

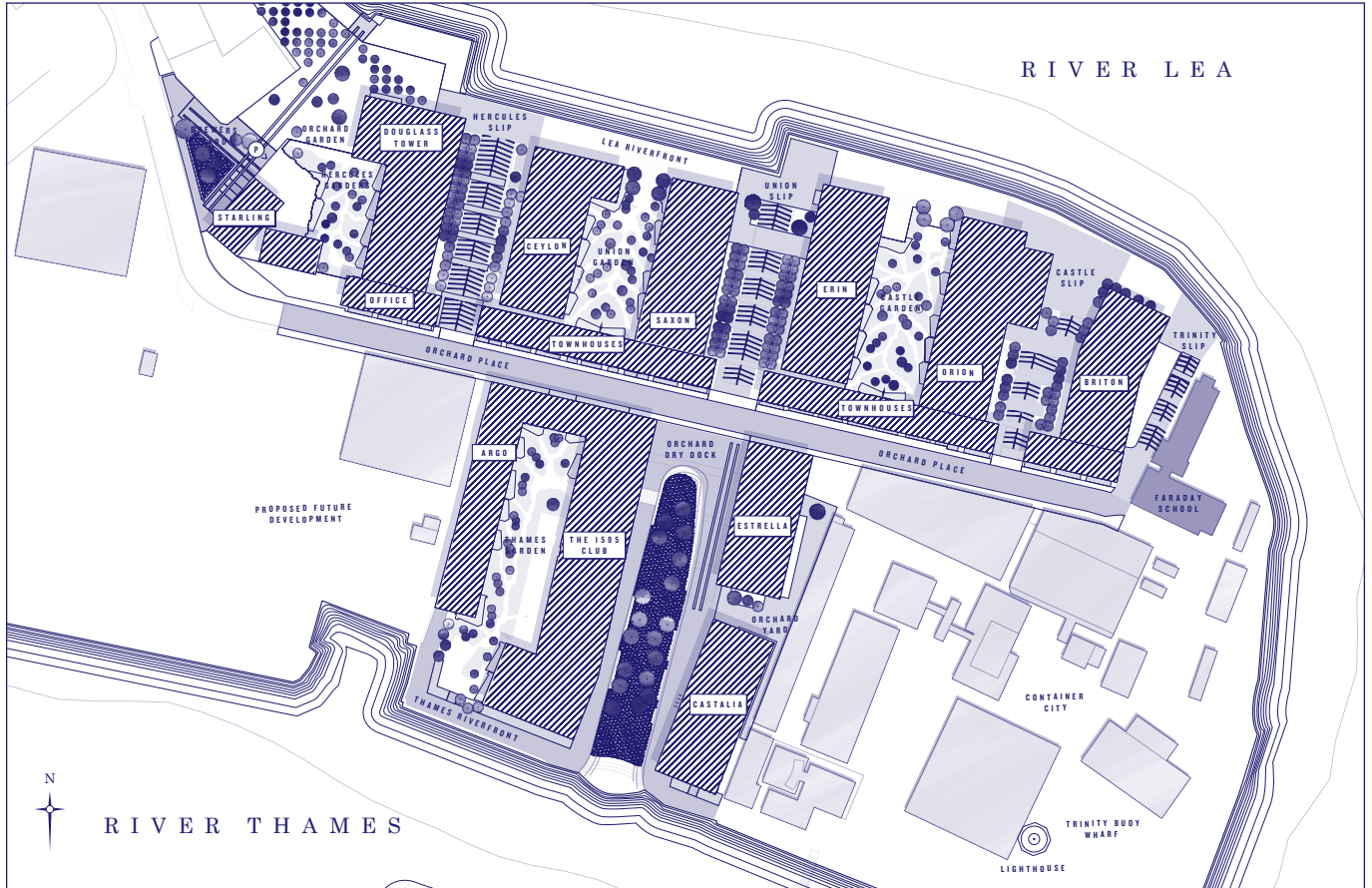
**GOODLUCK**  
**HOPE**  
L O N D O N







**GOODLUCK HOPE**



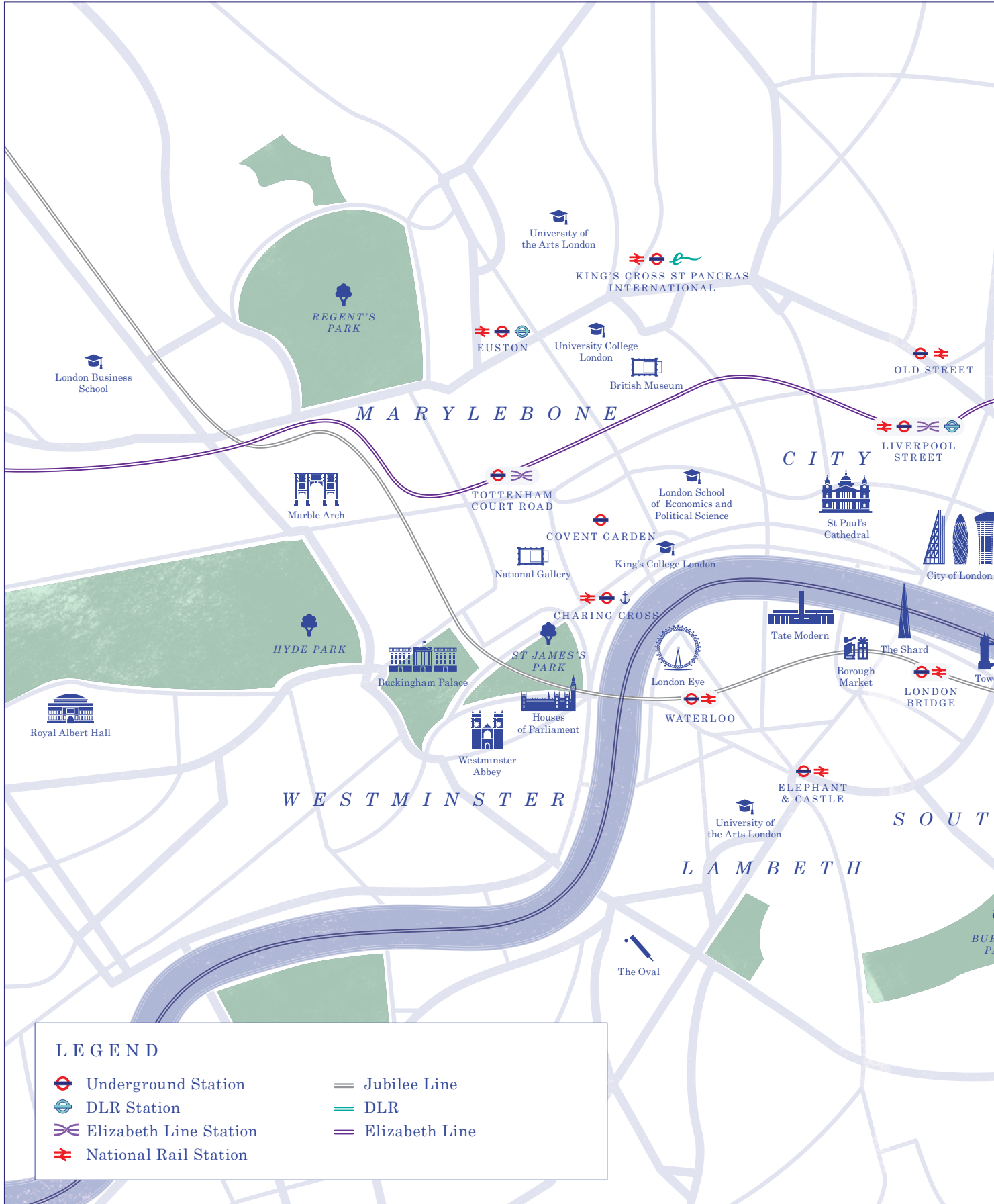
**THE DEVELOPMENT**

Set on the banks of the River Thames with panoramic views across to The O2, Canary Wharf and beyond, Goodluck Hope reimagines the warehouse aesthetic turning a historic dockyard into a new residential quarter with a wealth of amenities, cafés, bars, shops and restaurants on your doorstep and only 8 minutes’ walk from the Jubilee line.








**THE APARTMENTS**

<b>BUILDING</b>	<b>TOTAL UNITS</b>
Argo (JKL)	149
Castalia (I)	32
Ceylon (C)	77
Dougllass Tower (B)	167
Estrella (H)	29
Orion (F)	88
Saxon (D)	112

GOODLUCK HOPE

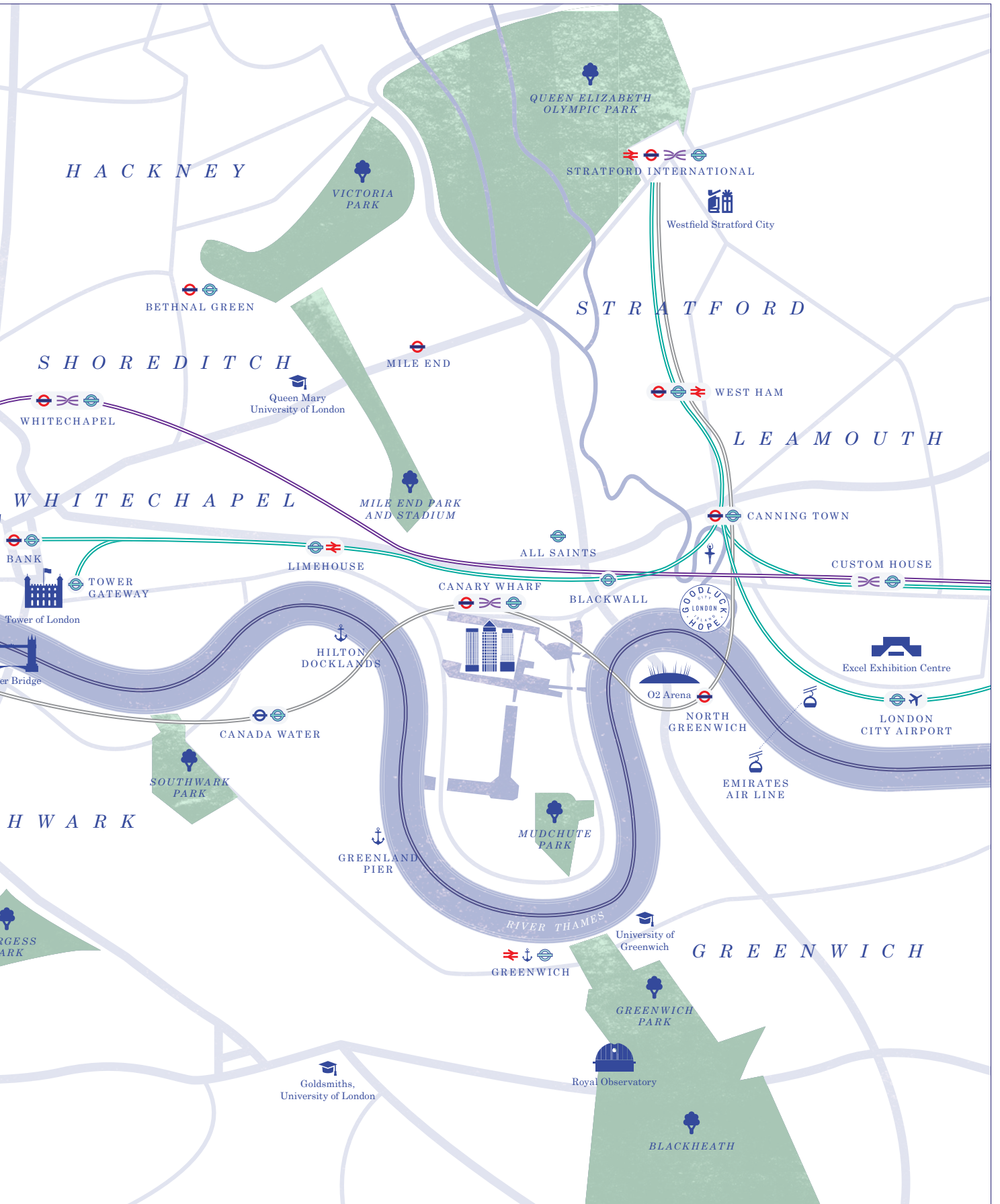


LEGEND

- |  |  |
|--|--|
|  Underground Station    |  Jubilee Line   |
|  DLR Station            |  DLR            |
|  Elizabeth Line Station |  Elizabeth Line |
|  National Rail Station  |  |



GOODLUCK HOPE



TRAVEL TIMES



ELIZABETH LINE



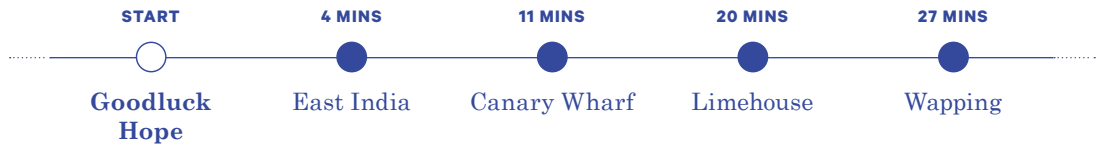
DLR



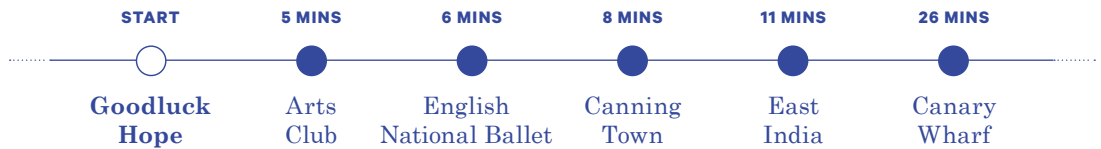
UNDERGROUND LINE (JUBILEE)



D3 BUS



WALK



CYCLE





## RESIDENTS' FACILITIES

### 1595 CLUB

As part of the remarkable lifestyle at Goodluck Hope, all residents have access to The 1595 Club, a network of globally inspired amenities under one roof.

- *The Water House*  
25m swimming pool.
- *The Steam House*  
Scandinavian style sauna.
- *The Sweat House*  
Fully equipped state of the art gymnasium.
- *The Work House*  
Business centre.
- *The Picture House*  
Private cinema.
- *The Lantern Room*  
29th Floor viewing lounge.

### THE ARTS CLUB

All Goodluck Hope residents will also benefit from the use of The Arts Club at London City Island which provides exclusive access to:

- Gymnasium
- Heated outdoor swimming pool
- Sauna and Hydropool
- Clubhouse

## LEASEHOLD TENURE

Leasehold 999 years from 1st Jan 2018

### SERVICE CHARGE (ESTIMATED)

Argo Apartments	£7.04 psf pa
Castalia Apartments	£6.79 psf pa
Ceylon Apartments	£7.63 psf pa
Douglass Apartments	£6.80 psf pa
Estrella Apartments	£7.16 psf pa
Orion Apartments	£6.88 psf pa
Saxon Apartments	£7.26 psf pa
Parking	£1,122.02 pa

\* Based on current prices and subject to inflation

### GROUND RENT PER YEAR

No ground rent payable.

### ESTIMATED COMPLETION DATES

Argo (JKL)	Completed
Castalia (I)	Completed
Ceylon (C)	Completed
Douglass (B)	Completed
Estrella (H)	Completed
Orion (F)	Completed
Saxon (D)	Completed

### PARKING

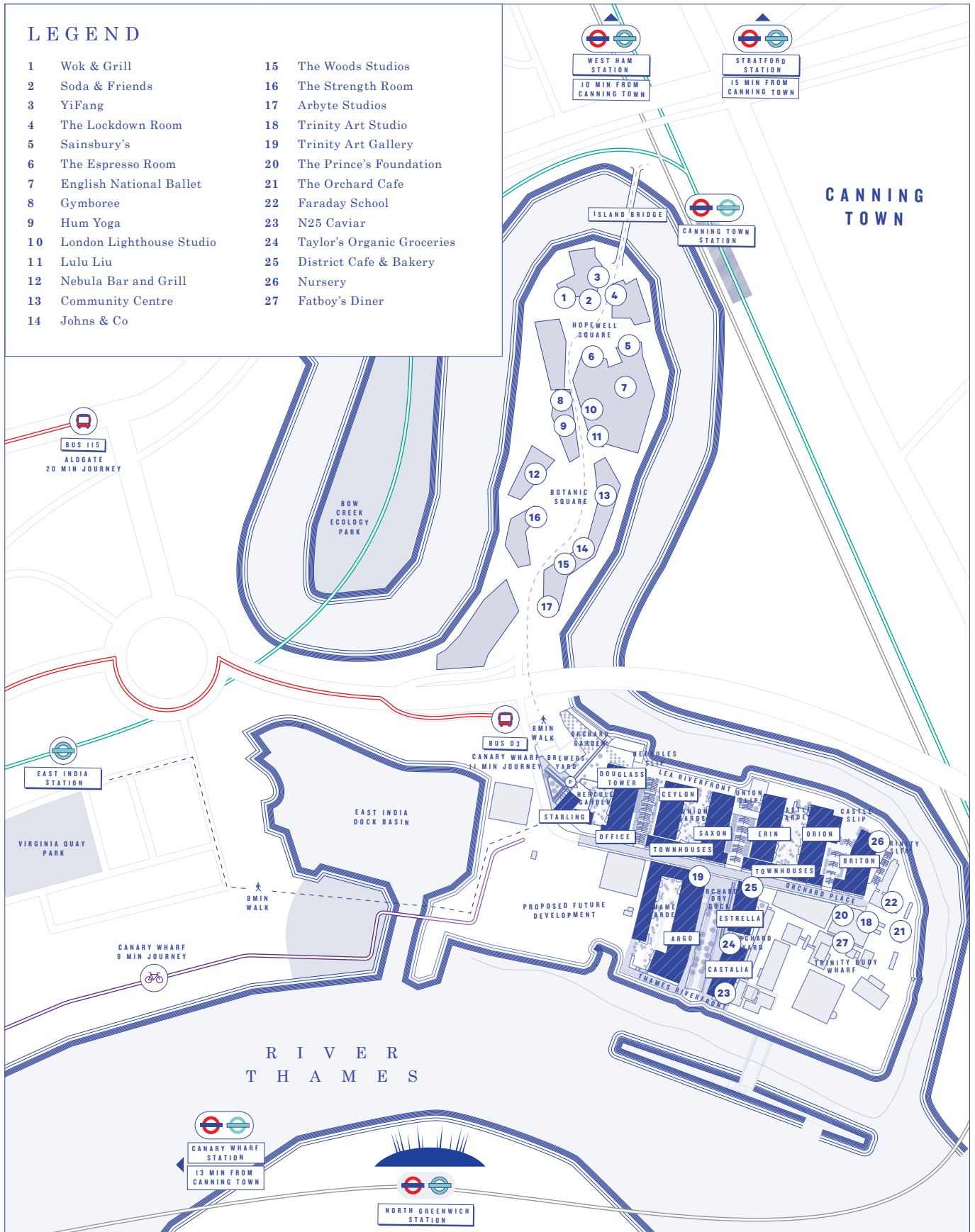
Parking purchase price:  
£30,000 per space (right to park)

Subject to eligibility. Speak to your sales consultant for details.

ISLAND MAP

LEGEND

- |    |                          |    |                            |
|----|--------------------------|----|----------------------------|
| 1  | Wok & Grill              | 15 | The Woods Studios          |
| 2  | Soda & Friends           | 16 | The Strength Room          |
| 3  | YiFang                   | 17 | Arbyte Studios             |
| 4  | The Lockdown Room        | 18 | Trinity Art Studio         |
| 5  | Sainsbury's              | 19 | Trinity Art Gallery        |
| 6  | The Espresso Room        | 20 | The Prince's Foundation    |
| 7  | English National Ballet  | 21 | The Orchard Cafe           |
| 8  | Gymboree                 | 22 | Faraday School             |
| 9  | Hum Yoga                 | 23 | N25 Caviar                 |
| 10 | London Lighthouse Studio | 24 | Taylor's Organic Groceries |
| 11 | Lulu Liu                 | 25 | District Cafe & Bakery     |
| 12 | Nebula Bar and Grill     | 26 | Nursery                    |
| 13 | Community Centre         | 27 | Fatboy's Diner             |
| 14 | Johns & Co               |    |                            |









**BUILDING INSURANCE**

Building insurance is arranged by the managing agent and paid for through service charge.

**APARTMENT WARRANTY**

10 year build warranty will be provided by NHBC. The first two years of this warranty is aftercare cover direct with the developer.

**THE TEAM**

**Management Company**

Ballymore Asset Management Limited

**Developer**

Roundstone Development Management Limited

**Contractor**

Roundstone Construction Services Limited

**THE LOCAL AUTHORITY**

London Borough of Tower Hamlets

**PURCHASE PROCEDURE**

**RESERVATION FEE**

A non-refundable deposit of £2,000 is payable upon reservation (£5,000 for Lofts and Townhouses).

Copy of passport/driving licence and utility bill no older than 3 months to be provided at this point.

**EXCHANGE OF CONTRACTS**

**DEPOSIT 1:**

5% of the purchase price (less reservation deposit) is payable within 35 days of reservation on exchange of contracts.

**BALANCE**

The remaining 95% of the purchase price is payable upon completion on 20 working days' notice.

**SOLICITOR PANEL**

The developer can offer a choice of panel solicitors, whereby a contribution of £1000 excluding VAT towards legal fees will be paid upon completion.

The Solicitors details are as follows:

**Riseam Sharples**

2 Tower Street  
London, WC2H 9NP

*Julia Caveller*

T: 020 7632 8919

E: [juliac@rs-law.co.uk](mailto:juliac@rs-law.co.uk)

**Zhong Lun LLP**

10-11 Austin Friars  
London EC2N 2HG

*Paige Xia*

T: 020 7382 1567

E: [paigexia@zhonglun.com](mailto:paigexia@zhonglun.com)

**Quastels**

Watson House  
54 Baker Street  
London W1U 7BU

*Jonathan Neilan*

T: +44 (0)207 908 2533

E: [jneilan@quastels.com](mailto:jneilan@quastels.com)







**CONTACT US FOR  
MORE INFORMATION**

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E: [sales@goodluckhope.com](mailto:sales@goodluckhope.com)

**GOODLUCKHOPE.COM**