom	4.4 sq m	47.4 sq ft
6. WC	2.1 sq m	23 sq ft

APARTMENT 11

2 BED
THIRD FLOOR

67 SQ.M / 721 SQ.FT
APPROX 2.7M CEILING HEIGHT

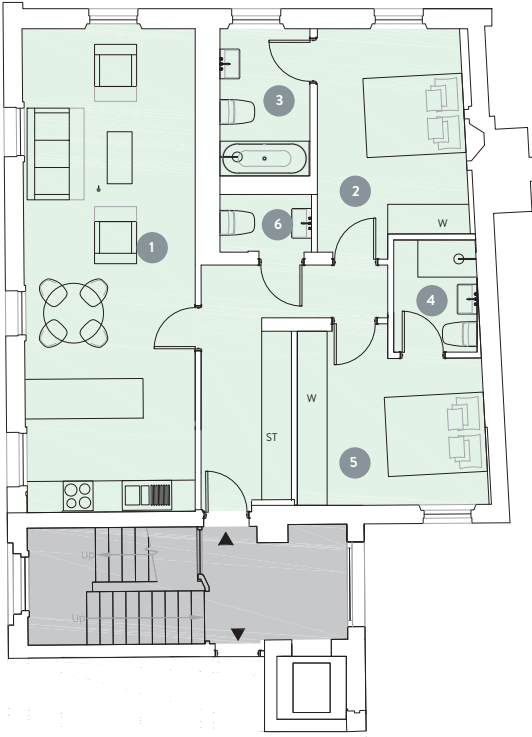


1. Living/Kitchen/Dining	24 sq m	258 sq ft
2. Master Bedroom	12.4 sq m	133 sq ft
3. En-Suite Bathroom	3.7 sq m	40 sq ft
4. Bedroom 2	9.9 sq m	107 sq ft
5. Bathroom	4.3 sq m	65 sq ft

APARTMENT 12

2 BED
FOURTH FLOOR

88 sq m / 947 sq ft
Approx 2.7m Ceiling Height

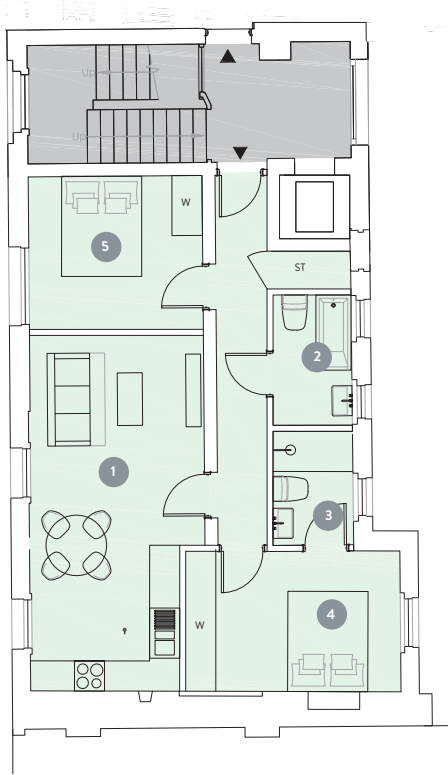


1. Living/Kitchen/Dining	37.7 sq m	363 sq ft
2. Master Bedroom	13.8 sq m	148 sq ft
3. En-Suite Bathroom	5.4 sq m	58 sq ft
4. Bedroom 2	13.3 sq m	143 sq ft
5. En-Suite Bathroom	4.4 sq m	47.4 sq ft
6. WC	2.1 sq m	23 sq ft

APARTMENT 13

2 BED
FOURTH FLOOR

66 sq m / 710 sq ft
Approx 2.7m Ceiling Height



1. Living/Kitchen/Dining	23.2 sq m	251 sq ft
2. Master Bedroom	12 sq m	129 sq ft
3. En-Suite Bathroom	3.7 sq m	40 sq ft
4. Bedroom 2	10.7 sq m	115 sq ft
5. Bathroom	4.3 sq m	65 sq ft

ACCOMMODATION
SCHEDULE

UNIT	FLOOR	BEDS	ASPECT	NSA (SQ M)	NSA (SQ FT)
1	Lower Ground	Studio	Front	43	463
2	Lower Ground	Studio	Front	47	506
3	Lower Ground	2	Rear	87	932
4	Ground	2	Front	72	775
5	Ground	2	Rear	65	700
6	First	2	Front	92	990
7	First	2	Rear	66	710
8	Second	2	Front	92	990
9	Second	2	Rear	67	721
10	Third	2	Front	92	990
11	Third	2	Rear	67	721
12	Fourth	2	Front	88	947
13	Fourth	2	Rear	66	710

Over the past 20 years, City & Docklands Property Group has continually set the benchmark for delivering high quality property investments and developments both in prime central and key growth areas of London. With over 1,000 new homes currently under development across London alone, a continued commitment to innovation and product development, coupled with high standards of design, construction and customer service, City & Docklands has earned an unrivalled track record of consistent growth over many years.



1. CANARY GATEWAY, ST ANNE'S ROW, E14

160 luxurious apartments arranged from ground to 6th floor level in 2 buildings, both fronting the Limehouse Canal, a quiet waterway built in 1770 as a 'shortcut' to the River Thames. This development completed in Q4 2016.

2. VICTORIA HEIGHTS, W3

Located across the road from North Acton Underground station, this residential development of 255 units was the first of its kind within Park Royal's Southern Gateway.

3. PUMP TOWER, ROYAL DOCKS, E16

161 high-end apartments from 1st to 23 storeys, currently under construction, in an iconic new landmark building, 7 minutes from the heart of Canary Wharf.

Each apartment will be highly specified, with many bespoke and custom designed features throughout the development.

4. KINGS QUARTER, LONDON, N1

Residential development totalling 124 apartments forming part of the £2bn regeneration of King's Cross St. Pancras.

5. LANTERNS COURT

The largest development completed by City and Docklands to date.

The total scheme included 639 apartments, across several buildings surrounding a 17 storey central tower. It is located in heart of the Isle of Dogs, just a few hundred meters from Canary Wharf.





FURTHER INFORMATION

TENURE

250 Year Leasehold

PRACTICAL COMPLETION

The development is scheduled to complete in Spring 2018



DISCLAIMER

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. CGIs of the proposed accommodation are for illustration purposes only. March 2018

