

GRAPHITE

VAUXHALL, LONDON

SQUARE





STYLE DOESN'T HAVE A POSTCODE

Graphite Square is a new mixed use residential and co-working scheme in Vauxhall.

It will deliver 155 homes and 80,000 sqft of co-working and commercial space over three floors, with two public spaces that link currently disconnected local streets. It will deliver a cohesive new community.

The location, for one, is hard to beat - near the Thames, opposite the Tate Britain, it's certainly central to the city's thriving urban heart.

Aside from the gardens within Graphite Square there are also green enclaves on the doorstep. You have Albert Embankment along the river and Vauxhall Park, with a children's playground, tennis court and in the right season, you can lay between wild lavender.

This neighbourhood is making huge strides forward. Nine Elms will very soon take on the mantle of a vibrant and exciting locale as the plethora of building works there is finally completed. The vibrancy of this revitalised area will only help push both residential values and rents notably higher in the coming years as this area gradually comes of age. This neighbourhood can now indisputably be called a growing community in its own right.



155

Homes



80,000

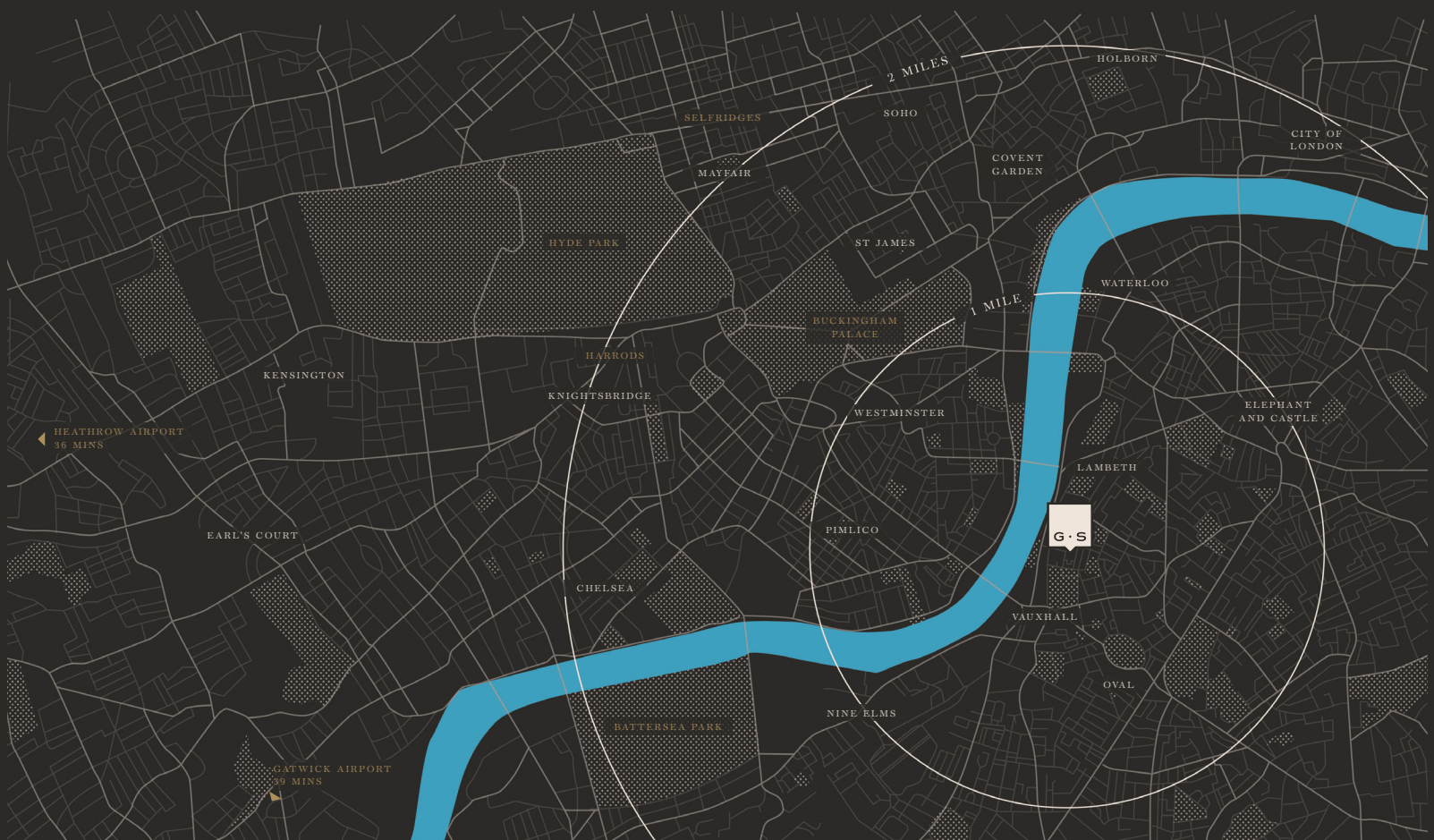
Sq ft of co-working
space over three floors

PROXIMITY NEEDN'T COME AT A PRICE

Vauxhall is a major transport hub in Zone One with both an overland and underground station serving countless destinations across the capital.

Vauxhall is also blessed with green space. Vauxhall Park is beloved by locals for its lavender garden, children's playground and adorable model village, while the nearby Vauxhall Pleasure Gardens hosts events throughout the year, including the Winter Wonderland in December.

The area has a quiet vibrance, with an efficient unit mix of smaller apartments and an abundance of outside space, meaning there is a lot of potential for Graphite Square.



EDUCATION

There's no compromising when it comes to education. Having some brilliant schools on its doorstep such as Thomas's school which is attended by the Prince George and Princess Charlotte.



There are also several renowned universities a short distance away.

- Imperial College
- University College London
- The London School of Economics & Political Science
- King's College London
- Soas University London
- Chelsea College of Art & Design

ALONGSIDE THE ICONS OF LONDON



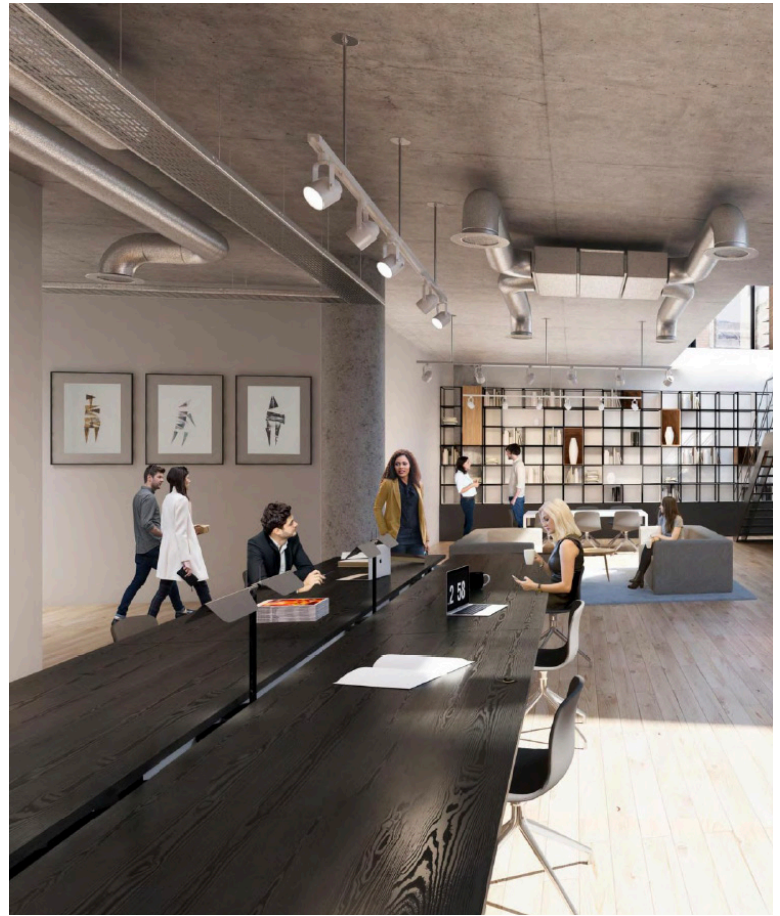
GRAPHITE SQUARE'S NEW WAY TO LIVE AND CO-WORK WITHIN YOUR OWN DEVELOPMENT.

We've chosen Halkin to run Graphite Square's 80,000 sq ft of inspiring on-site workspaces.

Carve out some crucial work life balance by having access to a dedicated co-working space 24/7 and get some division back into your working and home life.

Working from home has never been easier or more productive when you've got all the benefits of a co-working space directly in your apartment block.

Graphite Square will provide desks to work at, private spaces for zoom meetings and even private meeting rooms for face to face meetings, all fueled by the latest tech in a harmonious and comfortable working environment.



THE DEVELOPMENT

Grand entrance lobbies feature ceiling sculptures and stylised, high-end interiors which are carried through to all parts of the buildings.

A second 'ground level' on top of the four-storey co-working space gives residents access to fully landscaped private gardens direct from their living spaces. All residential blocks have green roofs with water management and varied outdoor spaces to provide ecological niches and enhance local biodiversity.

RESERVATION FEE:

£2,500

LEASE LENGTH:

999 years

SERVICE CHARGE:

£4 per square foot (Estimation)

PAYMENT TERMS:

Total of 10% deposit paid and 90% due upon completion.

BUILDING WARRANTY

12 Year cover by Buildzone.

BUILDING AMENITIES

4th Level private podium garden for residents and access to the residences Graphite Club opening the door to all your local amenities on your doorstep.

VENDORS SOLICITORS:

Trowers & Hamlins LLP

Attn: Dawn-Marie Hornby

55 Princess Street,

Manchester,

M2 4EW

Email: dhornby@trowers.com

Tel: 00 44 161 838 2000

BUYERS RECOMMENDED LAWYER:

Keystone Law

Attn: Mr Ian Cooke

48 Chancery Lane

London

WC2A 1JF

Email: ian.cooke@keystonelaw.co.uk

Tel: 00 44 203 319 3700

Mob: 00 44 7799 874 577

REASONS ^{TO} MAKE GRAPHITE SQUARE YOUR NEXT HOME.

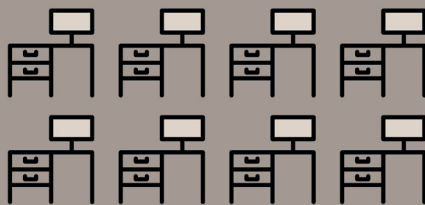
GRAPHITE SQUARE

Brought to you by

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Award winning 
international developer

Co-Working space within the building



1,000 desks

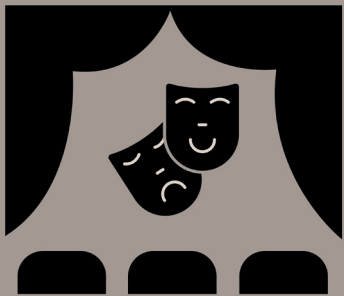
Chelsea on your doorstep

SLOANE SQUARE SW1

LONDON

10 minutes' drive

The West End



10 minutes by bike

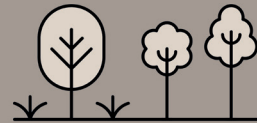
Great local lifestyle



Vauxhall is renowned for bars, cafés and restaurants

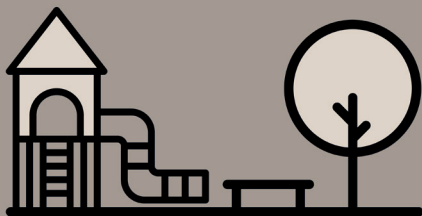
GRAPHITE SQUARE

Green spaces within the building



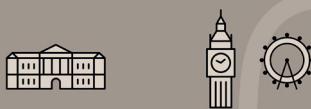
Podium garden and winter garden

Local Parks





A stone's throw from Vauxhall & Battersea Park

River Thames on your doorstep



GRAPHITE SQUARE

Globally renowned universities close by

 University College London
 Imperial College

London School of Economics 
King's College 

SMART INVESTMENTS ARE NOT BUILT ON WHAT PEOPLE WANT, BUT WHAT THEY'LL WANT NEXT.

The re-sales market has become increasingly active now that the number of completed units has grown.

There is a genuine mix of old and new property in the Vauxhall Nine Elms Battersea area. Much of the higher value riverfront property is relatively new – both in the Nine Elms area and along the Albert Embankment, while most of the older stock can be found in the Oval and Kennington neighbourhoods.

A good deal of the existing property market is re-sales of around the 5,000 new units built over the past five years. Demand for these units is predominantly domestic – many of these buyers have moved within Wandsworth or Lambeth or from elsewhere in London.

The vast majority of buyers over the past year have been owner-occupiers, which has helped to create a greater sense of place in the Nine Elms area in particular. “Most of the buyers of existing property are owner-occupiers moving from elsewhere in London. They’re attracted to this new residential area that is becoming increasingly full of life” – JLL Head of Residential Sales.

The average price of an existing home over the past two years was £1.015m. Around 23% of homes purchased were below £500,000 with 26% priced between £500,001 and £750,000. 21% were between £750,001 and £1m, 22% were between £1m and £2m with 8% of purchases above £2m.


97% of purchases over the past two years have been apartments. Prices in nearly-new stock have fallen over the past year but over the last 20 years prices have increased substantially.

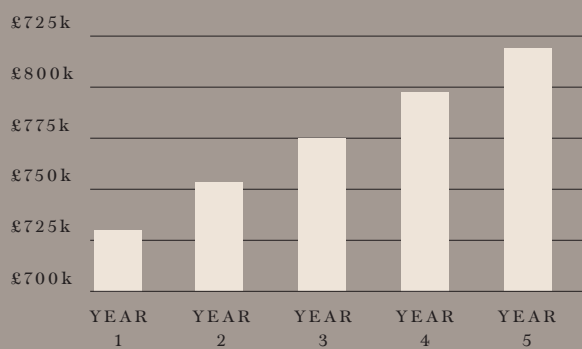
House prices in the London Borough of Lambeth have increased by 312% during this time, with an average of 7.3% pa, while in the London Borough of Wandsworth prices have risen by 273%, an average of 6.8% pa. These compare with the Greater London average of 311% and 7.3% pa respectively, and with 312% the 20-year increase in house prices in the London Borough of Lambeth.

A year after completion, you could see capital appreciation between 18.8% to 25%, which makes Graphite Square an attractive return on investment. Our below model is based on CBRE's latest 5 year London Residential growth forecast with a total of 18.8% growth.

1 BED

GROWTH FORECAST



No. Bedrooms: 

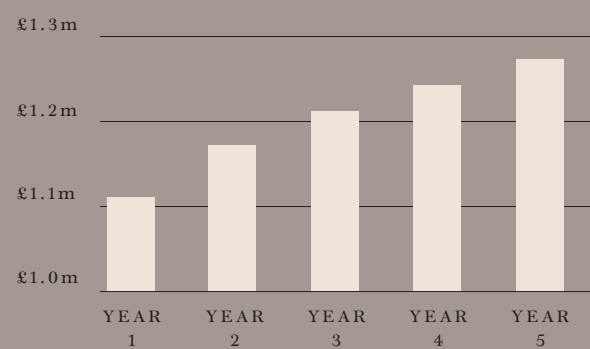


£690,000 PURCHASE PRICE
SELL END OF YEAR 5:
£130,025 PROFIT

2 BED

GROWTH FORECAST




No. Bedrooms:  

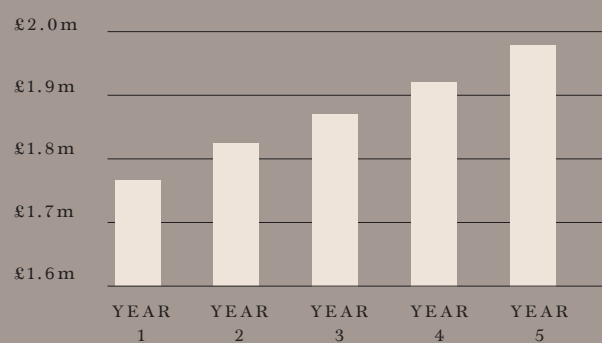


£1,070,000 PURCHASE PRICE
SELL END OF YEAR 5:
£201,632 PROFIT

3 BED

GROWTH FORECAST

No. Bedrooms:   

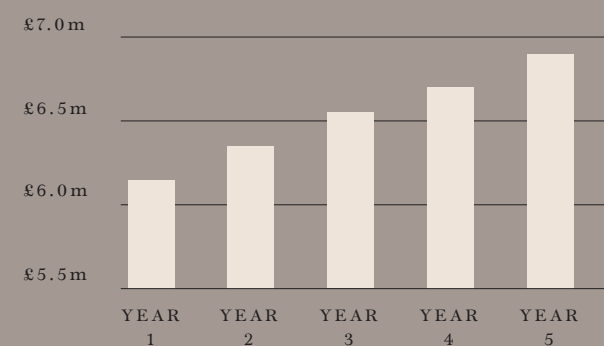


£1,675,000 PURCHASE PRICE
SELL END OF YEAR 5:
£315,641 PROFIT

FLOOR

GROWTH FORECAST

Floor 8 of Block B



£5.8M PURCHASE PRICE
SELL END OF YEAR 5:
£792,965 PROFIT

Third.i

Creating legacies we are proud of through #InnovativeBrilliance

Almost 20 years ago, three young men joined forces with a single vision, to create one of Australia's leading property development and investment firms.

This vision is now shared by a team of dedicated professionals, an international network of business partners and clients that are all working together to create a sustainable and scalable property business, built on #innovativebrilliance.

These three men, albeit a little older and wiser, recognise that it wouldn't have been possible to achieve success without their amazing team of innovators and collaborators and it's the creation of this team that has so far been their greatest success.

We are constantly challenging ourselves to be as innovative as we can. Innovative in how we acquire our sites and design them. Innovative in how we launch, sell or lease them. Finally we aim to be as innovative as we can in how we build and deliver them for our clients and Joint Venture partners.



KURRABA RESIDENCES, KURRABA POINT, SYDNEY

Third.i

WARADA ON WALKER,
NORTH SYDNEY

58-70 YORK ROAD,
BATTERSEA, LONDON



THIRD.i TIMELINE

For nearly 20 years Third.i Group has successfully created and delivered more than 1000 homes and investment properties across Australia. As we continue to invest in innovation and attract industry leaders to our business, the future is a bright one and we look forward to the next 20 years of working with our fantastic clients and business partners.



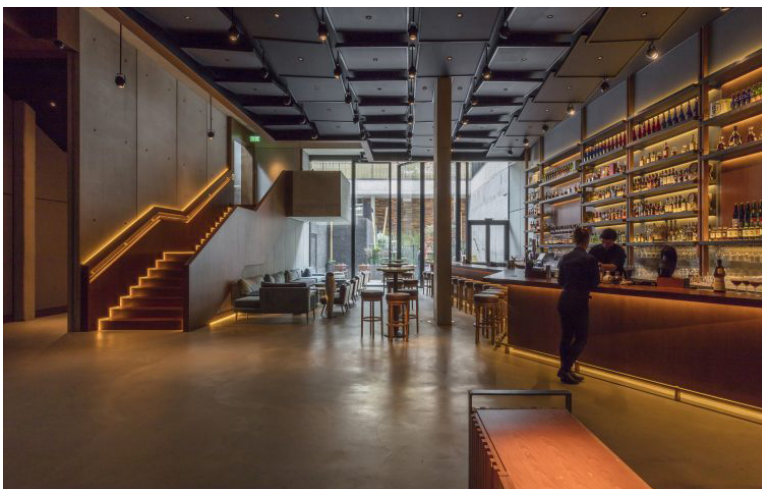
Ben Adams Architects



Our approach is to pare away all that is unnecessary in a building, to celebrate simple, honest aesthetic.

To tell the stories of everyday life, architecture must be generous enough to accommodate the full range of possibilities. Patterns of life, work, and leisure can change very quickly. Our work demonstrates an approach that is contextual yet visionary, appropriate yet inspired. Our built portfolio demonstrates an ability to design buildings that fulfill clients' immediate needs, but also provide enough flexibility to grow and evolve.

Our work is underpinned by a rigorous process that balances context, constraints, and concepts. Once we have fully understood the constraints and potential inherent in a project, we begin to develop a concept – a visionary response to what the building needs to be, and a creative point of departure from which a design can spring.



Sp_t This Space

Our approach is to design and deliver award-winning environments for clients, from conception to completion, by combining luxury aesthetics with timeless fashion.

From show homes and marketing suites, to offices and retail spaces, we develop the complete package to help launch and successfully sell your luxury development.

With our architectural background, fresh interior design approach and wealth of marketing and public relations knowledge, we have a proven track record when creating exciting and fresh spaces for our high profile clients. Working collaboratively with you and our support team, we can very quickly understand your brief, USP's and key requirements. This enables us to respond in an energetic, appropriate and site specific way, whilst keeping in mind a flexible financial approach.



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