Coda

BATTERSEA **SW11**



Computer generated image of the exterior at Coda

Coda, is set to become a new landmark for this fast-evolving district of central London. Comprising contemporary studios, 1, 2 and 3 bedroom apartments, set within private landscaped gardens and just moments from the River Thames.

- 23 storey tower, designed by renowned Patel Taylor
- Studios, 1, 2 and 3 bedroom apartments
- Contemporary, light and spacious interior design
- Resident facilities include; 24 hour concierge, fitness studio, residents lounge/private dining room
- Central London zone 2 location, 8 minutes' walk to Clapham Junction station, one of the best connected stations in the city
- New London Headquarters for the Royal Academy of Dance
- Located in the borough of Wandsworth
- First completions, Q3 2020



Computer generated image of the private entrance at Coda

A BEACON FOR BATTERSEA



Clapham Junction:
2 mins

Battersea Park:
7 mins

Victoria (from Clapham Junction):
7 mins

Clapham Junction:
8 mins

King's Road:
10 mins

South Kensington (via rail from Clapham Junction):
14 mins

Oxford Circus (via rail from Clapham Junction):
17 mins

London Bridge (via rail from Clapham Junction):
20 mins

Bond Street (via rail from Clapham Junction):
22 mins

Bank (via rail from Clapham Junction):
24 mins

Gatwick Airport (via rail from Clapham Junction):
26 mins

Canary Wharf (via rail from Clapham Junction):
27 mins

King's Cross (via rail from Clapham Junction):
28 mins

THE DETAILS



Contemporary kitchen space at Coda

Developer

Avanton: is a new dynamic and progressive London property development company. We collaborate with the finest architects, landscapers, designers and constructors, to create places where people love to live, work and enjoy. Places that are innovative and inspiring, appreciated both for their design and quality as well as their future value

Royal Academy of Dance

Coda will create a vibrant community between one of the world's most celebrated dance institutions and the residents above. The Royal Academy of Dance (RAD) is one of the world's most influential dance education centres with 14,000 members worldwide and the two acre site on York Road will be home to the new state of the art 60,000 ft2 headquarters.

Affordable Housing

50 intermediate apartments with 119 PRS homes will be created in partnership with A2 Dominion

Completion

Completion	Q3-Q4 2020

Service Charge

Service charge £4.92 ft^2 pa

Parking

Limited secure underground parking. £40,000 for an allocated right to park.

Tenure

999 years leasehold

Warranty

10 year NHBC building warranty

Architect

Patel Taylor

Residential Unit Mix

Block C is the private residential. The 130 unit mix is as follows:

2 Suites:	421-452ft^2
40, 1 Bedroom:	538-592ft^2
76, 2 Bedrooms:	710-1,000ft^2
12, 3 Bedrooms:	1,033-1,119ft^2

Terms of Payment

1. A non-refundable reservation fee of £2,500 per unit under the sales value of £1,000,000. A non-refundable reservation fee of £5,000 per unit above the sales value of £1,000,000.

2. Exchange of contracts within 21 days of receipt of paperwork.

3. Exchange deposit of 10% of purchase price (less reservation fee paid) is payable via your solicitor within 21 days of reservation.

4. The remaining 90% of the purchase price is payable on completion.

Reservation fee is taken by credit card in person or remotely (no Amex).

Council Tax

Band H* (est) £1,433.02

Ground Rent

Studios:	£300 pa
1 bed:	£350 pa
2 beds:	£450 pa
3 beds:	£600 pa
Penthouse:	£750 pa

Documentation

A. Photo identification – passport/driving licence or official identification card; AND

B. A current utility bill or bank statement showing name and address, no older than 6 months

Please be advised that if originals are not certified by the Sales Office, Avanton: York Place Buildings Ltd must be provided with certified copies of the above documents.

If the purchase is being taken in a company name, then the following must be provided:

A. A copy of the certificate of the incorporation and memorandum of articles & association.

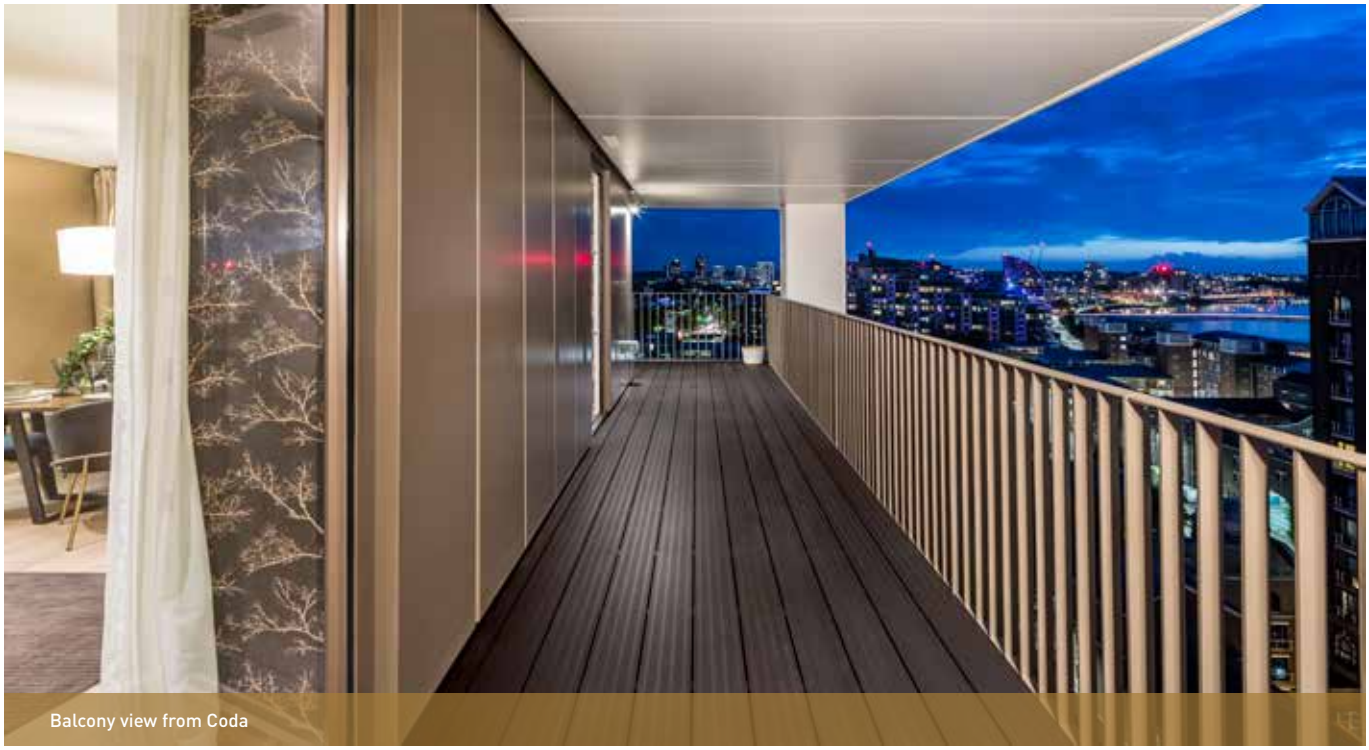
B. Evidence of the company registered address.

C. A list of Directors.

D. A list of shareholders.

E. Individual photo identification and address identification for Directors and Shareholder

*Please be advised this is subject to change and is listed as indicative only. London Borough of Wandsworth 2019/2020 figures



Balcony view from Coda