



FACT SHEET

Hepscott Road, Hackney Wick, E9 5EP



Development name

Bagel Factory

Address

White Post Lane, Hackney Wick

Post Code

E9 5EP

Summary of development

Standing proud in the heart of Hackney Wick is Bagel Factory, a flagship development comprising of 140 unique warehouse style apartments spread across an impressive three building complex. Celebrating the industrious history of the area, Bagel Factory's design perfectly fuses old with new, as art deco features are given a contemporary twist in a development set to be synonymous with the future of Hackney Wick.

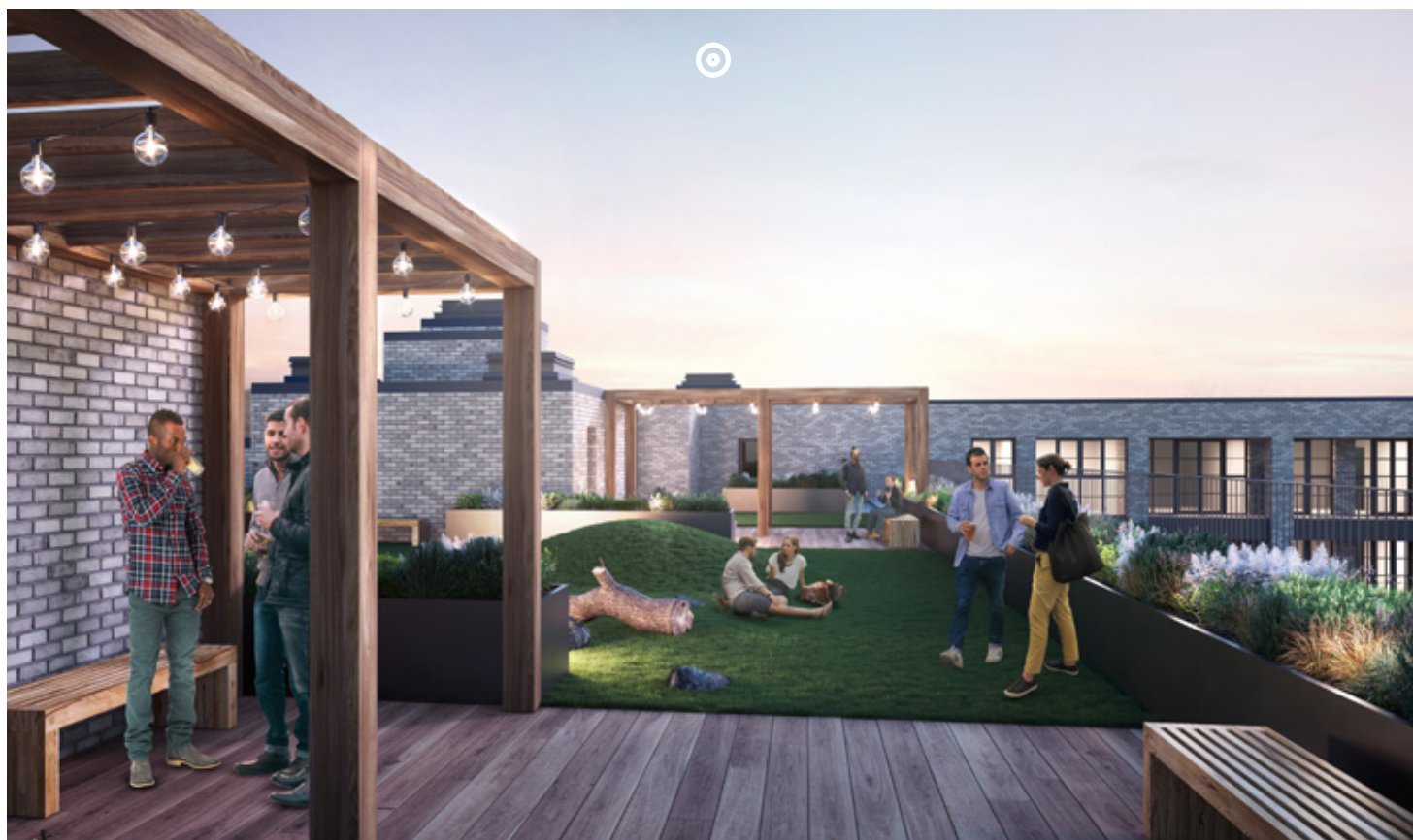
About the developers

Aitch Group. We're East Londoners and proud.

With over 23 years' experience developing commercial and residential property across London, we pride ourselves on our high-quality and design-led schemes.

Founded by Hackney born Henry Smith in 1995, Aitch Group has earned a reputation as a leading property developer in London. Built upon strong values, we're committed to uncovering the potential for communities to flourish and building a future for people to thrive.

We're here to do a job and to do it well, that's why we employ the most exceptional talent in the industry. We encourage an entrepreneurial culture at Aitch Group and support our teams' development to continually pioneer.



Architects

Hawkins Brown, BuckleyGrayYeoman,
HWO Architects

Interior design

Paul Savage

Landscaping

Nigel Cowlin

Completion date

Q4 2018 Q1 2019. Phased, please see sales consultant

Local Authority

London Borough of Tower Hamlets

Tenure

Leasehold 250 years

Building Insurance/Warranty

10 year structural

Ground rent

£300 1 bed, £350 2 bed, £400 3 bed

Service charge

Between £3.60 - £3.72 psft

Car parking

Disabled parking only

Cycle Storage

Securely locked cycle storage facility within building

Specifications

As per brochure

Reservation procedure

- 1) A deposit is payable upon reservation. For private purchasers the deposit amount is £2500, for Help To Buy purchasers it is £500. See reservation form for terms.
- 2) In accordance with 'The Money Laundering Regulations 2017', all Estate Agents are required by law to obtain proof of identity from all clients. Proof of identity must be a certified copy of a photographic document, i.e. passport or driving licence, as well as a copy of a utility bill not more than three months old (not a mobile phone bill). With permission, the Estate Agents will carry out on-line checks to verify your identity and address if necessary.
- 3) Contracts to be exchanged within 28 calendar days of receipt of the contracts for the sale of the property by the potential purchaser's solicitor.
- 4) 10% payable on exchange or 5% for Help To Buy purchasers.
- 5) 90% balance (or 95% for Help To Buy purchasers) payable on completion, on notice from the developer.



Agent

JLL/Currell

Marketing suite address

Hepscott Road, Hackney Wick, E9 5EP

Public spaces

Landscaped roof terraces and shared secret gardens

Building height

Six stories

Affordable housing provision

41 housing association flats will be housed within their own separate building on Rothbury Road.

Total private apartments

140

Mix

1 bed	59
2 bed	52
3 bed	29

Commercial space

Across the ground floor of all buildings, as well as being housed within it's own building within the development. 56,853 sqft (25,112 sq.ft at 52/54 White Post Lane, 25,253 sq.ft at 24/26 White Post Lane and 6,488 sq.ft at 25/37 Rothbury Road)

Size of apartments (average)

1 bed	621.2sqft
2 bed	848.2sqft
3 bed	956 sqft

Building facilities

Concierge, gym and studio space, landscaped roof terraces, video entry system, key fob access and secure cycle storage.

How to register interest

www.BagelFactory.London

Recommended solicitors:

Cavendish Legal Group
FAO: Jonathan Kidoushim
T: 020 7907 9300
E: j.kidoushim@clglaw.co.uk

Foskett Marr Gadsby & Head LLP
FAO: Tara Granger
T: 01992 578 642
E: taragranger@foskettmarr.co.uk

Recommended Mortgage Advisor:

Coreco Group
FAO: Luke Smith
T: 0207 2205 103
E: luke.smith@coreco.co.uk