

## CONNECTION MADE EASY

Portobello Square's central location means that many places are accessible by foot. If you're looking to travel a bit further afield, the closest London Underground stations are Ladbroke Grove and Westbourne Park, both of which sit on the Circle and Hammersmith & City lines.

## TRAIN TIMES\*

Paddington Station	🕒 5 mins
Holland Park	🕒 17 mins
King's Cross St. Pancras	🕒 19 mins
Bond Street	🕒 22 mins
Oxford Circus	🕒 24 mins
Bank	🕒 30 mins

## EDUCATION\*\*

Imperial College White City	🚗 1.4 miles
Imperial College London	🚗 2.9 miles
University of Westminster	🚗 3.6 miles
London College of Fashion	🚗 3.7 miles
University College London	🚗 3.8 miles
SOAS University of London	🚗 4.3 miles
London School of Economics	🚗 4.8 miles
University of the Arts London	🚗 4.9 miles
London Metropolitan University	🚗 6.2 miles
Queen Mary, University of London	🚗 8.7 miles
University of Greenwich	🚗 12 miles

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation.

## HOMES PEOPLE LOVE BY CATALYST

Catalyst has been at the forefront of housing for more than 80 years, with the development of over 31,000 modern homes in London and the South East, through a wide range of rental and homeownership opportunities.

We are one of the leading housing associations in London and the South East and aim to be a catalyst for change and improvement wherever we work, pursuing better homes, better service and a better future for our customers.

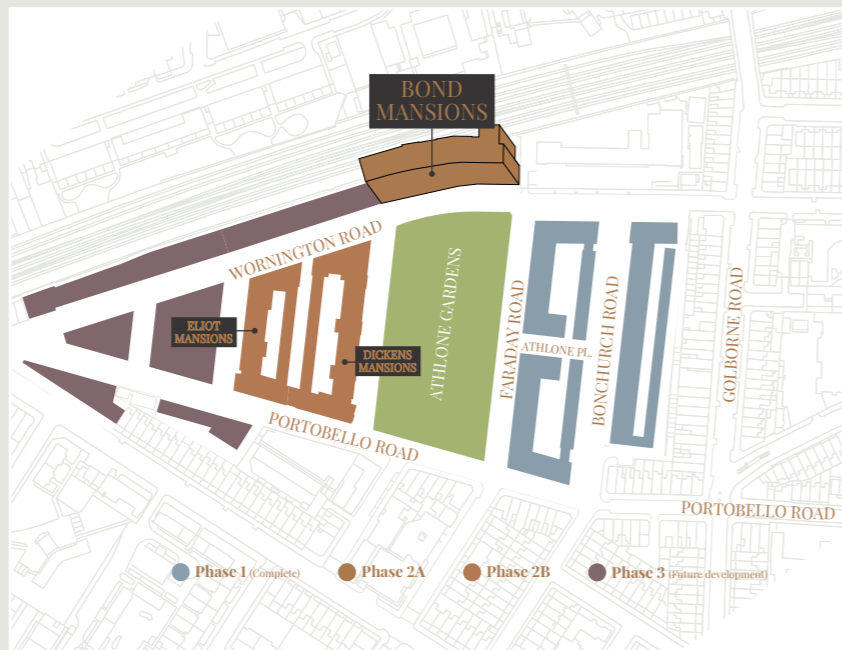
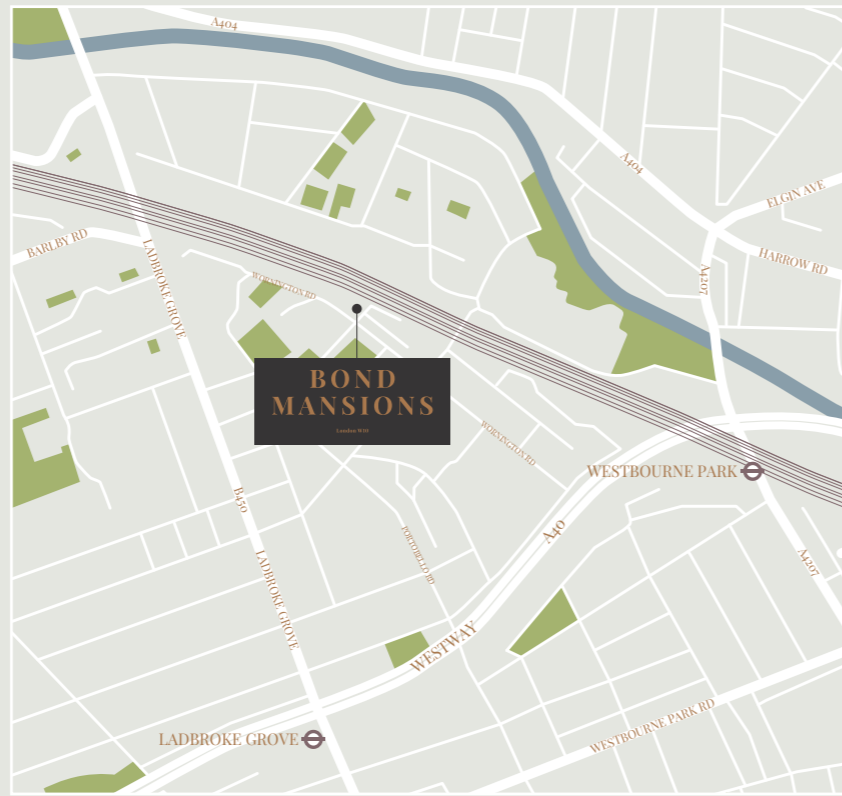
Portobello  
Square

**C**  
catalyst

**savills**

www.portobellosquare.co.uk | newhomes@savills.com | 020 7409 8756

Computer generated images and images are indicative only. All content within this document is indicative only. Catalysts reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home.\*Train times taken from tfl.gov.uk from Ladbroke Grove. Map not to scale. \*\*Distances taken from google.co.uk/maps. Information is correct at the time of going to print. September 2020.



# BOND MANSIONS

London W10

## INTRODUCING BOND MANSIONS

Award-winning Portobello Square is an exciting new development which began in 2011. The development has received many accolades and awards for its contemporary design and overall vision.

Bond Mansions is located off London's famous Portobello Road; an area renowned for its eclectic style and diverse community, where stylish boutiques rub shoulders with long-running independent shops, gourmet food markets, and fruit and vegetable stalls in the famous Portobello Road Market. While trendy coffee shops and chic restaurants vie for the attention of discerning locals, the area offers a village feel in the heart of the city.

Bond Mansions is the first of three apartment buildings being built in the second phase of this prestigious development in Ladbroke Grove, in the Royal Borough of Kensington and Chelsea, and comprises a selection of impressive one and two bedroom apartments with views across the park.

Our homes are designed with a clean and modern finish that meets the needs of contemporary life while complementing the local surroundings.

They showcase open-plan layouts which provide social spaces perfect for modern lifestyles, offering both versatility and refinement.

## THE SITE

Across three carefully managed phases, Portobello Square is transforming this corner of London, creating 1,000 new homes, alongside shops and a new public park.

Phase 1 is now complete receiving many awards and accolades for its design, sustainability profile and overall vision.

Phase 2 is formed of three apartment buildings and a further collection of news houses.

Phase 3 is the final stage of the development, which will mark the overall completion of Portobello Square.





## ATHLONE GARDENS

This development will benefit from a new idyllic park at its heart, providing a space for leisure and relaxation, as well as play facilities for young children. In total there are 2.3 acres of open space.

Get to know your new neighbours by immersing yourself in Portobello Square's ardent sense of community. Spend a summer's day on the green discovering new friends and reminiscing with old ones, or spend a day with family, introducing them to your new home and the community that comes with it.

## NEIGHBOURS

### Portobello Road Market

One of the world's most renowned markets, Portobello Road Market has over 1,000 vendors selling everything from fashion and antiques to delicious foods from around the world.

### Enrica Rocca Cooking School

Enrica Rocca, born and raised in Venice, has Italian food in her blood and a contagious zest for life. She made the big move to London in 2002, opening an Italian cookery school like no other, with an inspired mixture of shopping, cooking and eating that has captivated Londoners since her arrival in the city.

### The Ginstitute

Discover just why gin is so popular at The Ginstitute. Book an experience to learn about the history of the drink, how it is made and its ingredients and then put your new knowledge to the test by creating your own gin with a recipe totally unique to you.

## APARTMENT MIX

31 private apartments comprising  
1 and 2 bedrooms

18 x 1 beds

13 x 2 beds

Total: 31

## LOCATION

Bond Mansions, Portobello Square,  
Portobello Road, W10 5SA

## LOCAL AUTHORITY

Royal Borough of Kensington and Chelsea

## TENURE

999-year lease

Some payment terms may vary please speak with a member of our Sales Team.

## ARCHITECTS

Conran + Partners

## LANDSCAPE ARCHITECTS

Ireland Albrecht

## WARRANTY

2 year warranty period

## ESTIMATED RENTAL VALUES

1 bedroom apartments

ERV: £450 - £475 (weekly rent)

Est. Av Yield: 3.5%

2 bedroom apartments

ERV: £550 - £585 (weekly rent)

Est. Av Yield: 3.7%

## ESTIMATED COMPLETION

Complete

## GROUND RENT

1 beds - £350 p.a.

2 beds - £450 p.a.

## COUNCIL TAX LEVELS

BAND	2020/2021
D	£1,236.83
E	£1,511.68
F	£1,786.54
G	£2,061.38
H	£2,473.66

Source taken from: [rbkc.gov.uk](http://rbkc.gov.uk)

## SERVICE CHARGE

c. £2.02/ft<sup>2</sup>

## PAYMENT TERMS

**Signed reservation form**

**Reservation fee paid to take off market**

£2,000

**Proof of Identification & Proof of Address**

Passport or driving licence and bank statement or utility bill no older than 3 months

## VENDOR'S SOLICITOR

Derek Moore

Ashfords LLP, Tower Wharf, Cheese Lane,  
Bristol, BS2 0JJ

[d.moore@ashfords.co.uk](mailto:d.moore@ashfords.co.uk)

+44 117 321 8043