

SYMAL HOUSE

Investment Disposal
Forward Commitment to Purchase
Consented scheme for 100 Student Bed spaces.

THE OPPORTUNITY

- Freehold
- Forward commitment to purchase
- Converted existing office building
- Delivering a 100-bed space student scheme
- Partially complete by Autumn 2025
- Fully complete by Spring 2026.





THE SCHEME

A conversion of an existing office building, originally developed in the 1950's. The existing building has some architectural merit, given it was designed by architects Walter & Eva Segal, who developed a system of self-build housing. The building was not constructed using this method, but is one of the few remaining office developments designed by Segal.

Permitted Development consents have been secured to convert the existing office building to C3 use class. The relevant consents are:-

24/3659 - Change of use from offices (Use class E9g)(i)) into 30 self-contained studio flats including provision for car and cycle parking and refuse storage. Granted 18th February 2025.

24/3658 - Prior Approval for the erection of two additional storeys to accommodate 14 residential units on the existing office building. Granted 6th March 2025.

The scheme will be built-out in accordance with the relevant consents to deliver a total of 100 bed spaces.

LOCATION

Symal House is located in the London Borough of Brent within the suburb of Burnt Oak, between Colindale and Edgware.

It is approximately 9 miles to the north-west of central London.

The property is situated at the junction of Edgware Road and Holmstall Avenue. Whilst there are surrounding commercial and retail uses, the area is predominantly residential in character.

In recent years, the locality has improved with developers recognising its fast links into the West End and City, which has led to large scale redevelopment of cleared sites, ageing housing stock and re-purposed commercial buildings.

The locality benefits from a range of local and national retail offerings with an expanding licensed and leisure amenity as more homes are constructed and the demographic changes to incorporate more commuting young professionals.

There are 47 Universities and Colleges in central London, which is a strong selling point for Symal House. Being so well-connected to major universities like UCL, LSE, and King's College makes it an attractive option for students. Zone 1 accommodation prices can be quite steep, so offering reasonably priced housing with an easy commute could really meet a significant demand.

CONNECTIVITY

There are multiple bus routes operating along Edgware Road, providing services to Edgware, Stanmore and Hertfordshire and south towards Central London.



Northern Line



Jubilee Line



Heathrow
1 hour (25 miles)

Brent Cross Shopping Centre
10 minutes (3 miles)

M1 Motorway
18 minutes

Westfield London
15 minutes



Burnt Oak Pharmacy
8 minutes

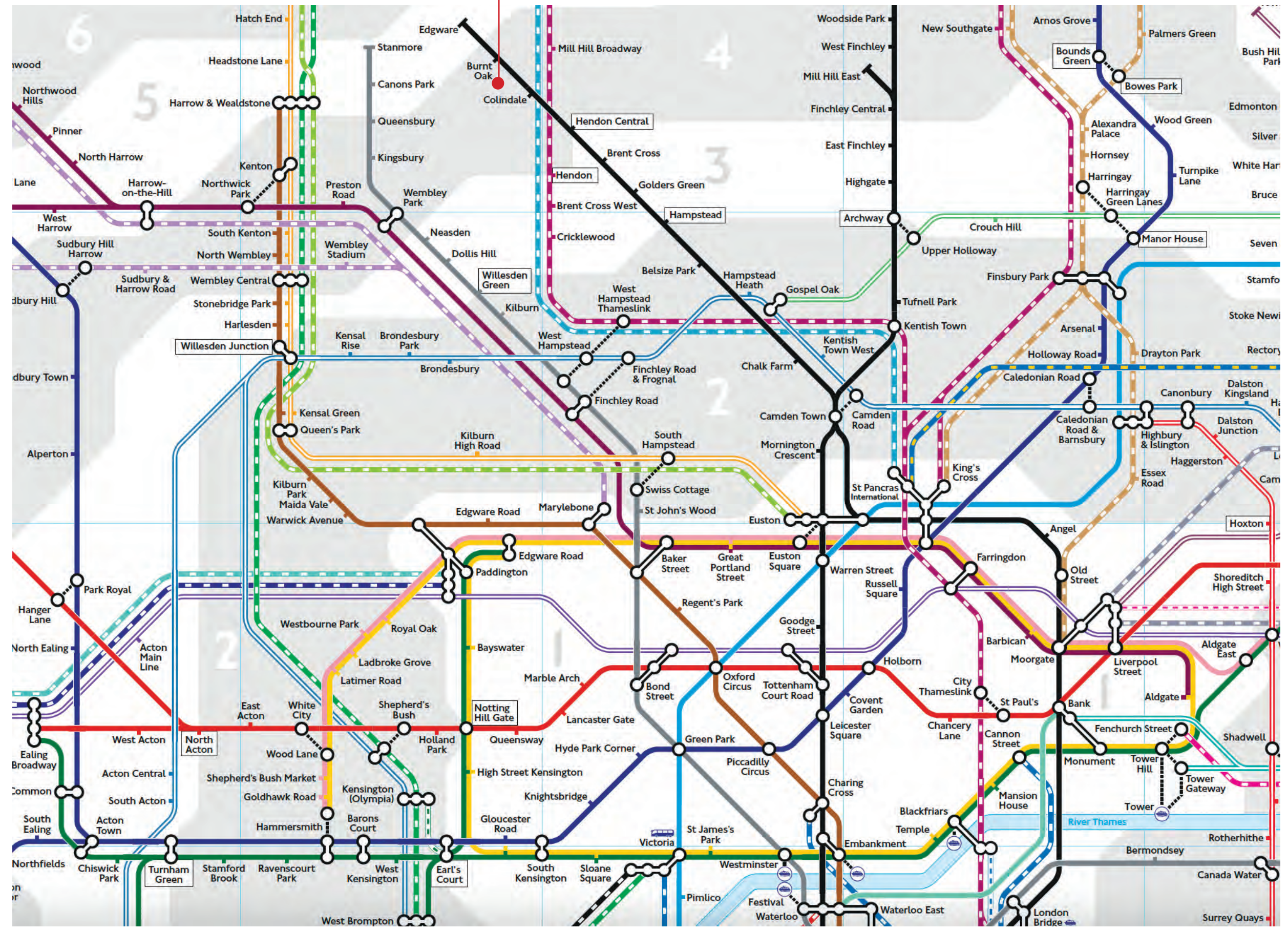
Mollison Way Surgery
18 minutes

ASDA Superstore
5 minutes

Brews & Views Cafe Montrose Park
5 minutes

SYMAL HOUSE

- Bakerloo
 - Central
 - Circle
 - District
 - Hammersmith & City
 - Jubilee
 - Metropolitan
 - Northern
 - Piccadilly
 - Victoria
 - Waterloo & City
 - DLR
 - Elizabeth line
 - London Trams
 - IFS Cloud Cable Car
Special fares apply
- London Overground**
- Liberty line
 - Lioness line
 - Mildmay line
 - Suffragette line
 - Weaver line
 - Windrush line
- Chiltern Railways**
- c2c
- East Midlands Railway**
- Gatwick Express
- Great Northern**
- Great Northern
- Great Western Railway**
- Greater Anglia
- Heathrow Express**
- Heathrow Express
- London Northwestern Railway**
- Luton Airport DART
- South Western Railway**
- Southeastern
- Southeastern high speed**
- Southern
- Thameslink**
- Thameslink
- Interchange stations
- Internal interchange
- Under a 10 minute walk between stations
- Station in both fare zones
- Outside Oyster fare zones, Contactless valid
- River services interchange
- Victoria Coach Station
- Airport
- IFS Cloud Cable Car





THE BRENT STUDENT MARKET

Overview of the Brent Student Market

The student market in Brent, London, is characterized by a significant demand for Purpose-Built Student Accommodation (PBSA) due to the area's proximity to several universities and its appeal as a vibrant urban environment. As of early 2025, Brent has seen an increase in student numbers, driven by both domestic and international applicants. The average monthly rent for private accommodation in Brent has risen sharply, reflecting broader trends in London's rental market.

Demand for Student Accommodation

Brent is home to various educational institutions that attract a large number of students. The total full-time student population in the UK is around 2.27 million, with approximately 1.42 million requiring accommodation. However, there are only about 678,000 PBSA beds available across the UK, indicating a substantial shortfall in supply relative to demand¹. This situation is exacerbated in Brent due to its strategic location near central London and major transport links. The demand for student accommodation has been further intensified by rising enrollment figures. For instance, universities across London have experienced increases in student admissions over recent years, contributing to heightened competition for available housing options.

Rental Market Dynamics

Rising Rental Costs

The rental market in Brent has seen significant increases in prices over the past year. The average monthly rent for private accommodation rose from £1,702 in January 2024 to £2,110 in January 2025—a staggering increase of 24.3%. This trend aligns with broader patterns observed across London where rental prices have surged due to limited availability and high demand. In particular, the average minimum price paid by students for PBSA beds has increased from £200 per week in early 2022 to over £240 per week by mid-2024. Such increases often outpace inflation rates and maintenance loan adjustments provided to students, making affordability a pressing concern.

Supply Constraints

Despite the growing demand for student housing, the supply of new PBSA units has not kept pace. In summer 2024, only 8,692 new rooms were added—marking one of the lowest levels of new bed spaces this century. This stagnation is attributed to high construction costs and stringent planning regulations that limit new developments. Moreover, many existing properties are being refurbished or demolished rather than replaced with new stock. Consequently, this lack of supply leads to increased competition among students for available accommodations and drives up rental prices even further.

Challenges Facing Students

Affordability Issues

As rents continue to rise sharply while maintenance loans remain relatively static or insufficiently adjusted for inflationary pressures, many students find themselves facing financial difficulties. Reports indicate that anxiety regarding rent payments among students has increased significantly—rising from 30% to 45% within just one year. This financial strain can lead some students to seek alternative living arrangements outside traditional PBSA options or even consider long commuting distances from more affordable areas.

Limited Choices

With high demand and limited availability of affordable housing options within Brent itself, students often face restricted choices regarding their living arrangements. Many universities have resorted to extreme measures such as housing students in neighbouring towns or converting common areas into temporary dormitories due to shortages.



THE BRENT LETTING MARKET

Overview of the Brent Letting Market

The letting market in Brent, London, UK is characterized by high demand and rising rental prices, reflecting broader trends in the London rental market. As of early 2025, the average monthly rent in Brent is approximately £2,110, which has seen a significant increase from £1,702 in January 2024, marking a rise of around 24% year-on-year. This increase is part of a larger trend where rents across London have been rising due to limited supply and strong demand.

Current Rental Prices

In Brent specifically, the average rent varies by property type:

- * One-bedroom properties: Approximately £1,652
- * Two-bedroom properties: Approximately £2,026
- * Three-bedroom properties: Approximately £2,374
- * Four or more bedrooms: Approximately £3,235.

This data indicates that Brent's rental prices are competitive compared to other areas in London. Demand and Supply Dynamics

The rental market in Brent is currently experiencing a significant imbalance between supply and demand.

The number of available rental properties has decreased sharply since pre-pandemic levels. For instance, as of November 2024, there were only about 902 rentals available on platforms like Rightmove. This scarcity has contributed to increased competition among renters and subsequently higher rents.

Occupancy Rates

The occupancy rate for short-term rentals (like those listed on Airbnb) in Brent is notably high at around 69%, with typical listings booked for approximately 252 nights per year. This suggests that there is a robust market for both long-term and short-term rentals.

Factors Influencing the Market

Several factors are influencing the current state of the letting market in Brent:

1. Economic Conditions: Rising inflation and interest rates have made it challenging for many potential buyers to enter the housing market. Consequently, more individuals are turning to renting as an alternative.
2. Regulatory Changes: Recent legislative changes aimed at improving tenant rights may also impact landlord decisions regarding pricing and availability.
3. Migration Trends: A record high net migration into the UK has further intensified demand for rental properties across London, including Brent.
4. Rental Growth Trends: The overall growth rate for rents has been substantial; for example, some areas within London have seen increases exceeding 30% over recent years.

Conclusion

In summary, the letting market in Brent is currently characterized by rising rents driven by high demand and limited supply. With average rents significantly increasing over the past year and occupancy rates remaining high for short-term rentals, landlords can expect continued interest from tenants despite economic pressures affecting affordability.

BENCHMARK DATA



Private Direct Let Accommodation Schedule - Wembley, North West London

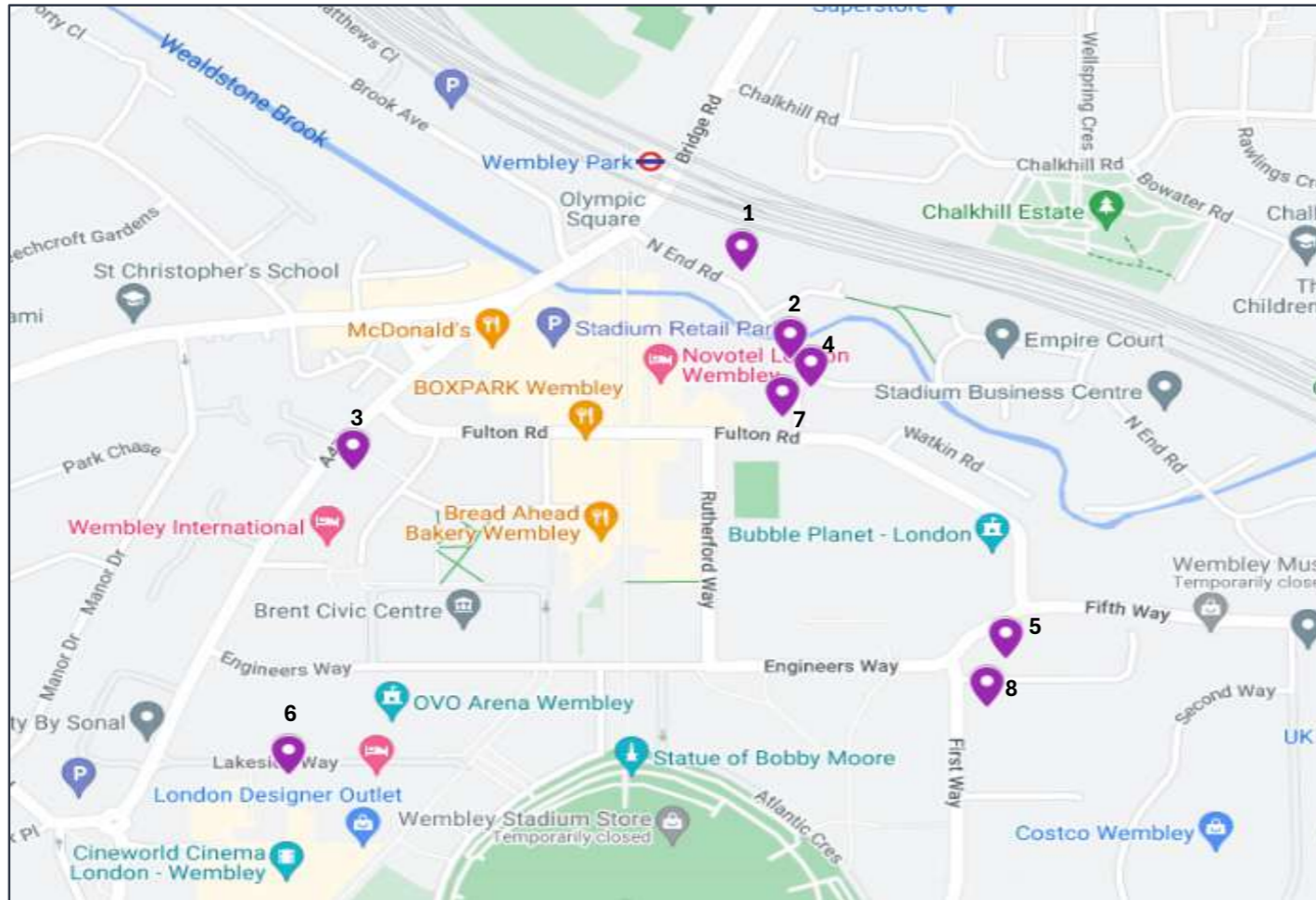
Jun'24

Map ref	Address	Location	Bed Spaces	Type	Ensuite	Weekly Rent 24/25	Availability Jun24	Letting Period, Weeks	Room Size Sq.m	Comments
1	The Helix (Host)	Wembley	435	Ensuite	Bronze Ensuite (4-5 Bed, Floor G-6)	£234.00	SOLD OUT	51	10.3+	Located close to Wembley Stadium and approximatley 2 minutes from Wembley Park underground station. Communal lounge, pool table, cinema room, private dining suite, study area, fitness suite, outdoor courtyard. Accommodation mix: 242 Clusters, 172 studios, 21 penthouse studios.
				Ensuite	Silver Ensuite (4-5 bed, 7Floor 7-10)	£242.00	SOLD OUT	51	10.3+	
				Ensuite	Gold Ensuite (4-5 beds, Floor 11-15)	£250.00	SOLD OUT	51	10.3+	
				Ensuite	Platinum Ensuite (4-5 beds, Floor 3+6)	£258.00	SOLD OUT	51	10.5+	
				Studio	Bronze Studio (Floor G-6)	£264.00	SOLD OUT	51	15-17	
				Studio	Bronze Plus Studio (Floor 7-10)	£267.00	SOLD OUT	51	15-17	
				Studio	Silver Studio (Floor 11-14)	£270.00	SOLD OUT	51	15-17	
				Studio	Silver Plus Studio (Floor 15-16)	£273.00	SOLD OUT	51	15-17	
				Studio	Gold Studio (Floor G-6)	£276.00	Limited Availability	51	19-21	
				Studio	Gold Plus Studio (Floor 7-10)	£279.00	SOLD OUT	51	19-21	
				Studio	Platinum Studio (Floor 11-14)	£282.00	SOLD OUT	51	19-21	
				Studio	Platinum Plus Studio (Floor 15-16)	£285.00	SOLD OUT	51	19-21	
				Studio	Deluxe Studio (Floor 13)	£293.00	SOLD OUT	51	23	
				Studio	Deluxe Plus Studio (Floor 8)	£299.00	SOLD OUT	51	33	
Studio	Penthouse Studio (Floor 17-19)	£300.00	Limited Availability	51	15-17					
Studio	Penthouse Plus Studio (Floor 17-19)	£305.00	SOLD OUT	51	19-21					
2	Felda House (CRM) Opened 2015	Wembley	450	Ensuite	5 bed Upper Floor Ensuite	£267.00	SOLD OUT	51	14-15	Games room, communal spaces. Access to gym and pool. A few minutes walk from Wembley Stadium and Designer Outlet which offers many shops, restaurants and also houses the local cinema. Wembley Park underground station is also a 6 minute walk.
				Ensuite		£282.00	SOLD OUT	44		
				Ensuite	5 Bed Standard Ensuite	£260.00	SOLD OUT	51	14-15	
				Ensuite		£274.00	SOLD OUT	44		
				Studio	Platinum Studio Accessible (Floor 16-17)	£347.00	SOLD OUT	51	Unknown	
3	Grand Felda House (CRM)	wembley	802	Ensuite	5 bed Upper Floor Ensuite (Floor 9-15)	£295.00	AVAILABLE	51	Unknown	Games room, communal lounge, cinema room. Access to gym and pool. 5 min walk to Wembley Stadium
				Ensuite		£302.00	AVAILABLE	44		
				Ensuite	5 Bed Ensuite	£260.00	AVAILABLE	51	Unknown	
				Ensuite		£279.00	AVAILABLE	44		
				Studio	Platinum Studio	£395.00	AVAILABLE	51	18.35	
				Studio	Studio (Floor 1-8)	£305.00	AVAILABLE	51	Unknown	
				Studio		£318.00	SOLD OUT	44	Unknown	
				Studio	Upper Floor Studio (Floor 9-17)	£323.00	AVAILABLE	51	Unknown	
				Studio		£329.00	SOLD OUT	44	Unknown	
Studio	Single Accessible Studio Unit	£316.00	AVAILABLE	51	Unknown					
4	Canvas Wembley Opened 2020	Wembley	283	Studio	Bronze Studio	£395.00	AVAILABLE	51	14-16	44 week contracts available, but pricing unknown. 5 min walk to Wembley Stadium, 4 min walk to nearest tube station
				Studio	Silver Studio (Floor 11-14)	Unknown	SOLD OUT	51	25-28	
				Studio	Gold Studio (Floor G-6)	£420.00	AVAILABLE	51	25-28	
				Studio	Platinum Studio	Unknown	SOLD OUT	51	25-28	
				Studio	Diamond Studio Accessible	Unknown	SOLD OUT	51	25-28	
				1 Bed	1 Bed Apartment	Unknown	SOLD OUT	51	36	
				Ensuite	Bronze Ensuite	£390.00	AVAILABLE	51	14-16	
				Ensuite	Silver Ensuite	£390.00	AVAILABLE	51	14-16	
Ensuite	Gold Ensuite	£405.00	AVAILABLE	51	14-16					
5	Pavillion Court (Fresh) Opened 2021 Some ES rooms under Noms to UWL (£240-£285 pw)	Wembley	699	Ensuite	Bronze Ensuite	£280.00	AVAILABLE	51	13	Games area, gym, communal lounge, cinema room, private dining room, study rooms. 8 min walk to Wembley Stadium, 11 min walk to nearest tube station
				Ensuite		£289.00	SOLD OUT	44	13	
				Ensuite	Silver Ensuite	£284.00	AVAILABLE	51	14	
				Ensuite		£294.00	SOLD OUT	44	14	
				Ensuite	Skyline Bronze Ensuite	£285.00	AVAILABLE	51	13	
				Ensuite		£290.00	SOLD OUT	44	13	
				Ensuite	Gold Ensuite	£289.00	AVAILABLE	51	15-18	
				Ensuite		£299.00	SOLD OUT	44	15-18	
				Ensuite	Skyline Silver Ensuite	£290.00	AVAILABLE	51	14	
				Ensuite		£295.00	SOLD OUT	44	14	
				Ensuite	Platinum Ensuite	£300.00	AVAILABLE	51	20	
				Ensuite		£310.00	SOLD OUT	44	20	
				Studio	Platinum Studio	£360.00	SOLD OUT	51	25.5-27.5	
				Ensuite	Classic Ensuite	£265.00	SOLD OUT	51	13	
				Ensuite		£270.00	SOLD OUT	44	13	
				Studio	Silver Studio	£330.00	SOLD OUT	51	22	
				Studio	Gold Studio	£340.00	SOLD OUT	51	24	
				Studio	Bronze Studio	£315.00	SOLD OUT	51	20	
Studio	Platinum Plus Studio	£400.00	SOLD OUT	51	27-37					
Ensuite	Bronze Ensuite Deluxe	£279.00	AVAILABLE	51	Unknown					
Ensuite	Bronze Ensuite Premium	£274.00	Limited Availability	51	Unknown					

6	Sterling Court (iQ) Opened in 2012 Previously Raffles House	Wembley	105	Ensuite	Bronze Ensuite	£281.00	SOLD OUT	51	Unknown	Some newly refurbished rooms for 24/25. Outdoor courtyard, lounge with games, study spaces. 10 min walk to Wembley tube station.
				Ensuite	Bronze Ensuite Plus	£289.00	SOLD OUT	51	Unknown	
				Studio	Bronze Studio	£325.00	SOLD OUT	51	19	
				Studio	Bronze Studio Deluxe	£323.00	SOLD OUT	51	19	
				Studio	Bronze Studio Plus	£333.00	SOLD OUT	51	19	
				Studio	Bronze Studio Premium	£319.00	SOLD OUT	51	19	
				Ensuite	Copper Ensuite	£264.00	SOLD OUT	51	Unknown	
				Ensuite	Copper Ensuite Premium	£261.00	SOLD OUT	51	Unknown	
				Studio	Gold Studio Plus	£432.00	SOLD OUT	51	21	
				Studio	Gold Studio Premium	£421.00	SOLD OUT	51	21	
				Studio	Silver Studio	£303.00	SOLD OUT	51	20	
				Studio	Silver Studio Deluxe	£338.00	SOLD OUT	51	20	
				Studio	Silver Studio Plus	£332.00	SOLD OUT	51	20	
				Studio	Silver Studio Premium	£332.00	SOLD OUT	51	20	
7	Scape Wembley Opened 2017	Wembley	580	Ensuite	Standard Ensuite (3-6 Bed, lower floors)	£285.00	Limited Availability	51	Unknown	24/7 Gym access, cinema room, games room, communal lounge, study zones, courtyard.
				Ensuite	Standard Ensuite (3-6 Bed, upper floors)	£295.00	Limited Availability	51	Unknown	
				Ensuite	Standard Roomy Ensuite (3-6 bed, lower floors)	£299.00	Limited Availability	51	Unknown	
				Ensuite	Standard Roomy Ensuite (3-6 bed, upper floors)	£309.00	Limited Availability	51	Unknown	
				Ensuite	Medium Ensuite (3-6 bed, upper floors)	£315.00	Limited Availability	51	Unknown	
				Ensuite	Medium Ensuite Accessible (3-6 bed, lower floors)	£305.00	Limited Availability	51	Unknown	
				Ensuite	Large Ensuite (3-6 bed, lower floors)	£330.00	AVAILABLE	51	Unknown	
				Ensuite	Large Ensuite (3-6 bed, upper floors)	£340.00	AVAILABLE	51	Unknown	
				Ensuite	Large Accessible Ensuite	Unknown	SOLD OUT	51	Unknown	
				Studio	Standard Studio (lower floors)	£349.00	AVAILABLE	51	Unknown	
				Studio	Standard Studio (upper floors)	£359.00	AVAILABLE	51	Unknown	
				Studio	Medium Studio (low floors)	£354.00	AVAILABLE	51	Unknown	
				Studio	Medium Studio (mid-low floors)	£364.00	AVAILABLE	51	Unknown	
				Studio	Medium Studio (low-upper floors)	£374.00	AVAILABLE	51	Unknown	
				Studio	Medium Studio (upper floors)	£384.00	AVAILABLE	51	Unknown	
				2 bed	2 Bed Apartment	Unknown	SOLD OUT	51	Unknown	
Studio	Large Studio	Unknown	SOLD OUT	51	Unknown					
8	Arch View House (Unite) NOMS TO UCFB	Wembley	678	2 Bed	Accessible 2 Bed Flat Classic	Unknown	SOLD OUT	51	Unknown	Indoor and outdoor social spaces, gym, cinema room.
				Ensuite	Accessible Ensuite Classic (5-7 Bed)	Unknown	SOLD OUT	51	Unknown	
				Studio	Accessible Studio Classic	Unknown	SOLD OUT	51	Unknown	
				Ensuite	Ensuite Classic	Unknown	SOLD OUT	51	Unknown	
				2 bed	2 Bed Flat Classic	£208.37	AVAILABLE	51	Unknown	
3 Bed	3 Bed Flat Classic	£208.37	AVAILABLE	51	Unknown					

Private Direct Let Schemes - Wembley, North West London

June 2024



📍	Scheme
1	The Helix - Host
2	Felda House - CRM
3	Grand Felda House - CRM
4	Canvas Wembley
5	Pavillion Court - Fresh
6	Sterling Court - iQ
7	Scape Wembley
8	Arch View House - Unite

Ensuites	
Rent Range	£234-£405
Average Rent	£291.95

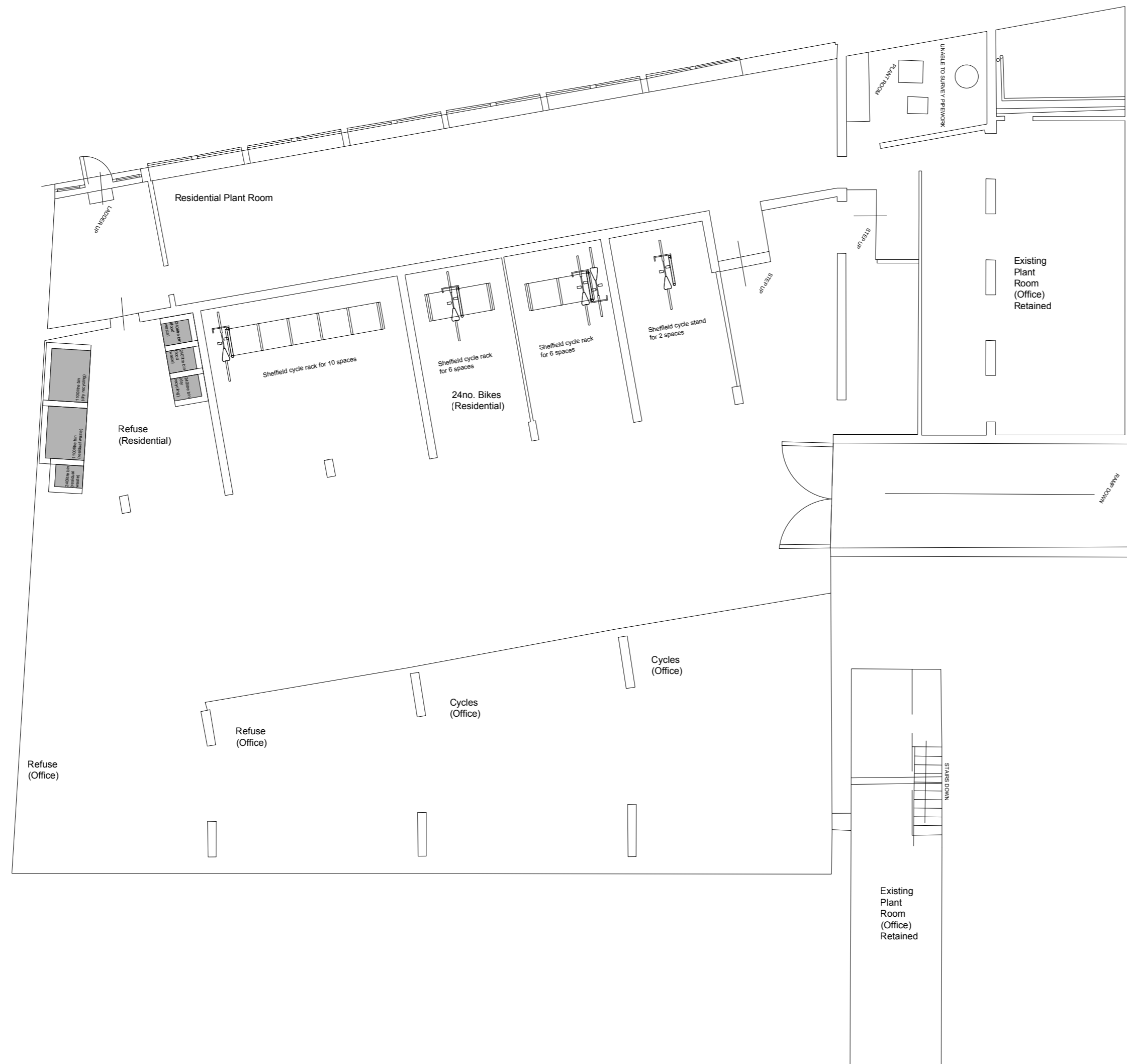
Sold Out	45%
Limited Availability	18%
Available	37%

Studios	
Rent Range	£264-£432
Average Rent	£331.62

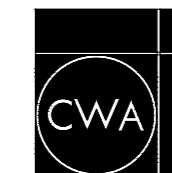
Sold Out	70%
Limited Availability	4%
Available	26%



PLANS



S2-P03 18.11.24 - Scheme reduced
 S2-P02 11.10.24 - Existing information added

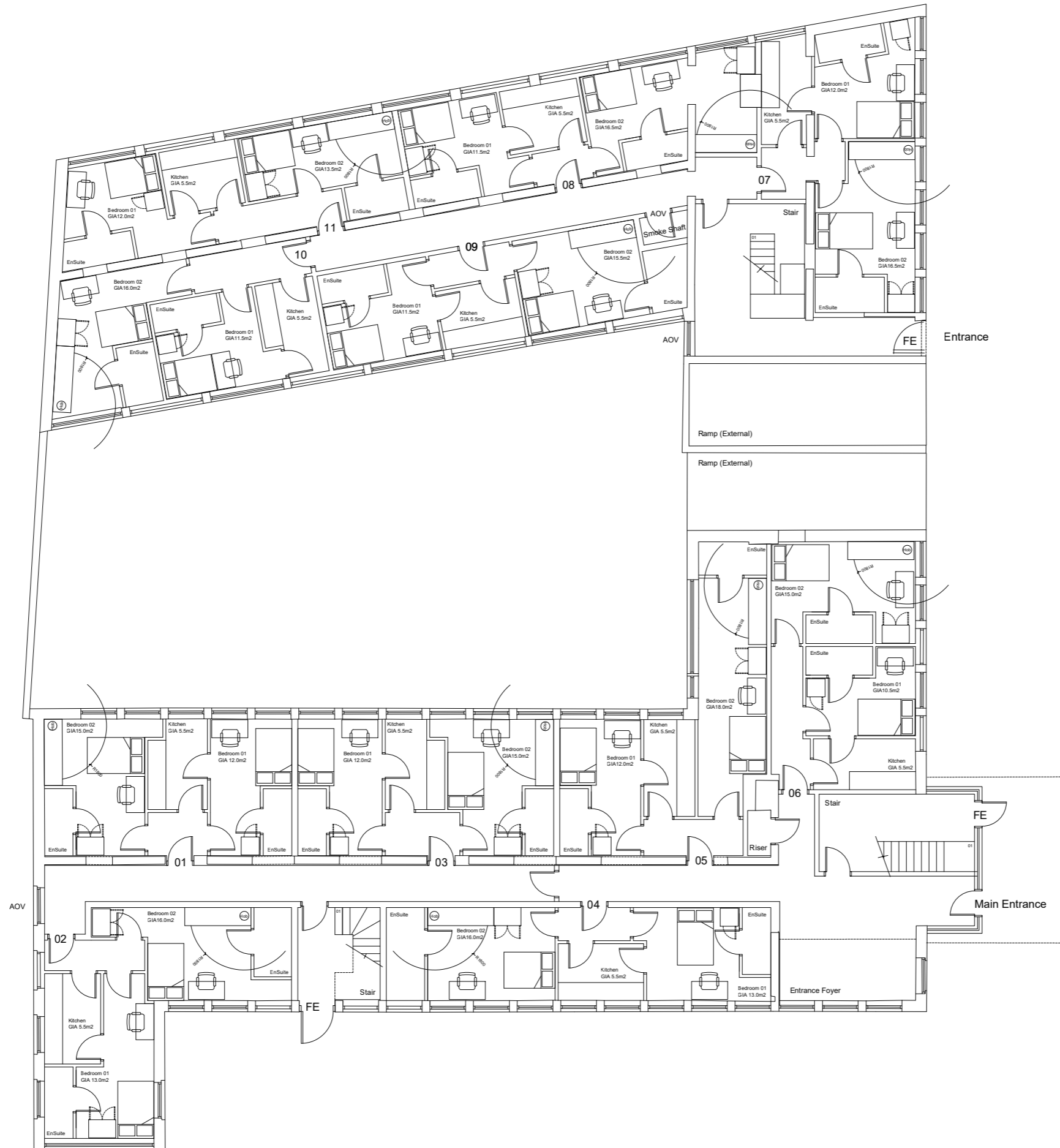


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Project Name : Symal House, Edgware, London
 Project Ref : G1455

Drawing Title : Proposed Basement Floor Plan
 Drawing Number : CWA-VE-00-DR-A-0220

Revision: S2-P03 Scale : 1:100 @ A2 Drawn by: dpw Date: Sept 24



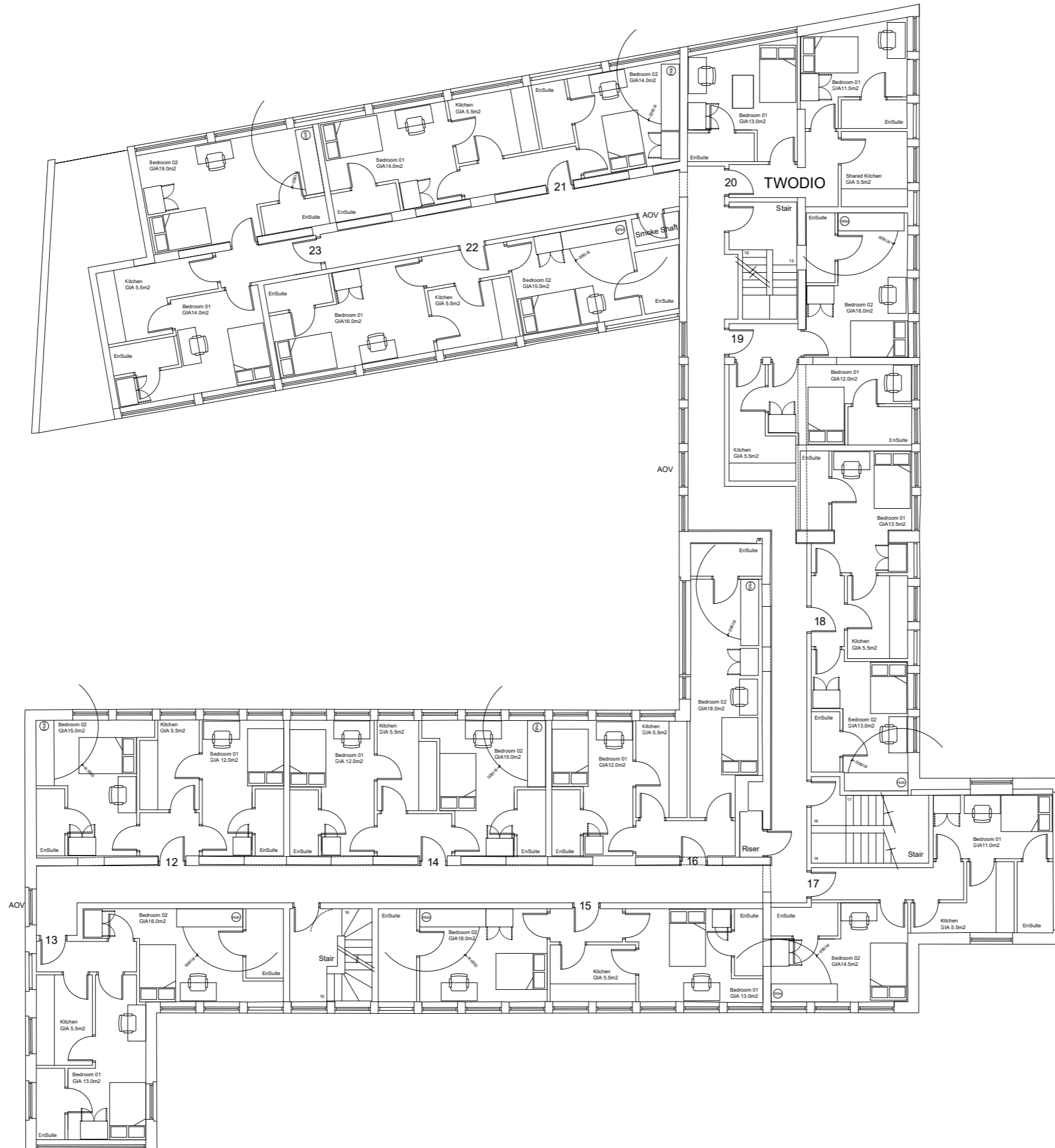
S2-P01 09.10.2024 - Draft issue for discussion


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Project Name : Symal House, Edgware, London
 Project Ref : G1455

Drawing Title : Proposed Ground Floor Plan
 Drawing Number : CWA-SS-00-DR-A-0211

Revision: S2-P01 Scale : 1:100 @ A2 Drawn by: dpw Date: Sept 24

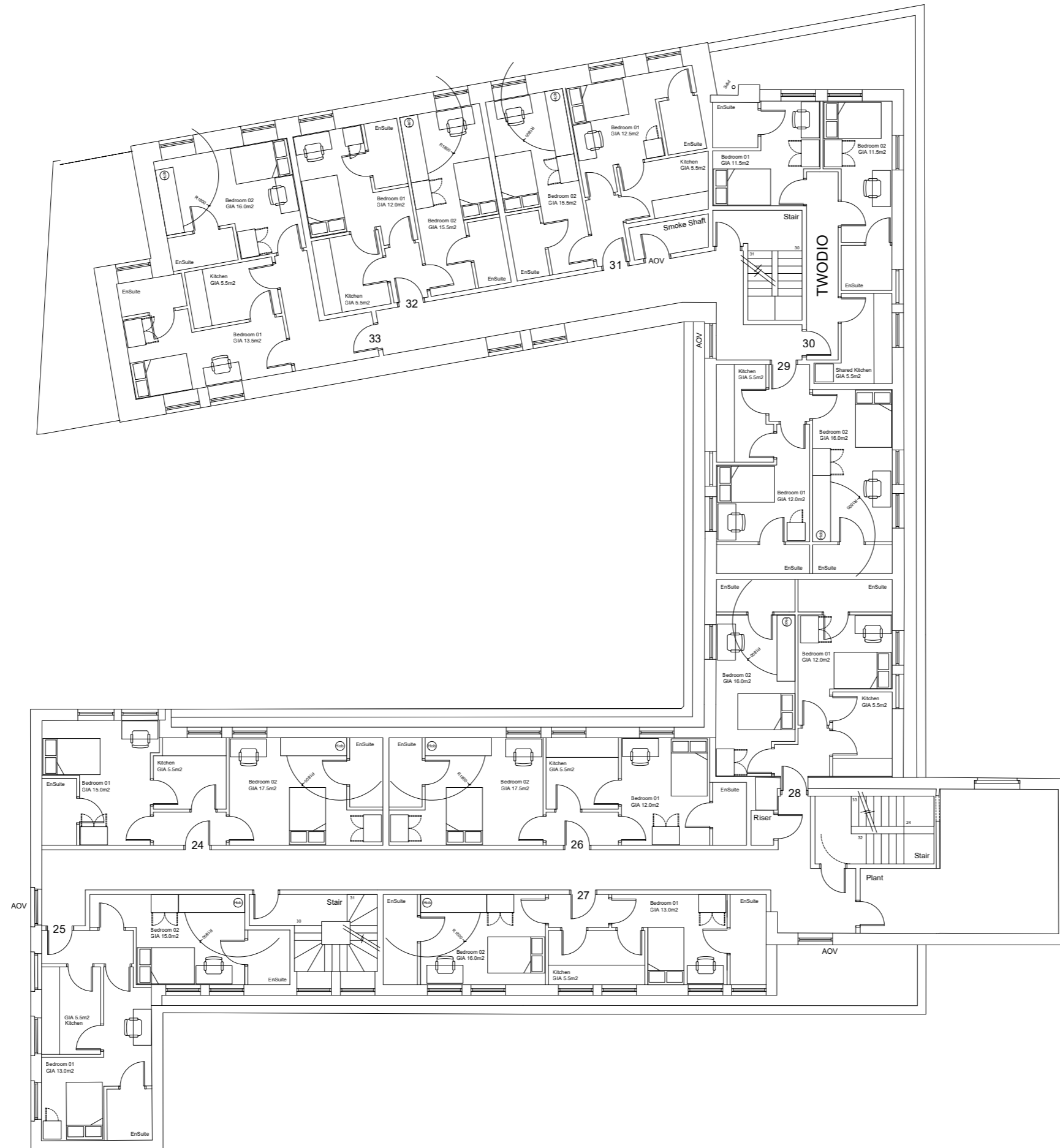


S2-P01 09.10.2024 - Draft issue for discussion



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Project Name :	Symal House, Edgware, London		
Project Ref :	G1455		
Drawing Title :	Proposed First Floor Plan		
Drawing Number :	CWA-SS-01-DR-A-0212		
Revision: S2-P01	Scale : 1:100 @ A2	Drawn by: dpw	Date: Sept 24



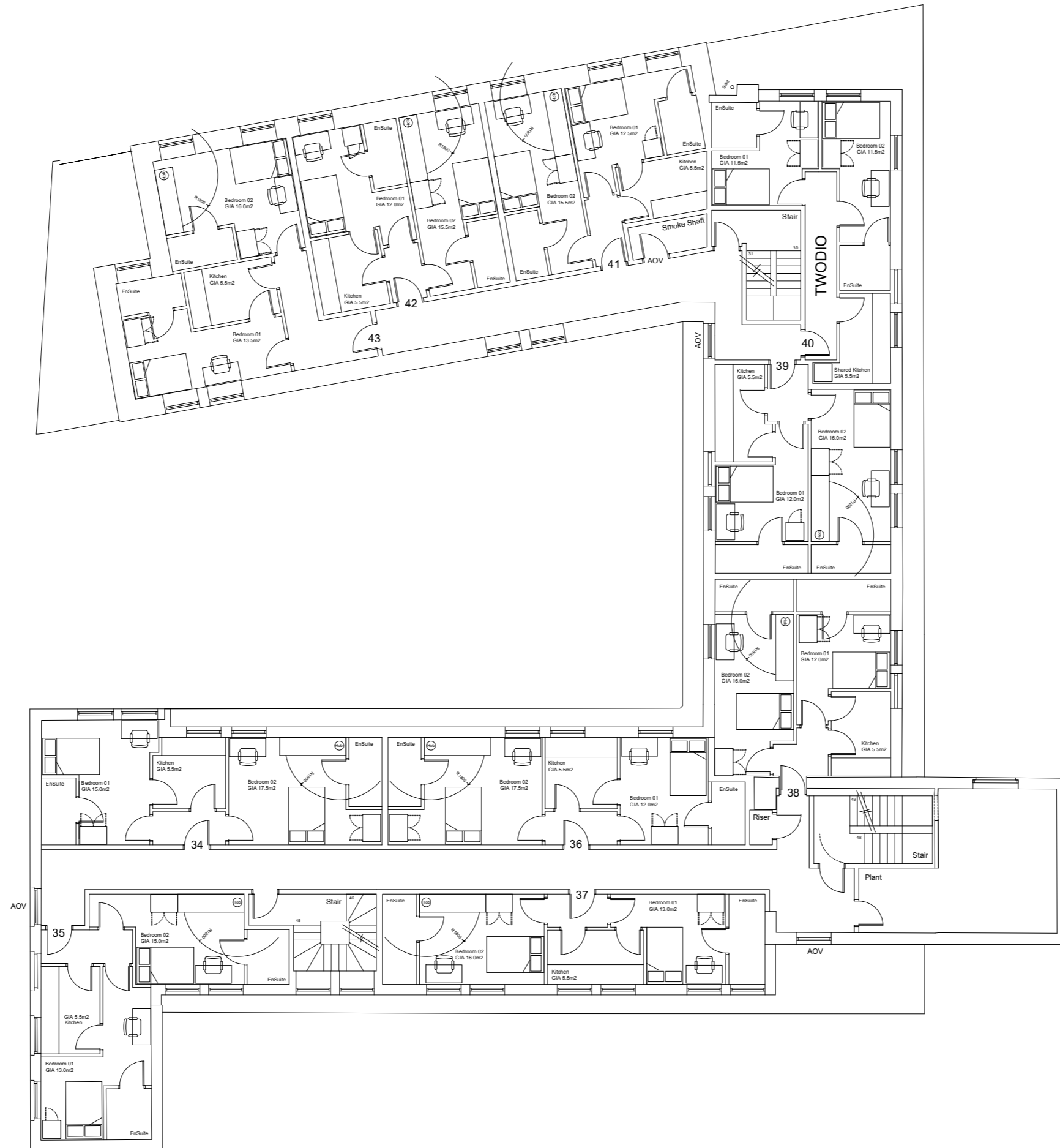
S2-P02 10.10.2024 - Flat 25 bed 1 re-arranged
 S2-P01 09.10.2024 - Draft issue for discussion

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Project Name : Symal House, Edgware, London
 Project Ref : G1455

Drawing Title : Proposed Second Floor Plan
 Drawing Number : CWA-SS-02-DR-A-0213

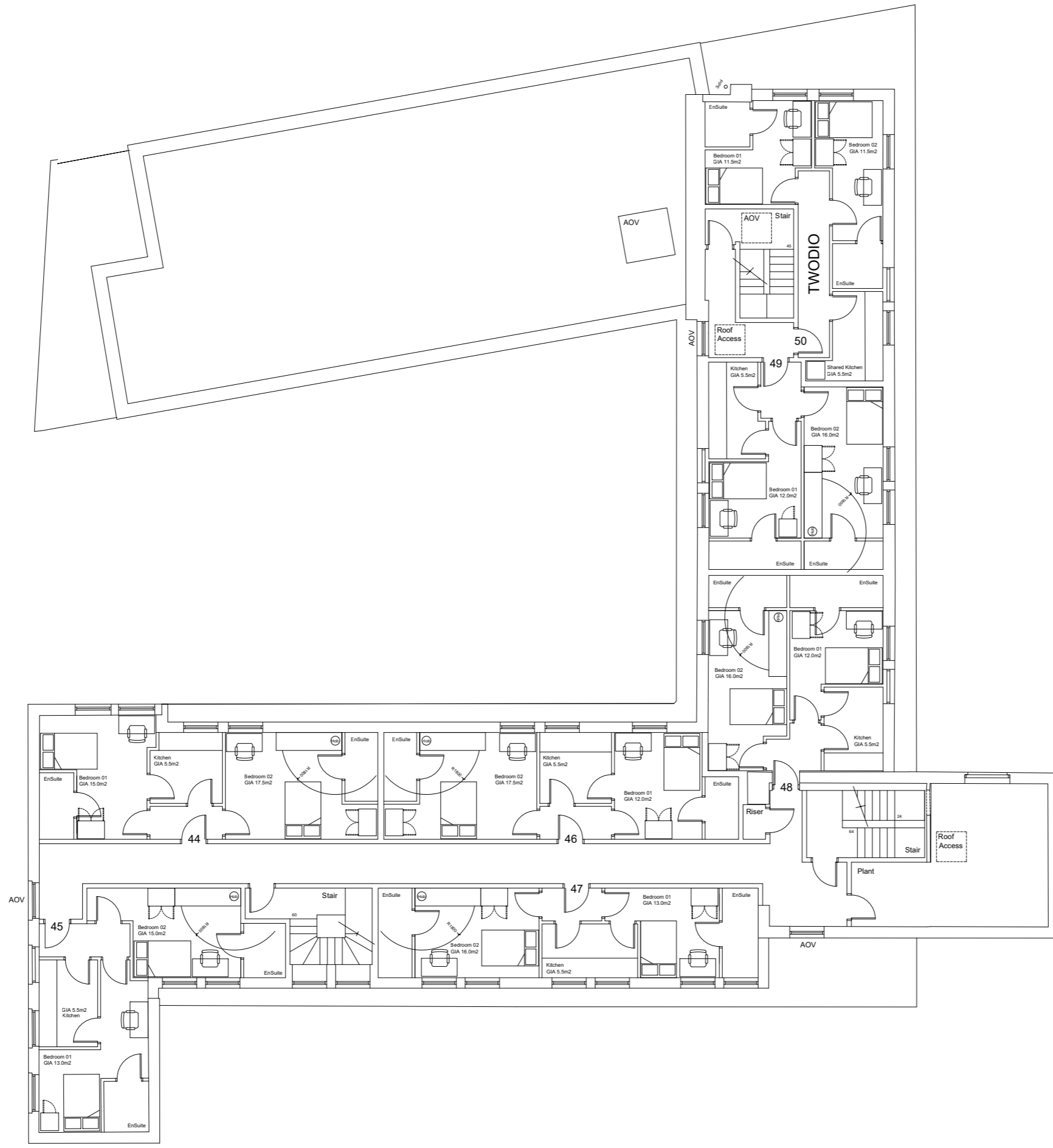
Revision: S2-P02 Scale : 1:100 @ A2 Drawn by: dpw Date: Sept 24



S2-P02 10.10.2024 - Flat 35 bed 1 re-arranged
 S2-P01 09.10.2024 - Draft issue for discussion

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Project Name :	Symal House, Edgware, London		
Project Ref :	G1455		
Drawing Title :	Proposed Third Floor Plan		
Drawing Number :	CWA-SS-03-DR-A-0214		
Revision: S2-P02	Scale : 1:100 @ A2	Drawn by: dpw	Date: Sept 24



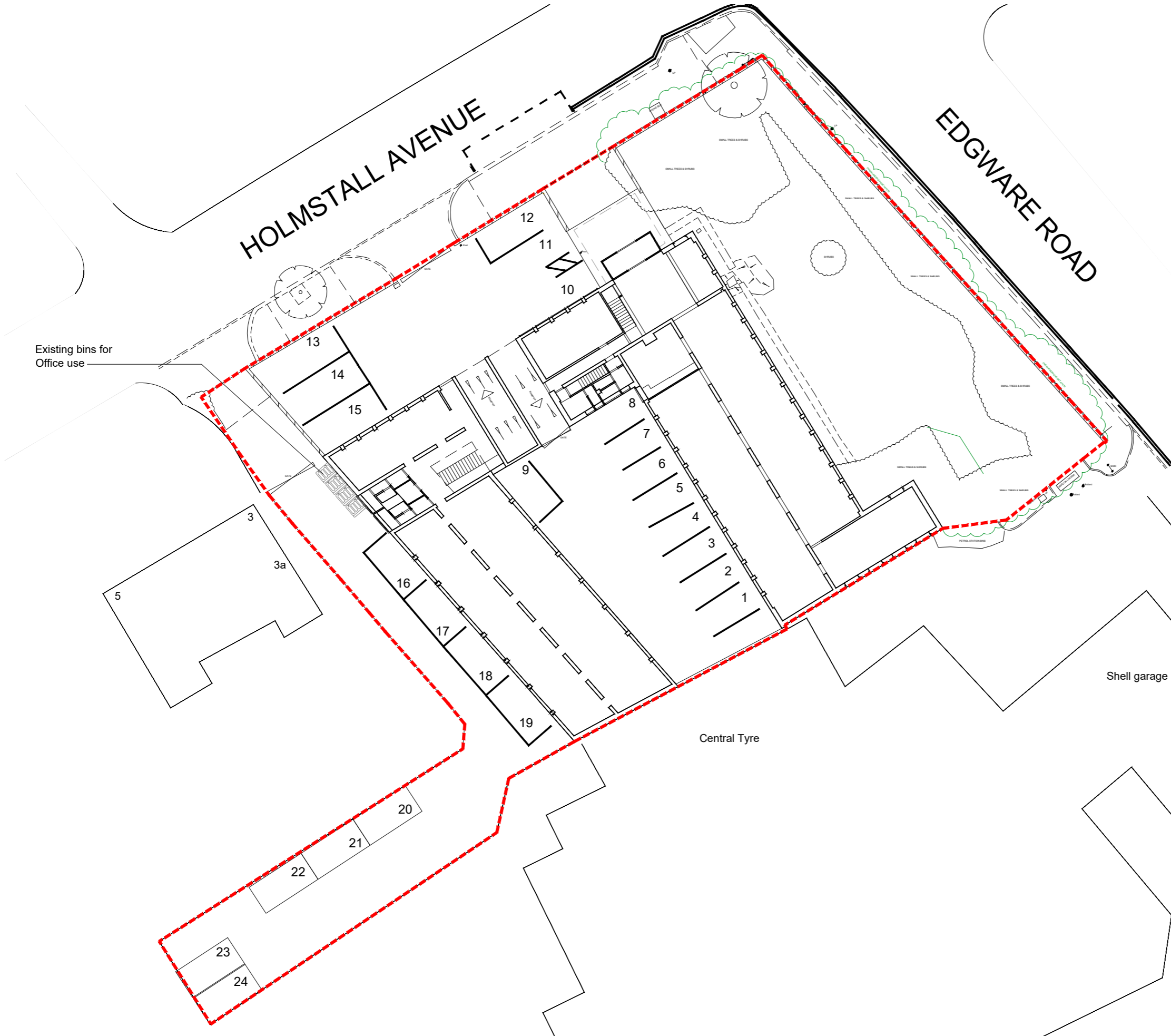
S2-P02 10.10.2024 - Flat 45 bed 1 re-arranged
 S2-P01 09.10.2024 - Draft issue for discussion


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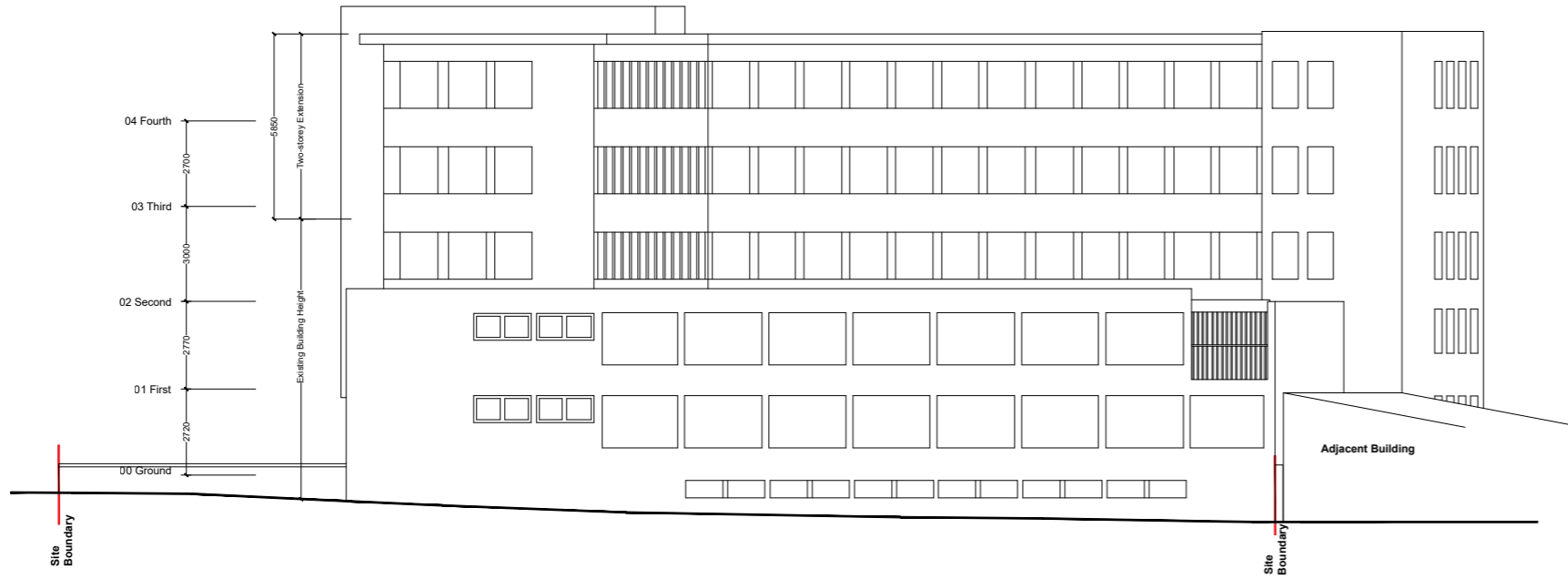
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 Project Ref : G1455

Drawing Title : Existing Fourth Floor Plan
 Drawing Number : CWA-SS-04-DR-A-0215

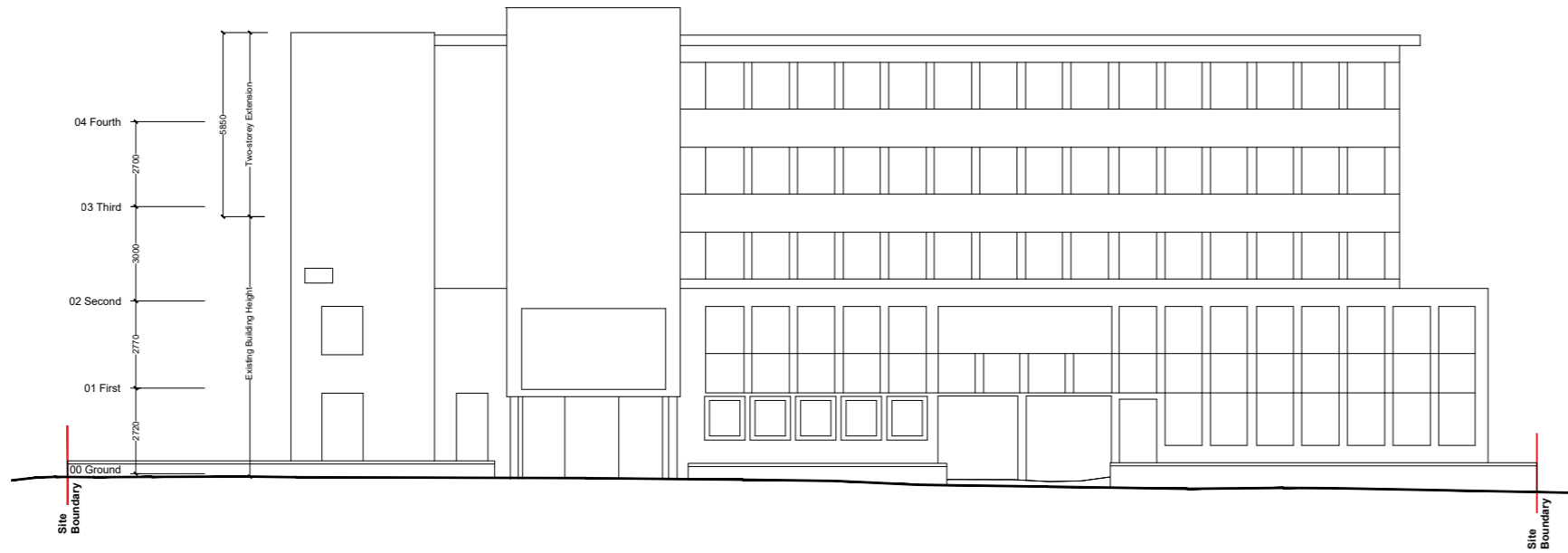
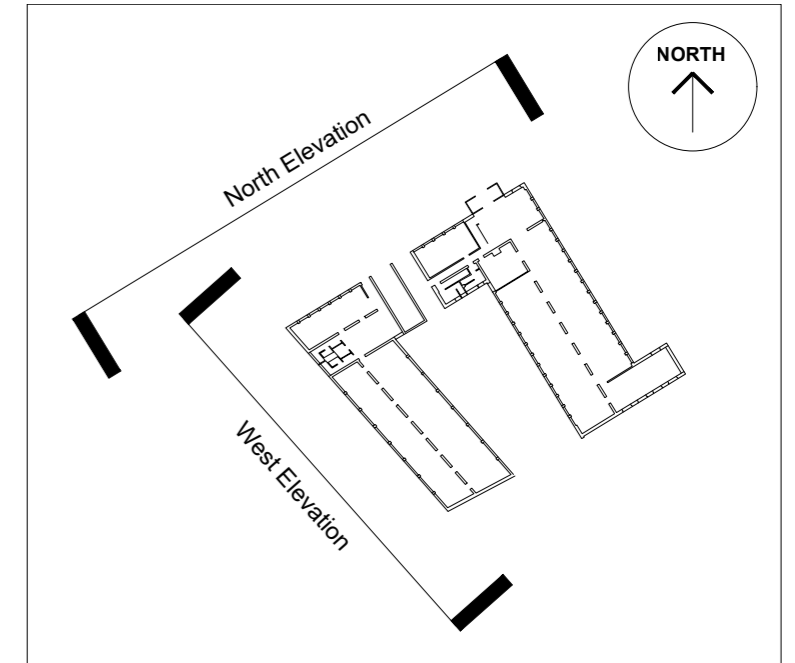
Revision: S2-P02 Scale : 1:100 @ A2 Drawn by: dpw Date: Sept 24



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	Project Name :	Symal House, Edgware, London	
Project Ref :	G1455		
Drawing Title :	Existing Site Plan		
Drawing Number :	CWA-EX-00-DR-A-0100		
Revision: S2-P01	Scale : 1:200 @ A2	Drawn by: cms	Date: Oct 24



West Elevation



North Elevation - to Holmstall Avenue

S2-P02 20.11.24 - Design Amended
 S2-P01 18.11.24 - Issued for Planning

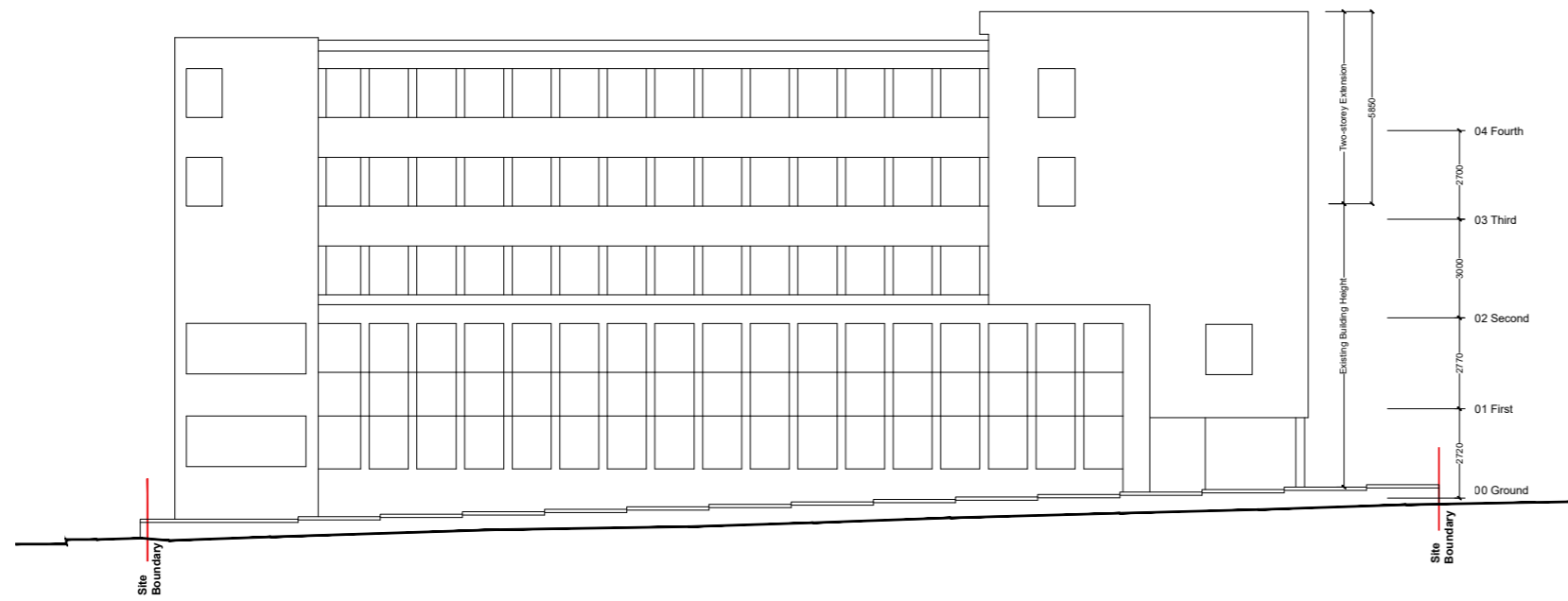


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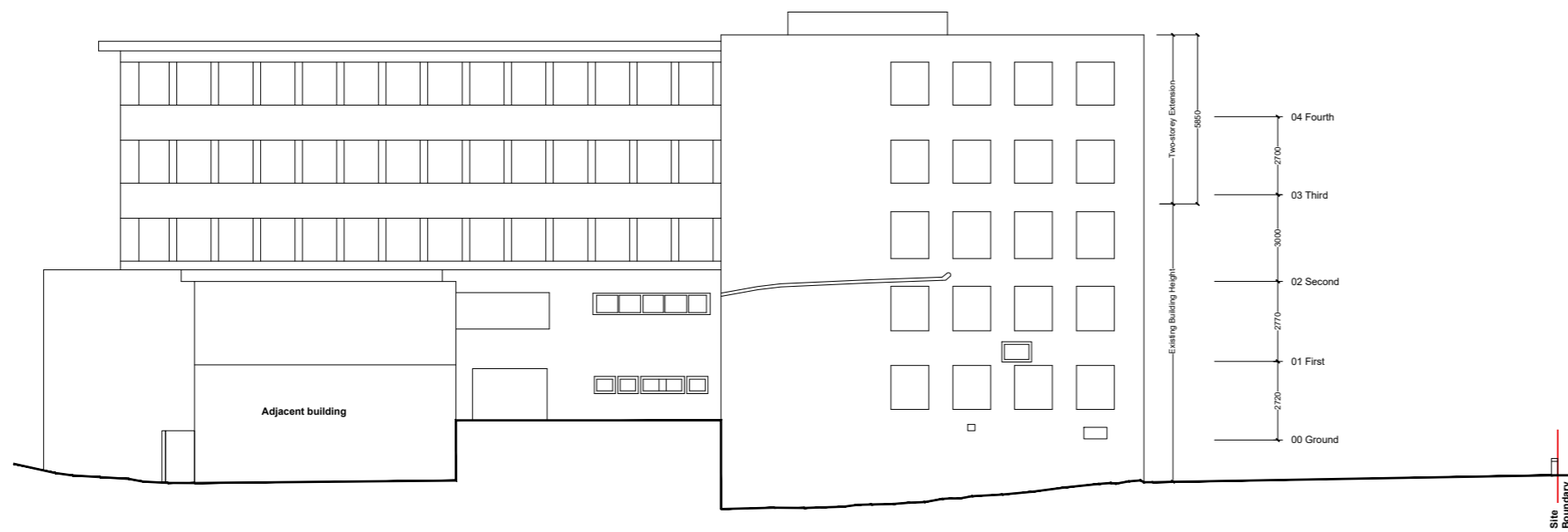
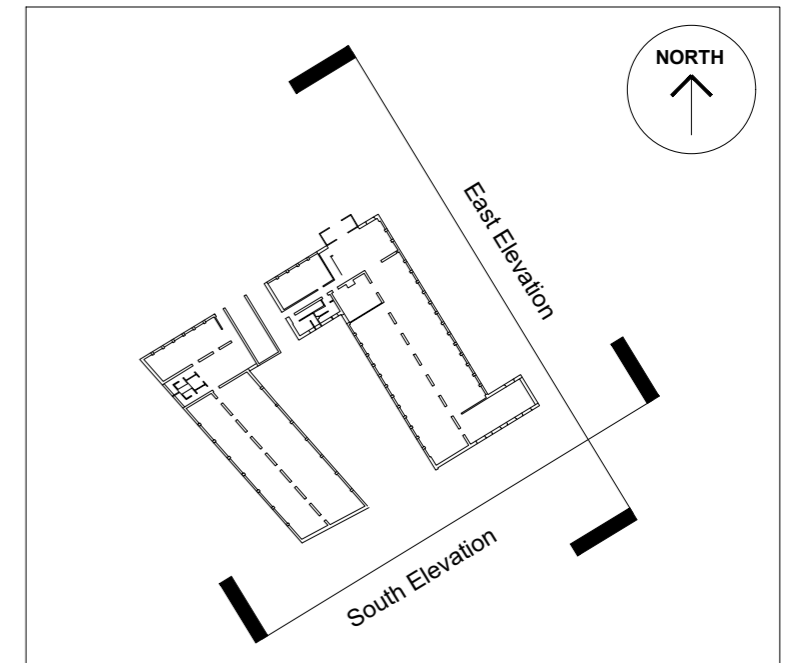
Project Name : Synam House, Edgware, London
 Project Ref : G1455

Drawing Title : Proposed Elevations Sheet 01
 Drawing Number : CWA-VE-ZZ-DR-A-0301

Revision: S2-P02 | Scale : 1:100 @ A2 | Drawn by: dpar | Date: Nov 24



East Elevation



South Elevation

S2-P02 20.11.24 - Design Amended
 S2-P01 18.11.24 - Issued for Planning

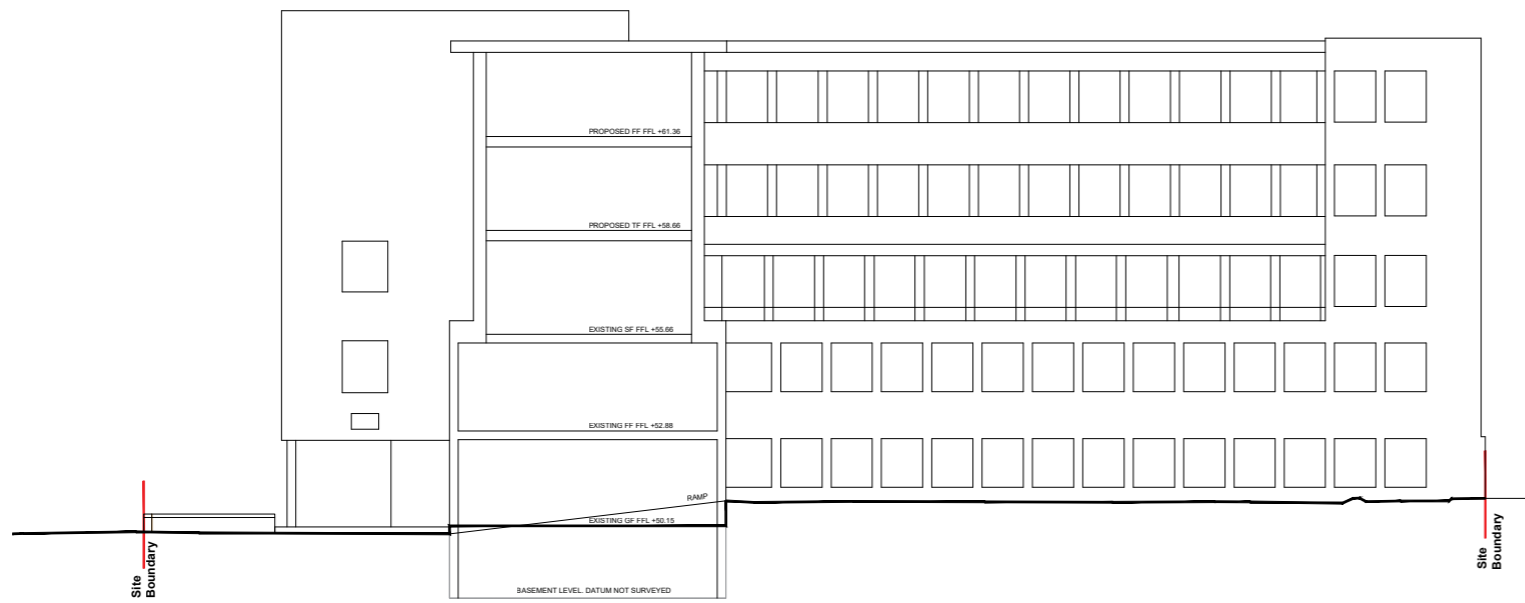


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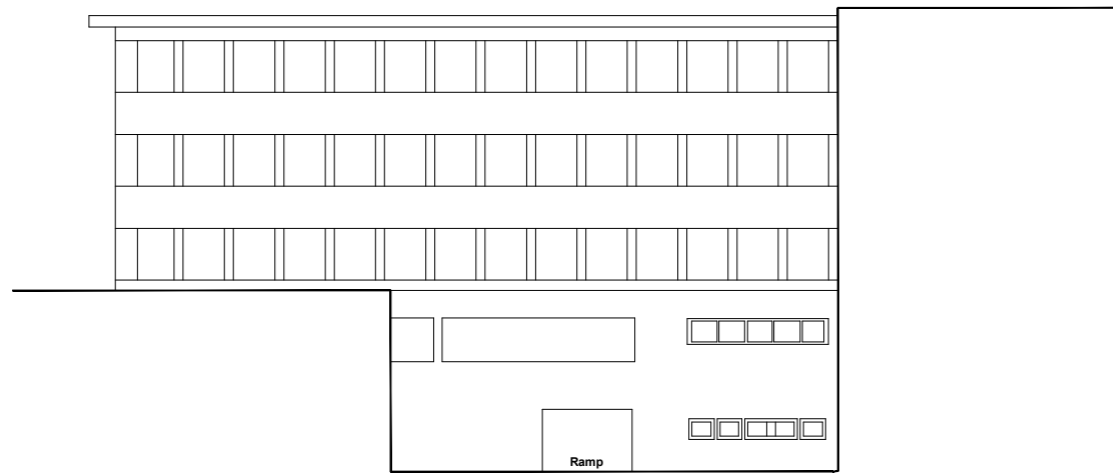
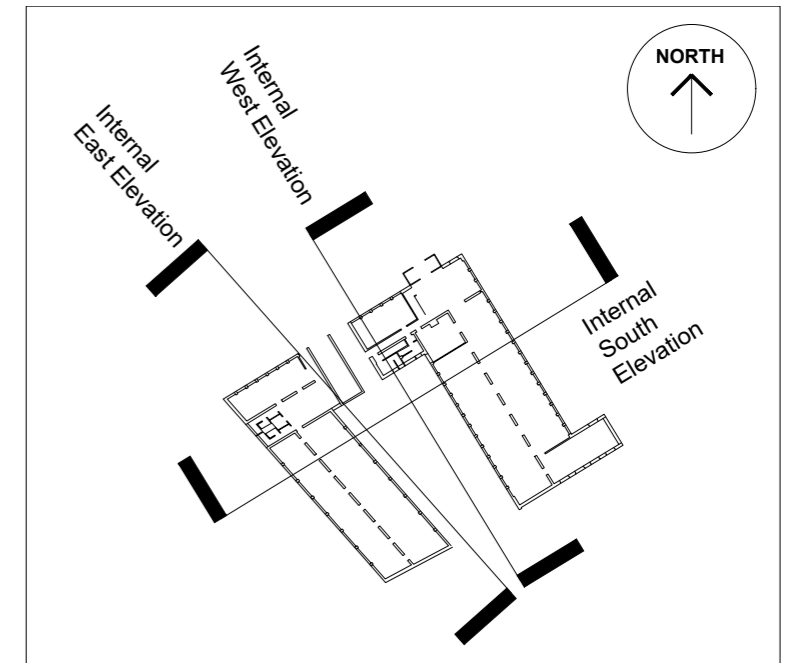
Project Name: Synam House, Edgware, London
 Project Ref: G1455

Drawing Title: Proposed Elevations Sheet 02
 Drawing Number: CWA-VE-ZZ-DR-A-0302

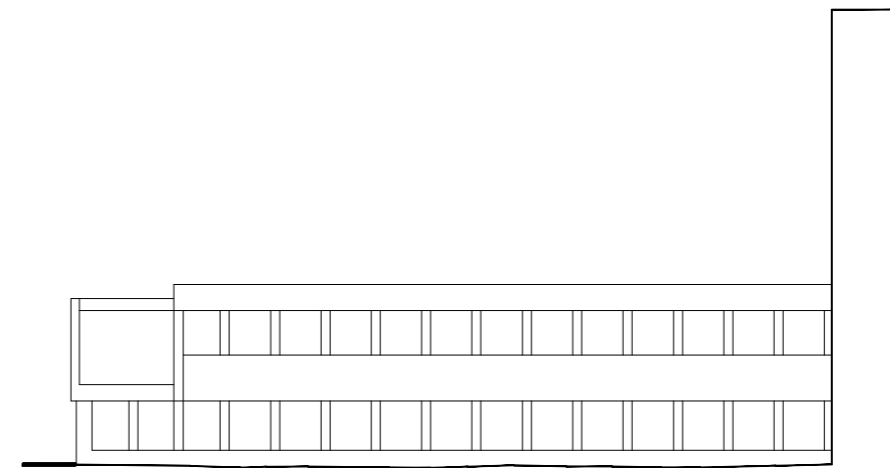
Revision: S2-P02 | Scale: 1:100 @ A2 | Drawn by: dpw | Date: Nov 24



Internal West Elevation



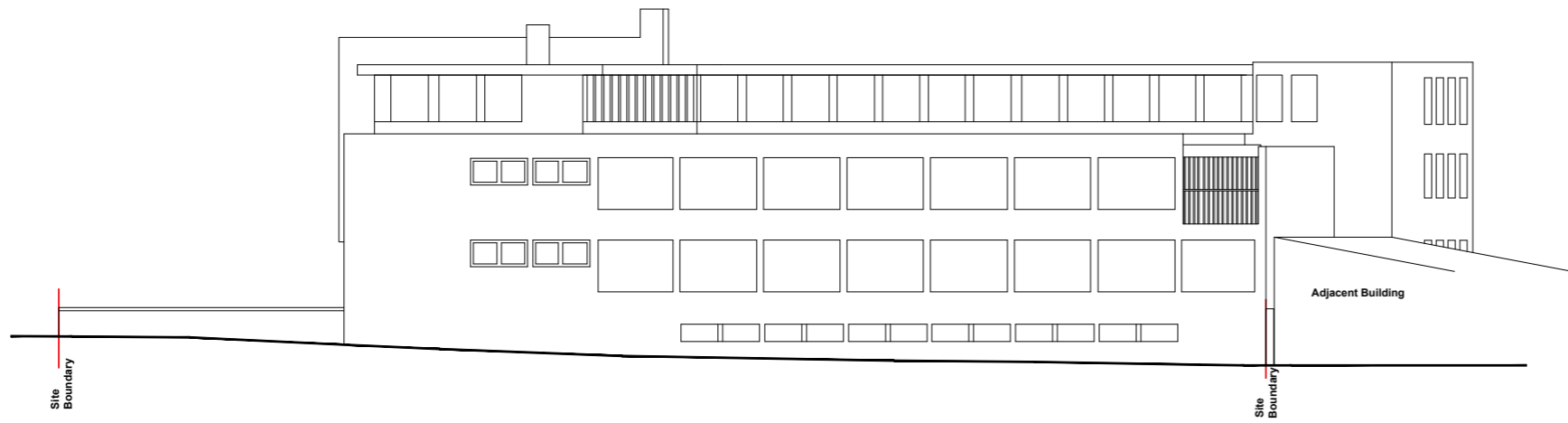
Internal South Elevation



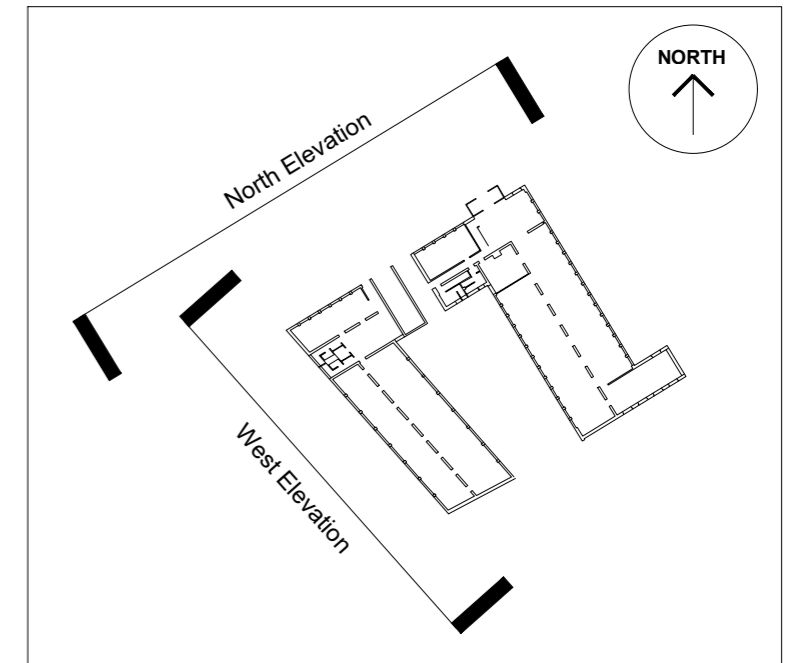
Internal East Elevation

S2-P01 18.11.24 - Issued for Planning

	C. W. ARCHITECTS Ltd Grosvenor House, 8 Park Grove, Cardiff CF10 3BN Tel: +44 (0)200 223123 Fax: +44 (0)200 388367 E-Mail: cwa@cwarchitects.co.uk
	Project Name : Symal House, Edgware, London Project Ref : G1455
Drawing Title : Proposed Elevations Sheet 03 Drawing Number : CWA-VE-ZZ-DR-A-0303	Revision: S2-P02 Scale: 1:100 @ A2 Drawn by: dpw Date: Nov 24



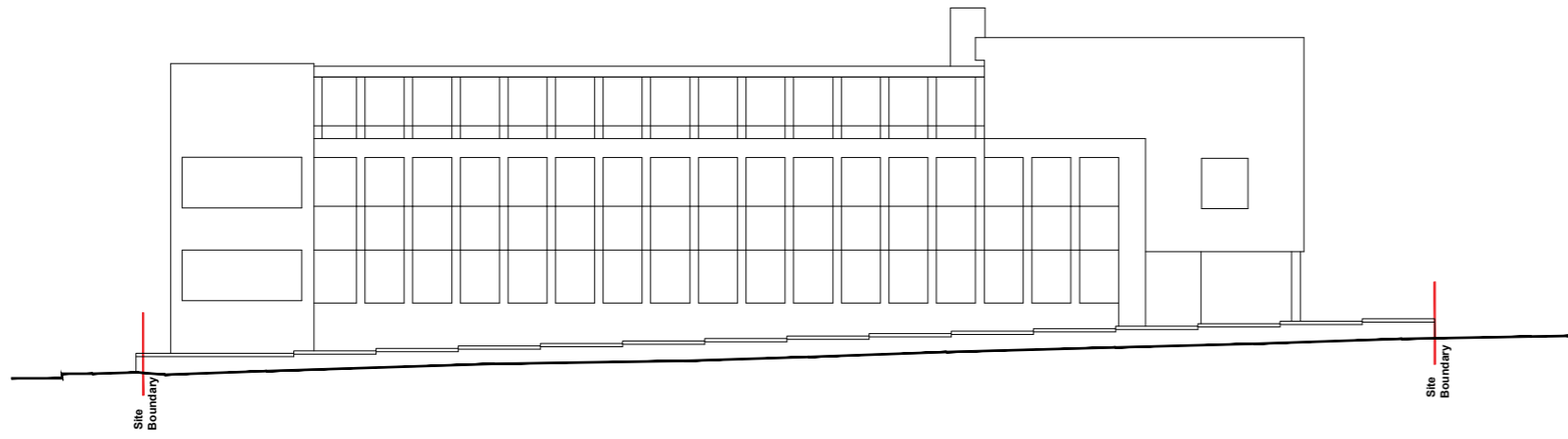
West Elevation



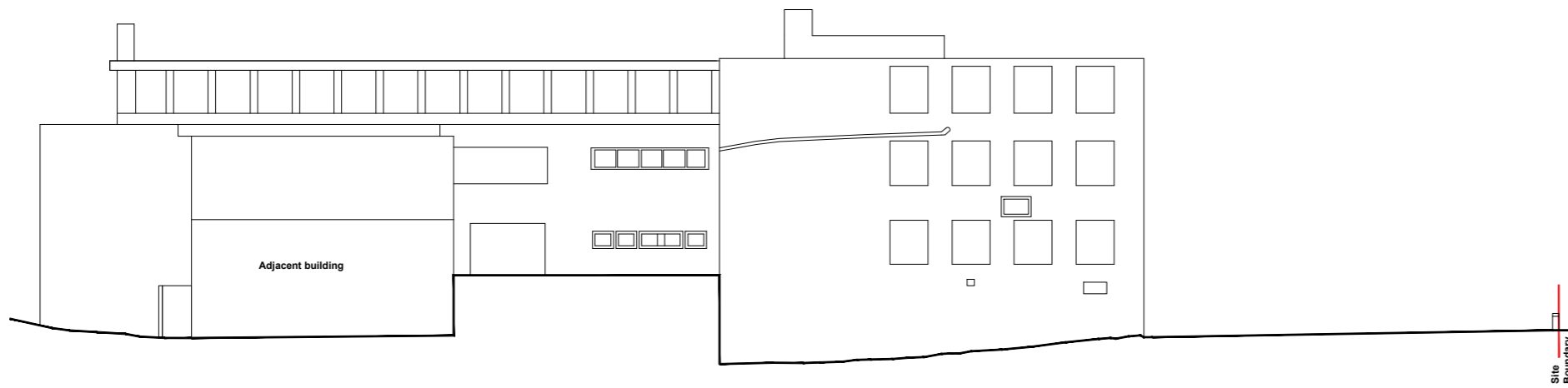
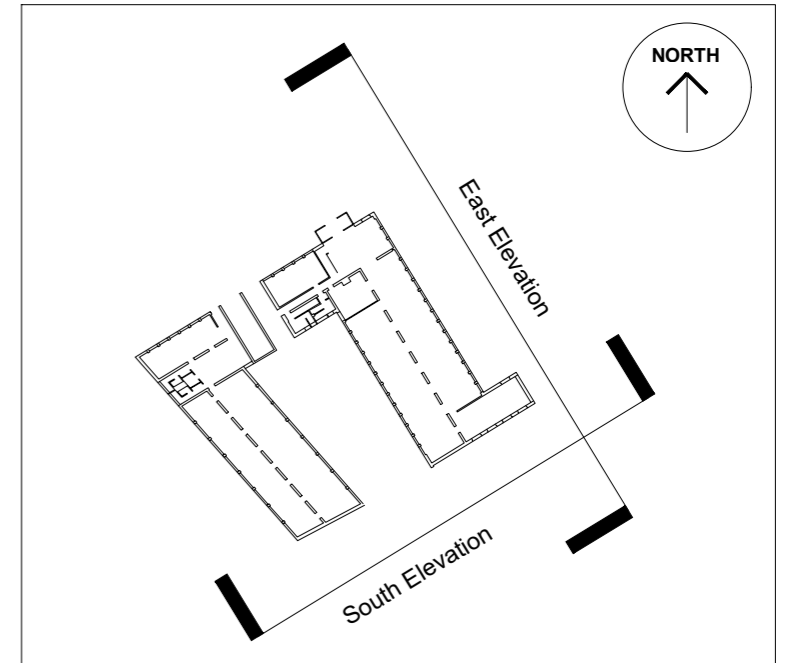
North Elevation - to Holmstall Avenue

S2-P02 20.11.2024 - Additional detail added

	C. W. ARCHITECTS Ltd <small>Grosvenor House, 8 Park Grove, Cardiff CF10 3BN Tel: +44 (0)2920 229123 Fax: +44 (0)2920 388367 E-Mail: info@cwarchitects.co.uk</small>
	Project Name : Synam House, Edgware, London Project Ref : G1455
Drawing Title : Existing Elevations - Sheet 1 Drawing Number : CWA-VE-ZZ-DRA-0700	
Revision: S2-P02 Scale: 1:100 @ A1 Drawn by: cms Date: Sept 24	



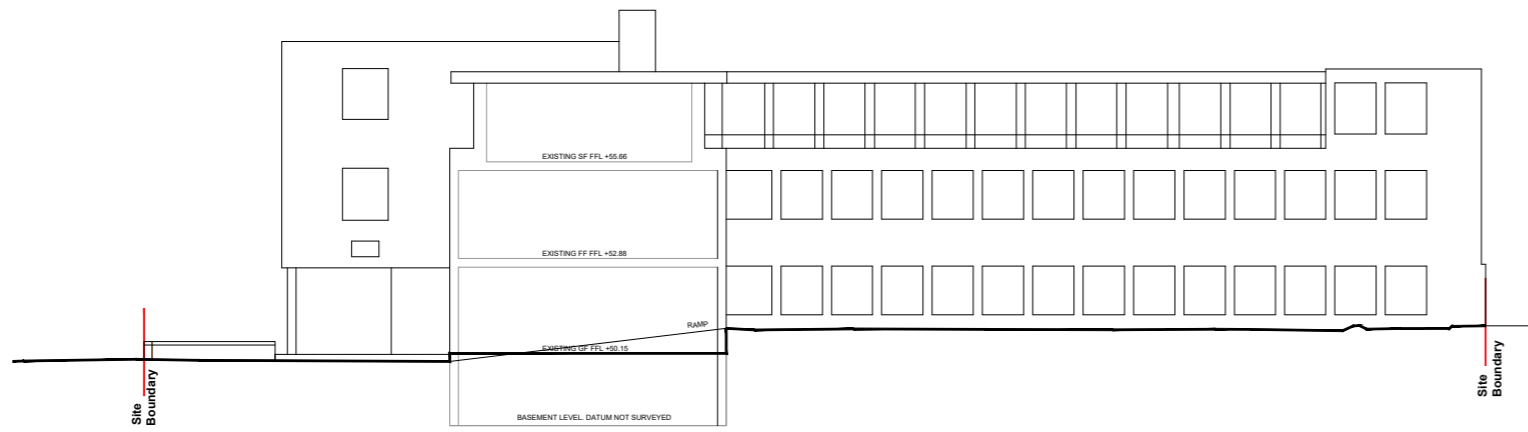
East Elevation



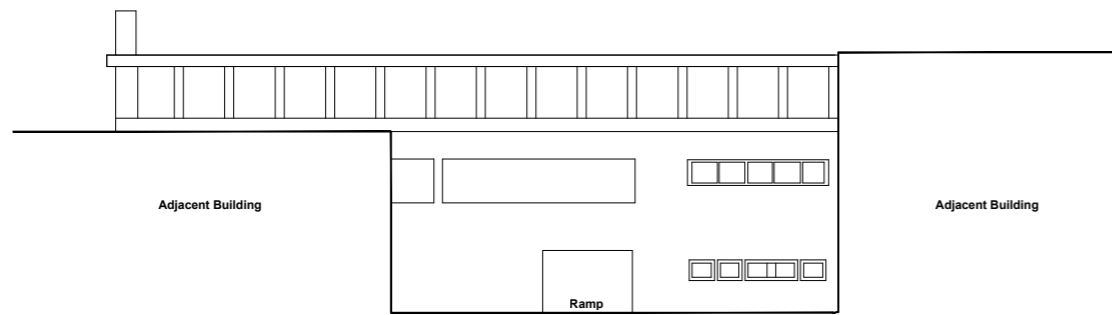
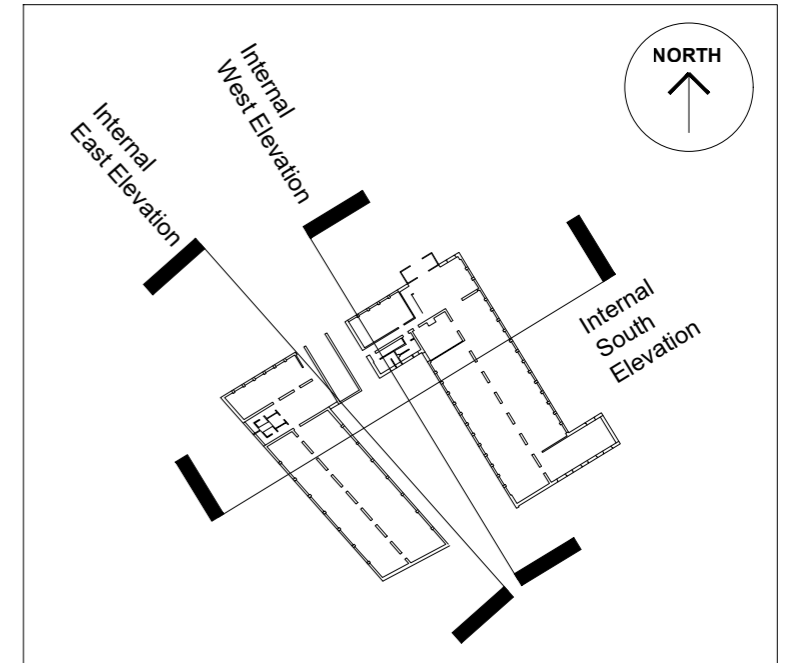
South Elevation

S2-P02 20.11.2024 - Additional detail added

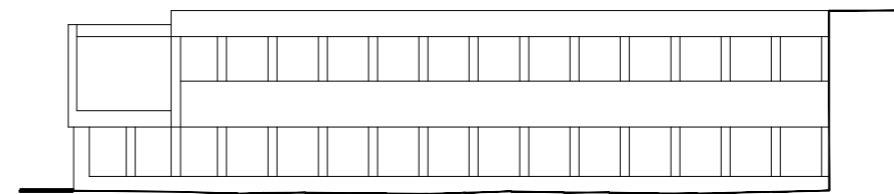
	C. W. ARCHITECTS Ltd Grosvenor House, 3 Park Grove, Cardiff CF10 3BN Tel: +44 (0)2020 221123 Fax: +44 (0)2020 388387 E-Mail: office@cwarchitects.co.uk
	Project Name : Symal House, Edgware, London Project Ref : G1455
Drawing Title : Existing Elevations - Sheet 2 Drawing Number : CWA-VE-ZZ-DR-A-0701	
Revision: S2-P02 Scale: 1:100 @ A1 Drawn by: cms Date: Sept 24	



Internal West Elevation



Internal South Elevation



Internal East Elevation

S2-P02 20.11.2024 - Additional detail added

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	Project Name : Synam House, Edgware, London Project Ref : G1455
Drawing Title : Existing Elevations - Sheet 3 Drawing Number : CWA-VE-ZZ-DR-A-P302	
Revision: S2-P02 Scale: 1:100 @ A1 Drawn by: cms Date: Sept 24	



ACCOMMODATION SCHEDULE

Symal House, Edgware, London
Accommodation Schedule
G1455-CWA-V1-ZZ-SC-A-0100

S2-P03

Updated 31.01.2025

Flat Nr	Flat GIA	GROSS INTERNAL ROOM AREAS m2 (inc en suites)					Phase	Comments
		(Bed 2)		(Shared)				
		Bed 2	Kitchen	Bed 1	Kitchen	Ent Hall		
Ground Floor								
1	37	12.3	5.6	14.6		2	Phase 1 Class MA	
2	38	14.7	6	13.4		2.2	Phase 1 Class MA	
3	37	13.3	5.7	14.6		2.3	Phase 1 Class MA	
4	37	13.2	5.6	13.1		2.5	Phase 1 Class MA	
5	41	11.3	5.5	18.6		3.8	Phase 1 Class MA	
6	37	12.5		10.6	5.5	5.4	Phase 1 Class MA	TWODIO
7	41	12.1	5.5	16		4.8	Phase 1 Class MA	
8	38	13.8	5.6	14.9		1.9	Phase 1 Class MA	
9	37	13.5	5.6	12.7		3.1	Phase 1 Class MA	
10	37	10.5	5.7	15.7		3.9	Phase 1 Class MA	
11	37	11.6	5.5	14.9		2.5	Phase 1 Class MA	
First Floor								
12	37	12.3	5.5	14.6		2.1	Phase 1 Class MA	
13	38	14.6	6	13.7		2.2	Phase 1 Class MA	
14	37	13	5.9	14.6		2.3	Phase 1 Class MA	
15	37	13.1	5.6	13.1		2.5	Phase 1 Class MA	
16	40	11.3	5.7	17.4		3.8	Phase 1 Class MA	
17	37	11.2		12.4	5.8	6.2	Phase 1 Class MA	TWODIO
18	37	12.2	5.5	12.1		2.6	Phase 1 Class MA	
19	38.5	11.5	5.7	18.4		1.8	Phase 1 Class MA	
20	38	11.8		12.7	5.5	4.6	Phase 1 Class MA	TWODIO
21	38.5	15	5.6	13		2.5	Phase 1 Class MA	
22	41	15.9	6	14.9		2.3	Phase 1 Class MA	
23	45.5	13.7	6	19.3		3.2	Phase 1 Class MA	
Second Floor								
24	37	13.6	5.6	14.5		2.3	Phase 1 Class MA	
25	41	14.6	6.5	14.3		3.7	Phase 1 Class MA	
26	38	14.2	5.5	14.5		2.6	Phase 1 Class MA	
27	37	13.3	5.9	13.4		2.4	Phase 1 Class MA	
28	40.5	13.1	5.5	14.8		5.8	Phase 1 Class MA	
29	37.5	12.4	5.5	14.7		2.8	Phase 1 Class MA	
30	37.5	13		9.7	5.6	7.9	Phase 1 Class MA	TWODIO
45	39	13	5.5	16.4		2.9	Phase 2 Class AA	
46	38	12.3	6	15		2.7	Phase 2 Class AA	
47	37	11.6	5.5	14.2		4.4	Phase 2 Class AA	
Third Floor								
31	37.5	13.6	5.6	14.5		2.5	Phase 1 Class AA	
32	41	14.6	6.5	14.3		3.7	Phase 1 Class AA	
33	38	14.2	5.5	14.5		2.5	Phase 1 Class AA	
34	37	13.3	5.9	13.4		2.4	Phase 1 Class AA	
35	40.5	13.1	5.5	14.8		5.8	Phase 1 Class AA	
36	37.5	12.4	5.6	14.7		2.9	Phase 1 Class AA	
37	37.5	13		9.7	5.6	7.9	Phase 1 Class AA	TWODIO
48	39	13	5.5	16.4		2.9	Phase 2 Class AA	
49	38	12.3	6	15		2.7	Phase 2 Class AA	
50	37	11.6	5.5	14.2		4.4	Phase 2 Class AA	
Fourth Floor								
38	37.5	13.6	5.6	14.5		2.5	Phase 1 Class AA	
39	41	14.6	6.5	14.3		3.7	Phase 1 Class AA	
40	38	14.2	5.5	14.5		2.5	Phase 1 Class AA	
41	37	13.3	5.9	13.4		2.4	Phase 1 Class AA	
42	40.5	12.4	5.6	14.8		5.8	Phase 1 Class AA	
43	37.5	12.4	5.6	14.7		2.9	Phase 1 Class AA	
44	37.5	13		9.7	5.6	7.9	Phase 1 Class AA	TWODIO

INTERIORS & SPECIFICATION





Rengen Student Developments | Internal Specification Document**Appliances**

Oven (Cluster Flats Only)	Lamona Built In Electric 60cm Stainless Steel Single Oven
Combi Microwave Oven (Studios only)	Lamona Built in 45cm Compact Oven with Microwave
Hob (Cluster Flats only)	Lamona LAM1746 60cm Black Electric Ceramic Hob
Hob (Studios only)	Lamona LAM1749 Domino 2-ring Ceramic Hob
Fridge Freezer (Cluster Flats only)	Lamona 70/30 Integrated Fridge Freezer
Undercounter Fridge (Studios only)	Lamona Integrated Undercounter White Fridge With Ice Box
Extractor Hood	Lamona LAM2105 60cm Stainless Steel Visor Cooker Hood
Dishwasher (Clusters only)	Lamona Integrated 60cm Dishwasher
Sink (Studios only)	Abberton Square Single Bowl Reversible Inset Stainless Steel Compact Kitchen Sink (SNK6971)
Sink (Cluster Flats only)	Single Bowl Reversible Inset Stainless Steel Compact Kitchen Sink (SNK6551)
Tap	Lamona TAP3547 Chrome Rienza swan neck monobloc tap

Kitchen

Unit Type	Howdens Greenwich Handleless natural Oak
Carcass	Howdens Grey
Worktop	Howdens White/Grey Marble Effect Square Edged Laminate 38mm
Upstand	Howdens White/Grey Marble Effect Square Edged Laminate 20 x70mm
Hardware	Knurled Brushed Nickel Effect T Knob Handle

Internal Flat Doors

Jeld-Wen Oak Veneer Door and doorsets at required fire ratings

Common Area Internal Doors

Jeld-Wen Oak Veneer Solid Core Doors - to include SAA pull handles, push plates, finger protection, hinges, fire signage, closers, vision panels, locks (riser cupboards) and door stops in line with approved door schedules

Flat Entrance Doors

Jeld-Wen Oak Veneer Part Q Compliant Flat Entrance Door (SBD, FD30S & dB rated)

Lighting

Kitchens	Fire Rated Fixed Downlight Dimmable White
Living Areas/Bedrooms	Fire Rated Fixed Downlight Dimmable White
Bathroom	Fire Rated Fixed Downlight IP65 Low Profile White
Communal Corridors	Collingwood-WL94 LED Bulkhead IP44
Communal Stairwells	Navara SF LED Surface Fitting
Emergency Lighting	Ovia Emergency Downlights and Surface Suspended Fire Exit Signage

Bathroom Pods

Modular Systems GRP Pod - MSL 10 Variant w. Forbo Non-Slip Vinyl Flooring - Elephant Grey

Bathroom Finishes (non- Pod spec)

Bathroom Floor	Forbo Non-Slip Vinyl Flooring - Elephant Grey
Bathroom Walls	Altro Whiterock to shower enclosures and sink splashback
Mastic	White PVC

Flooring

Communal Entrance Areas	Dark Grey Coir Matting with satin silver trim
Living and Bedroom Areas	Karndean Palio LooseLay Sicilia Vinyl Flooring LLP142
Kitchen Areas	Karndean Palio LooseLay Sicilia Vinyl Flooring LLP142
Stairs and Landings	Karndean Palio LooseLay Sicilia Vinyl Flooring LLP142
Stair Nosing	Aluminium Nosings with black insert suitable for vinyl flooring (B.Reg compliant)

Ironmongery (within flats)

Internal Door Handles	Stainless Steel Rounded Handle with Circular Cover Plate
Bathroom Door Locks	Suited to match handle range
Bedroom/Studio Door Locks	Euro-cylinder suited with lock for Flat Entrance Door to allow operation using single key (with internal thumb turn)
Flat Entrance Door Lock	Euro-cylinder suited with lock for Bedroom/Studio Door to allow operation using single key (with internal thumb turn)
Flat Entrance Door Handle	To be included within Part Q Compliant Flat Entrance Door package
Flat Entrance Door Spyhole	To be included within Part Q Compliant Flat Entrance Door package
Flat Entrance Door Chain	To be included within Part Q Compliant Flat Entrance Door package

Traditional Bathrooms

Basin	50cm Semi Recessed Instinct Pura Imex c/w Kiso Basin Click Waste
Basin Mixer Tap & Waste	Kiso Mono Basin With Click Waste
WC	Della Back To Wall Pan With Soft Close Seat & Lid c/w Instinct Torrent Cistern & Flush Plate
Shower	Instinct Cool Single Outlet Bar Shower With Shower Hose/Rail/Brackets
Shower Tray	Mira Flight Rectangular 1000x900 Shower Tray With 4 Upstands & Leg Kits – Riser Conversions
Shower Screen	Mbb1000 Bifold Door Mbox 1900mm High Adjust
Flush Plate	Chrome Finish Dual Flush Plate
Shaver Socket	White PVC Shaver Socket

Heating

Heated Towel Rail (non-Pod spec)	Stainless Steel Ladder-Type Rail with electric heating element
Panel Heaters (unless wet system in place)	Hyco Acona Panel Heater with Control Panel & Timer Function
Radiators (Gas or ASHP)	White Double Panel Double Convecter (sized accordingly)

Water Heating (Standard)	Standard HWS tank; sized accordingly
Water Heating (Heat Recovery Spec)	Dimplex Edel EDL270UK630 hot water heat pump cylinder - 200L capacity. (if heat recovery is required as part of SAPs)

Electrical

Kitchens Switchgear	Satin Silver faceplates to all visible switchgear
General Switchgear	Standard white PVC finish to other switchgear
Communal Door Entry System (Fob)	Paxton TDS-1060 Panel
Access Control Handset (within flats/studios)	Paxton DS1070
Heat Alarm	Aico Ei144e Heat Alarm
Smoke Alarm	Aico Ei146e Optical Smoke Alarm

Decorative

Skirting Type	Square Edge Architrave - 12 x 60mm
Architrave Moulding	Square Edge Skirting - 12 x 94mm
Window Blinds	Dark Grey Blackout Roller Blinds required to all windows

Paint Colours

Bedroom Walls	Vinyl Matt White Trade Emulsion
Bedroom Ceilings	Vinyl Matt White Trade Emulsion
Bedroom Skirting/Architrave	Satinwood Trade White
Living Area and Bathroom Ceilings	Vinyl Matt White Trade Emulsion
Living Area Walls	Vinyl Matt White Trade Emulsion
Living Area/Bedroom Feature Walls	Dulux Heritage Vinyl Matt Waxed Khaki Emulsion (TBC which wall and if different shade according to development)
Living Area Skirting/Architrave	Satinwood Trade White
Communal Area Walls	Vinyl Matt White Trade Emulsion
Communal Area - Door Architraves/Skirting	Satinwood Trade White
Communal Area - Ceilings	Vinyl Matt White Trade Emulsion if MF, or 600 x 600 Grid Ceiling Tiles otherwise



Greenwich

Adding lifespan to a design, these Greenwich doors have a simple slab exterior that is easy to style for different trends at low-cost.



White
Gloss
Matt



Sandstone
Gloss
Matt



Dove Grey
Gloss
Matt



Slate Grey
Gloss
Matt



Charcoal
Matt



Navy
Matt



Reed Green
Matt



Light Grey Oak
Matt



Natural Oak
Matt

White/Grey Marble Effect Square Edged Laminate 38mm



3m Length	UK F WHT1360
2.4m breakfast bar (950mm deep)	UK F WHT1385
Square edge edging strip	WHT1395
Jointing compound	UK WOR9036
Upstand 3m x 70mm x 20mm	UK P WHT1392
Matching backboards	UK WHT1397
Matching backboards	UK WHT1398

Technical Information	
Material	Chipboard
Worktop profile	Square Edged
Finish	Matt
Moisture resistance grade	P2
Worktop process	CPL
Accreditation general	BS 6222:1999 part 3 BS EN 312 (Board spec test - Domestic use compliance)

Dimensions & Packaging	
Product dimensions metric	L3,000 mm x D616 mm x T38 mm
Product weight	41.72 kg
Product packed dimension	H39 mm x W3,043 mm x D616 mm
Product packed weight	41.72 kg

Care & Installation	
Care and maintenance	For general cleaning, use a damp cloth and a mild detergent or non-abrasive cleaner diluted in warm water Abrasive scouring powders, creams and polishes should be avoided. Potentially persistent stains should be removed immediately. Buff the surface after cleaning with a soft cloth Wipe spilt liquid away from the worktop joints and cut-outs immediately When applying the edging please ensure that it is lined up with the top of the worktop and overhangs at the bottom. Trim the edging at the bottom so that the trimmed edge is out of sight



Key information

F = Forest Stewardship Council (FSC®)

P = Programme for the Endorsement of Forest Certification schemes (PEFC™)

UK = UK Manufactured



HOWDENS JOINERY CO.

MAKING SPACE MORE VALUABLE

Issue Date: 10 February 2017 3:03 PM

The company has a policy of continuous product development and reserves the right to change any products and specifications at any time.

Lamona Rumworth Single Bowl Sink



Technical Information	
Material	Stainless Steel
Material thickness	0.6 mm
Guarantee	10 Year Manufacturer's Guarantee
Stainless steel grade	18/10 Stainless Steel
Mount type	Inset
Kitchen sink drainer	Reversible
Supplied with (text)	8 Fixing clips
Plumbing kit	PLU1002
	PLU5002
Waste kit	WAS5500

Dimensions & packaging	
Product dimensions metric	L950mm x W508mm
Product packed dimension	H160mm x W960mm x D518mm
Capacity main bowl	22L
Sink main bowl dimensions	L360mm x W400mm x D155mm
Cutout size dimension	L930mm x W488mm
Minimum cabinet width	500mm

The company has a policy of continuous product development and reserves the right to change any products and specifications at any time.

TAP3547 Lamona Chrome Rienza swan neck monobloc tap



Technical Information	
Conventional gravity	yes
Pumped system	yes
Combi boiler system	yes
Dual flow	Yes
Tap valve	1/4 turn ceramic disc
Water connection	15mm Semi rigid copper tails
Tail pipe type	copper
Tail pipe inlet OD	15mm
Tail pipe outlet OD	M12
Tail pipe length	245 mm
Tap hole diameter	35 mm
Maximum Sink and Worktop Thickness	50 mm
Tap footprint	45 mm
Guarantee	1 year guarantee
Additional information	Lamona taps comply with Water Supply (Water fittings) Regulations 1999
Min water pressure (bar)	0.3 bar
Max water pressure (bar)	5.5 bar
Maximum hot water temperature	70 degrees celcius

Water flow rates	0.1 bar	1.0 bar	3.0 bar
Hot water l/min	1.35	7.71	13.40
Cold water l/min	1.34 l/min	7.04	12.9
Mixing water l/min	1.97	9.55	17.12



HOWDENS JOINERY CO.

MAKING SPACE MORE VALUABLE

Issue Date: 5 January 2017 2:46 PM

The company has a policy of continuous product development and reserves the right to change any products and specifications at any time.

Built-In 45cm Compact Oven with Microwave

LAMONA
at the heart of the kitchen



Technical Information	
Oven capacity	48 L
Cooking function - grill type	Variable Single Zone Grill
Cooking function - fan grilling	No Fan Grilling
Cooking function - fan	Fan Cooking
Cooking function - conventional	No Conventional Cooking
Defrost	Yes
Childlock facility	Yes
Display type	LED
Electrical supply voltage	220 - 240 V
Amperage required	13 A
Mains lead length	1.4 m
Guarantee	3 Year Manufacturer's Guarantee

Dimensions & packaging	
Product dimensions metric	H455mm x W594mm x D567mm
Product weight	45kg
Product packed dimension	H515mm x W660mm x D660mm
Product packed weight	45kg

The company has a policy of continuous product development and reserves the right to change any products and specifications at any time.

LAM1749 Lamona Touch Control Ceramic Domino Hob



Hob Specification			
	Burner type	Burner size	Rating
Front	Ceramic	180mm	1,200 W
Back	Ceramic	180mm	1,800 W

Technical Information	
Cooking zones	2 Hi-lite cooking zones
Timer	Yes
Hi-lite cooking element	Yes
Residual heat indicator	Yes
Child lock	Childlock Facility
Touch control	Yes
Fast fit clips	Yes
Electrical supply rated voltage @ Frequency	220 - 240 V @ 50 Hz
Total input power (watts)	3,000 W
Amperage required	13 A
Mains lead length	1.4 m
Mains lead plug	Requires hard wiring
Accreditation CE	CE Marked
Approval directives	RoHS WEEE DEMKO UL (EU) LVD EMC
Guarantee	3 Year Manufacturer's Guarantee

Dimensions & packaging	
Product dimensions metric	H55mm x W286mm x D500mm
Cutout size dimension	W270mm x D490mm

Register ✓
my appliance

The company has a policy of continuous product development and reserves the right to change any products and specifications at any time.

60cm Canopy Cooker Hood

LAMONA

at the heart of the kitchen



Technical Information	
Appliance energy rating	A
Extraction rate	680 m ³ /h
Extraction rate ltr/s	188.9 L/s
Number of fan speeds	3 + 1 Boost
Number of lights x Light wattage (per bulb)	2 x 2.2 W
Light type	LED
Number of Grease Filters	1 x Washable Filter
Carbon Filter Required	Required for Recirculation - Not Included
Remote control	No Remote Control
Outlet spigot diameter	150mm
Ducting kit diameter	150mm
Air extraction rate ducting - speed range	300-600 m ³ /h
Air extraction rate recirculation - speed range	290-350 m ³ /h
Noise level ducting	57-71 dB
Frequency	50/60 Hz
Amperage required	3 A
Mains lead length	1.2 m
Approval directives	CE EMC LVD RoHS WEEE IMQ
Guarantee	3 Year Manufacturer's Guarantee

Dimensions & packaging	
Product dimensions metric	H338.1mm x W520mm x D280mm
Chimney dimensions	W0mm x D0mm
Product weight	7.55kg
Product packed dimension	H425mm x W605mm x D365mm
Product packed weight	9kg

Accessories

The company has a policy of continuous product development and reserves the right to change any products and specifications at any time.

Built-Under Integrated Fridge with Ice Box



Technical Information	
Appliance energy rating	F
Noise level	37 dB
Interior colour	White
Warning type	N/A
Egg tray	6 Egg Tray
Ice storage	Ice Cube Tray
Shelf quantity	2
Fridge net usable capacity	107 L
Fridge defrosting	Manual
Electrical supply voltage	230 V
Amperage required	13 A
Mains lead length	1.9 m
Approval directives	CE
Guarantee	3 Year Manufacturer's Guarantee

Dimensions & packaging	
Product dimensions metric	H818mm x W595mm x D545mm
Product weight	33.415kg
Product packed dimension	H880mm x W630mm x D575mm
Product packed weight	36kg

The company has a policy of continuous product development and reserves the right to change any products and specifications at any time.

60cm Fully Integrated Dishwasher






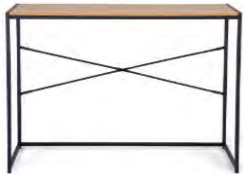







Technical Information	
Appliance energy rating	E
Noise level	46 dB
Half load	No Half Load Programme
Salt indicator	Salt Indicator
Rinse aid indicator	Rinse Aid Indicator
Start delay	24 Hours
Door display	Cycle In Progress Indicator
Place Setting Capacity	15
Plate size diameter (cm)	29.5 cm
Cutlery storage	Cutlery Basket Cutlery Tray
Filter type	Removable
Electrical supply voltage	220 - 240 V
Maximum input power (watts)	2,100 W
Amperage required	10 A
Mains lead length	1.8 m
Wiring requirement	Plug
Guarantee	3 Year Manufacturer's Guarantee

Dimensions & packaging	
Product dimensions metric	H818mm x W598mm x D550mm
Product weight	34.973kg
Product packed dimension	H859mm x W661mm x D644mm
Product packed weight	37kg

The company has a policy of continuous product development and reserves the right to change any products and specifications at any time.

RENGEN Core Furniture Pack

2024

DP Image	DP Range Name	Dimensions	Colour/Finish
	Infinite Gold+ Matt 4'x6'3 C5	L201 x W122 cm	White
	City+ Bed Frame 4ft Dark Oak	W199 x D125 x H82 cm	Nebraska Oak 
	Swinley Desk Oak/Blk	W100 x D45 x H75 cm	Oak
	Benson Dining Chair Grey	W46 x D53 x H87 cm	Grey
	City+ Chest 3 Drw Dark Oak	W77 x D42 x H70 cm	Nebraska Oak 
	City+ Wardrobe 2Dr Dark Oak	W74 x D53 x H183 cm	Nebraska Oak 
	City+ Open Bedside Dark Oak	H58 x W45 x D 39.5cm	Nebraska Oak 

DELIVERY PROGRAMME

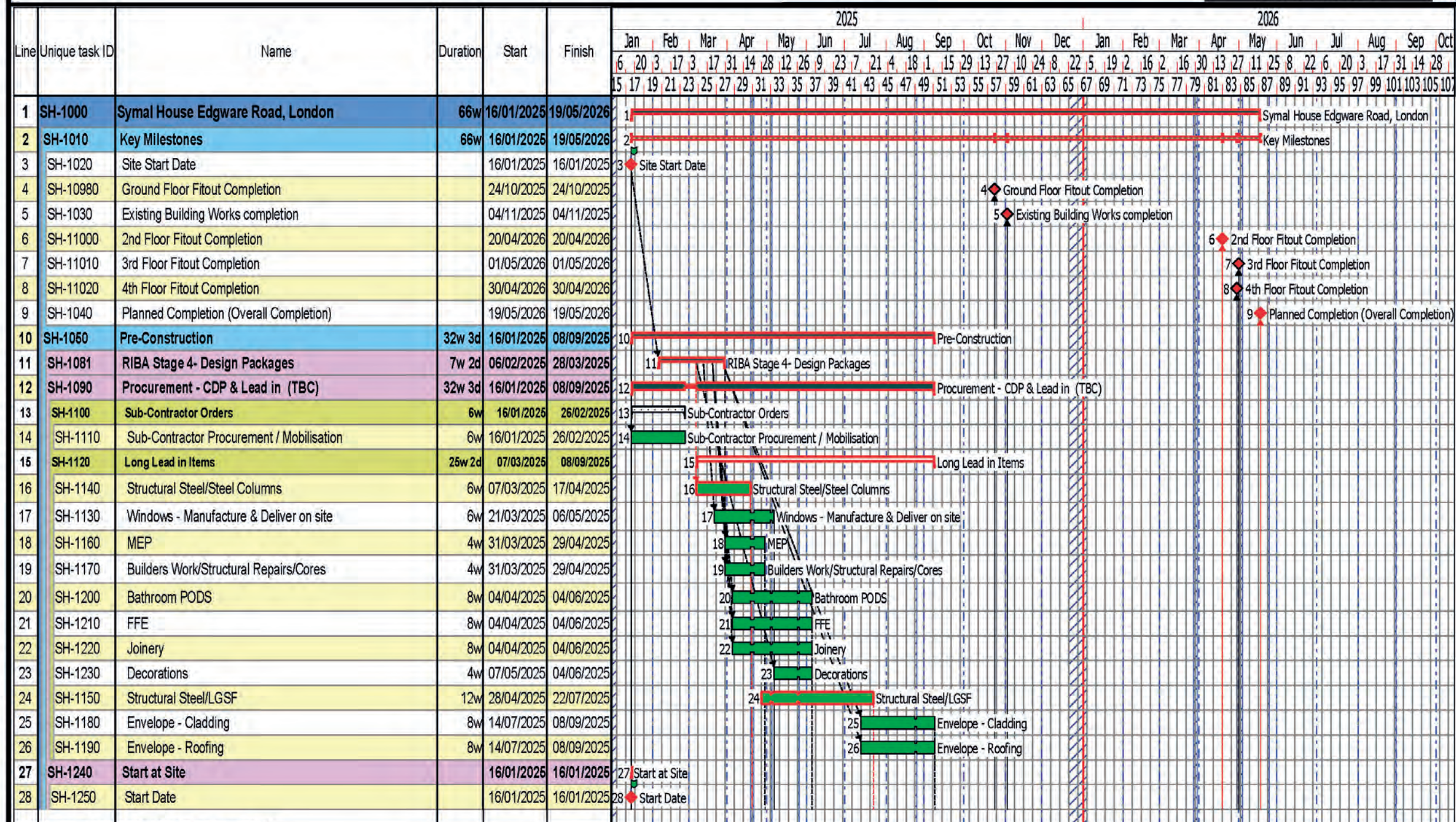
Symal
House

Symal
House

COMING SOON
Refurbished Offices



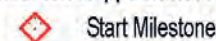
Symal House Programme (Draft)



Procurement Stages, 05 Work Packages, NEC



Milestone Appearances



Programme no: Prog # 1

Programme type: Programme

Revision No: Rev # 1

Revision date: 07/02/2025

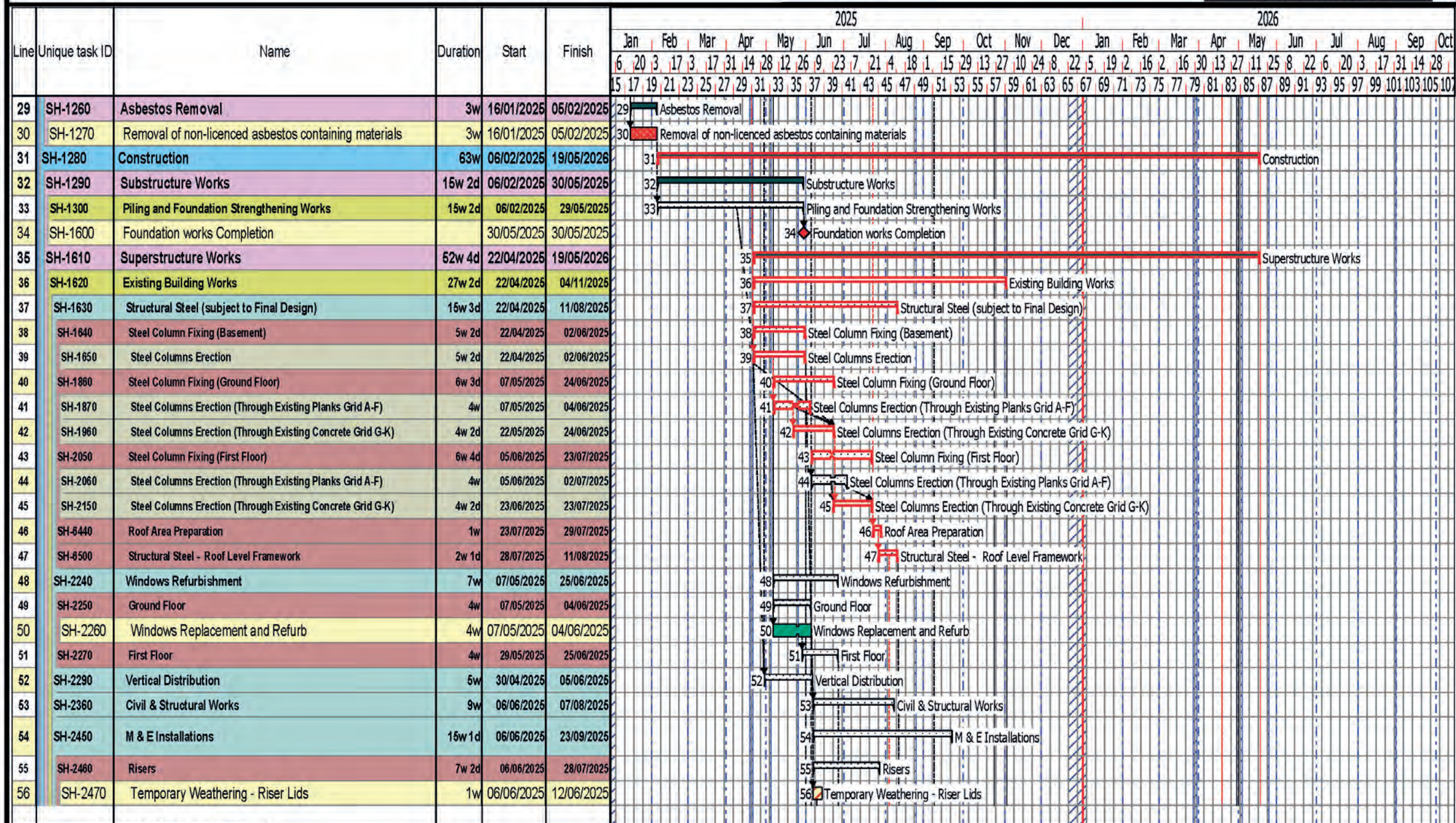
Baseline name:

Drawn by: Husnain Arshad

Checked by:

Revision Comments: Design/Procurement/Sequencing

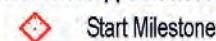
Symal House Programme (Draft)



Procurement Stages, 05 Work Packages, NEC



Milestone Appearances



Programme no: Prog # 1

Programme type: Programme

Revision No: Rev # 1

Revision date: 07/02/2025

Baseline name:

Drawn by: Husnain Arshad

Checked by:

Revision Comments: Design/Procurement/Sequencing

RENTAL SCHEDULE

SYMAL HOUSE EDGWARE ROAD											
GROSS DEVELOPMENT VALUE											
										20%	
Unit	Type	Floor Level	No. of Beds	Size SQM	SQ M OVERALL	Rent per Bed per Week	Rent PCM	Total Annual Gross Rent (52 Week)	Operational Costs @ See ABOVE	Net Rental Income	Capital Value @ 5%
1	Studio	Ground	1	14.6		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
1	Studio	Ground	1	17.9	37	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
2	Studio	Ground	1	13.4		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
2	Studio	Ground	1	20.7	38	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
3	Studio	Ground	1	14.6		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
3	Studio	Ground	1	19	37	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
4	Studio	Ground	1	13.1		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
4	Studio	Ground	1	18.8	37	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
5	Studio	Ground	1	18.6		£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
5	Studio	Ground	1	16.8	41	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
6	TWODIO	Ground	1	10.6		£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
6	TWODIO	Ground	1	12.5	37	£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
7	Studio	Ground	1	16		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
7	Studio	Ground	1	17.6	41	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
8	Studio	Ground	1	14.9		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
8	Studio	Ground	1	19.1	38	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
9	Studio	Ground	1	12.7		£ 280.00	£ 1,213.33	£14,560	£2,912	£11,648	£232,960
9	Studio	Ground	1	19.1	37	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
10	Studio	Ground	1	15.7		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
10	Studio	Ground	1	16.2	37	£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
11	Studio	Ground	1	14.9		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
11	Studio	Ground	1	17.1	37	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
12	Studio	First	1	14.6		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
12	Studio	First	1	17.8	37	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
13	Studio	First	1	13.7		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
13	Studio	First	1	20.6	38	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
14	Studio	First	1	14.6		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
14	Studio	First	1	18.9	37	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
15	Studio	First	1	13.1		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
15	Studio	First	1	18.7	37	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
16	Studio	First	1	17.4		£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
16	Studio	First	1	18.8	40	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
17	TWODIO	First	1	11.2		£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
17	TWODIO	First	1	12.2	37	£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
18	Studio	First	1	12.1		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
18	Studio	First	1	17.7	37	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
19	Studio	First	1	18.4		£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
19	Studio	First	1	19.2	38.5	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
20	TWODIO	First	1	12.7		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
20	TWODIO	First	1	11.8	38	£ 280.00	£ 1,213.33	£14,560	£2,912	£11,648	£232,960
21	Studio	First	1	13		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
21	Studio	First	1	20.6	38.5	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
22	Studio	First	1	14.9		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
22	Studio	First	1	20.9	41	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
23	Studio	First	1	19.3		£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
23	Studio	First	1	19.7	45.5	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
24	Studio	Second	1	14.5		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
24	Studio	Second	1	19.2	37	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
25	Studio	Second	1	14.3		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
25	Studio	Second	1	21.1	41	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
26	Studio	Second	1	14.5		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
26	Studio	Second	1	19.7	38	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
27	Studio	Second	1	13.4		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
27	Studio	Second	1	19.2	37	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
28	Studio	Second	1	14.8		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
28	Studio	Second	1	18.6	40.5	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
29	Studio	Second	1	14.7		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
29	Studio	Second	1	17.9	37.5	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
30	TWODIO	Second	1	9.7		£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
30	TWODIO	Second	1	13	37.5	£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
45	Studio	Second	1	16.4		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
45	Studio	Second	1	18.5	39	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
46	Studio	Second	1	15		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
46	Studio	Second	1	18.3	38	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
47	Studio	Second	1	14.2		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
47	Studio	Second	1	17.1	37	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
31	Studio	Third	1	14.5		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
31	Studio	Third	1	19.2	37.5	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
32	Studio	Third	1	14.3		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
32	Studio	Third	1	21.1	41	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
33	Studio	Third	1	14.5		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
33	Studio	Third	1	19.7	38	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
34	Studio	Third	1	13.4		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
34	Studio	Third	1	19.2	37	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
35	Studio	Third	1	14.8		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
35	Studio	Third	1	18.6	40.5	£ 295.00	£ 1,278.33	£15,340	£3,068	£12,272	£245,440
36	Studio	Third	1	14.7		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
36	Studio	Third	1	18	37.5	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
37	TWODIO	Third	1	9.7		£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
37	TWODIO	Third	1	13	37.5	£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
48	Studio	Third	1	16.4		£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
48	Studio	Third	1	18.5	39	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
49	Studio	Third	1	15		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
49	Studio	Third	1	18.3	38	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
50	Studio	Third	1	14.2		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
50	Studio	THIRD	1	17.2	37	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
38	Studio	Fourth	1	14.5		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
38	Studio	Fourth	1	19.2	37.5	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
39	Studio	Fourth	1	13.4		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
39	Studio	Fourth	1	21.1	41	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
40	Studio	Fourth	1	14.5		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
40	Studio	Fourth	1	19.7	38	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
41	Studio	Fourth	1	13.4		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
41	Studio	Fourth	1	19.2	37	£ 300.00	£ 1,300.00	£15,600	£3,120	£12,480	£249,600
42	Studio	Fourth	1	14.8		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
42	Studio	Fourth	1	18	40.5	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
43	Studio	Fourth	1	14.7		£ 285.00	£ 1,235.00	£14,820	£2,964	£11,856	£237,120
43	Studio	Fourth	1	18	37.5	£ 290.00	£ 1,256.67	£15,080	£3,016	£12,064	£241,280
44	TWODIO	Fourth	1	9.7		£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
44	TWODIO	Fourth	1	13	44	£ 250.00	£ 1,083.33	£13,000	£2,600	£10,400	£208,000
	Type	Floor Level	No. of Beds	Size SQM		Rent per Bed per Week	Rent PCM	Total Annual Gross Rent (52 Week)	Operational Costs @ 20		

GDV STRIKE PRICE

Offers are invited for a forward commitment to purchase this development.

**THE PROPOSED GDV IS AS PER THE
PROJECTED GROSS DEVELOPMENT VALUE OF
£23,825,000.**

The property to be sold by private treaty.

Each party to be responsible for their own legal costs.

Subject to Contract.