

# FiftySevenEast

Dalston E8



F A C T   S H E E T   2 0 1 7

**Taylor  
Wimpey**  
Central London



## INTRODUCTION

A collection of 83, one, two and three bedroom apartments for private sale, located in a 15 storey tower. A separate 5 storey building fronting the high street will incorporate 15 affordable intermediate housing units. There is retail space on the ground floor.

29 one bedroom apartments, 29 two bedroom apartments, 4 two bedroom tower suites, 21 three bedroom apartments located 51-57 Kingsland High Street, Dalston, E8 2JS.

Fifty Seven East is located on Kingsland High Street and can be accessed from Kingsland High Street and Boleyn Road. It is in close proximity to both Dalston Kingsland railway station and Dalston Junction railway station.





## **FACILITIES**

- Concierge
- Secure bicycle spaces
- Secure gated entry
- Video entry system
- Communal garden

## **DEVELOPER**

Taylor Wimpey Central London

## **TENURE**

999 years leasehold

## **BUILDING WARRANTY**

10-year NHBC Warranty

## **EST. COMPLETION DATE**

Q4 2017

## **ARCHITECT**

Jestico and Whiles

## **LOCAL AUTHORITY**

London Borough of Hackney

## **LOCAL AREA**

Contemporary Dalston is a lively neighbourhood with a diverse and vibrant population. The area is incredibly well connected via numerous transport links both into the City of London and further afield. Dalston High Street benefits from a wide variety of local bars and restaurants whilst Westfield Shopping Centre is only moments away.

## **SCHOOLS & UNIVERSITIES**

London School of Economics – 15 minutes

University College London – 15 minutes

Holy Trinity Primary School – 300 meters

Queensbridge Primary School – 700 meters

## **TRANSPORTATION**

Dalston benefits from two overground stations which provide easy access into the wider underground network and key employment hubs such as those listed below:

The City – 6 Minutes

Stratford – 13 Minutes

West End – 18 Minutes

Canary Wharf – 21 Minutes



### GROUND RENT

1 Bed – £300 per annum  
2 Bed – £400 per annum  
3 Bed – £500 per annum

### SERVICE CHARGE

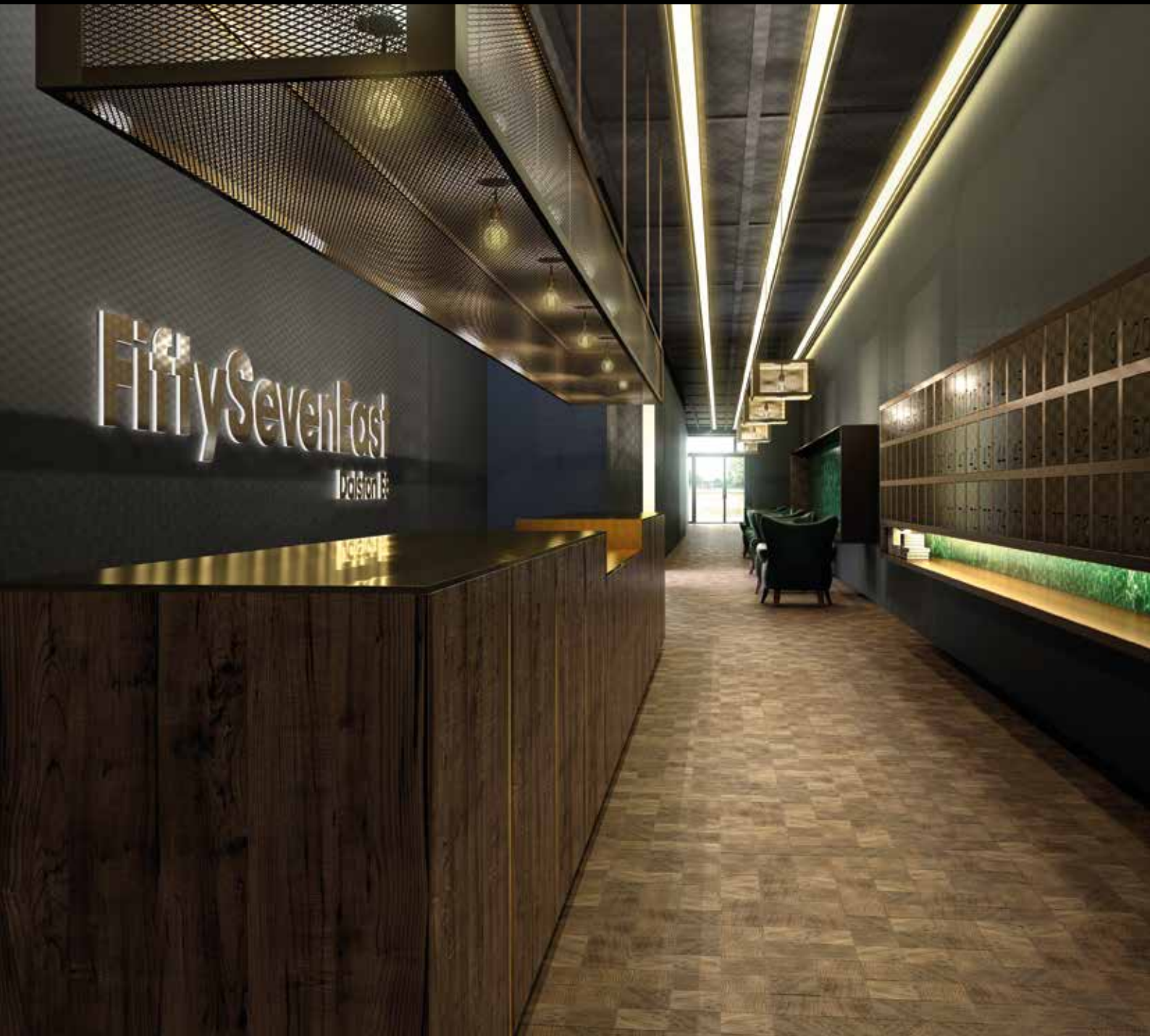
Estimated £3.50 per sq ft

### MANAGING AGENT

Mainstay

### COUNCIL TAX

Band A – Up to £40,000	£862.30
Band B – £40,001 – £52,000	£1006.01
Band C – £52,001 – £68,000	£1,149.73
Band D – £68,001 – £88,000	£1,293.45
Band E – £88,001 – £120,000	£1,580.89
Band F – £120,001 – £160,000	£1,868.32
Band G – £160,001 – £320,000	£2,155.75
Band H – Over £320,000	£2,586.90





## **TERMS OF PAYMENT**

1. A non-refundable reservation fee £2,000 (£5,000 for purchases over £1,000,000)
2. 10% of purchase price is payable within 14 days of exchange in the room
3. 90% of purchase price, payable upon completion, estimated in Q4 2017

Reservation fee taken by credit or debit card in person or remotely. A bank transfer to be accepted in certain circumstances.

## **DOCUMENTATION**

### **PHOTO IDENTIFICATION**

Passport, driving license or id card

### **PROOF OF ADDRESS**

A current utility bill or bank statement no older than 3 months.

We also advise that solicitors must have signed and certified the above.

## **SALES TO COMPANIES**

For each individual company director and the company secretary we will require certified photo ID and certified proof of address as above. In addition, we require:

- Certificate of incorporation of the company.
- Memorandum and articles of association of the company.
- 3 years audited accounts. if there are no audited accounts then bank statements should be provided in lieu of these.

## **SALES TO BVI COMPANIES**

- All id as per the "sales to companies".
- In addition we will require a letter from the acting solicitor confirming that they are satisfied that all of the money laundering checks have been carried out and that they are satisfied that the purchase monies are not coming from any proceeds of crime or money laundering activity.



## **VENDOR'S SOLICITORS**

### **Taylor Wimpey Legal Services**

Chase House, Park Plaza, Heath Hayes, Cannock,  
WS12 2DD

Attn: Fay Gould

Email: [Fay.Gould@taylorwimpey.com](mailto:Fay.Gould@taylorwimpey.com)

Direct +44 (0) 1543 496785

## **RECOMMENDED PURCHASER'S SOLICITORS**

### **Forsters LLP**

31 Hill Street, London, W1J 5LS

Attn: Chris Myers

Direct Tel: +44 (0) 20 7863 8417

Email: [chris.myers@forsters.co.uk](mailto:chris.myers@forsters.co.uk)

[georgina.haddon@forsters.co.uk](mailto:georgina.haddon@forsters.co.uk)

Web: [www.forsters.co.uk](http://www.forsters.co.uk)



## **SPECIFICATION**

### **KITCHEN**

- Bespoke Alno kitchen with soft close doors and drawers
- Silestone worktop
- Glass splashback
- Wall units with under lighting
- Mixer tap
- Siemens electric oven
- Siemens induction hob
- Microwave combination oven (where applicable)
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer provided to utility cupboards (where applicable)

### **BATHROOM AND EN SUITE**

- Villeroy & Boch white sanitaryware
- High quality shower set and taps
- Large format wall and floor tiles
- Glass shower screen
- Heated towel radiator
- Mirrored cabinet with integrated shaver socket
- Under cabinet lighting

### **JOINERY**

- Flush pre finished white doorset
- Designer door furniture
- Fitted wardrobe to master bedroom

## **FLOORING**

- Engineered timber floors to hallway, kitchen, living and dining areas
- Carpet to all bedrooms
- Large format floor tiles to bathrooms
- Decked balconies or terraces

## **MECHANICAL SYSTEMS**

- Underfloor heating throughout
- Internal ventilation and heat recovery system
- Ceiling mounted heat detectors and residential sprinklers within apartment
- Comfort cooling to Tower Suites only

## **ELECTRICAL AND LIGHTING**

- Low energy, low maintenance downlighters to all habitable rooms
- White metallic finish to all visible sockets and switch plates
- TV/FM/DAB/Data points to living area and bedroom(s)
- Sky+ connections to living area and master bedroom (customer subscription required)
- Video door entry system with electronic access

## **AMENITIES**

- Concierge service
- Secure bicycle storage
- Landscaped communal courtyard

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