

FITZROY PLACE

Price List

Unit No	Address	Floor	Beds	G.I.A		Price (£)		ERV (£/wk)	Yield (%)
				M ²	FT ²	Price (£)	Price (£psf)		
6 FITZROY PLACE									
6.G.02	6 Fitzroy Place	G & LG	2	143	1543	£2,150,000	£1,393	1,750	4.23%
6.2.03	6 Fitzroy Place	Second	3	111	1199	£1,750,000	£1,460	1,350	4.10%
7 FITZROY PLACE									
7.G.01	7 Fitzroy Place	G & LG	2	121	1297	£1,750,000	£1,349	1,450	4.31%
7.G.02	7 Fitzroy Place	G & LG	3	149	1602	£2,250,000	£1,405	1,750	4.04%
7.7.01	7 Fitzroy Place	Seventh	3	182	1961	£3,600,000	£1,836	2,500	3.61%
7.7.02	7 Fitzroy Place	Seventh	3	123	1320	£2,300,000	£1,742	1,800	4.07%
7.7.03	7 Fitzroy Place	Seventh	2	123	1320	£2,400,000	£1,818	1,800	3.90%
7.7.04	7 Fitzroy Place	Seventh	2	115	1237	£2,200,000	£1,778	1,650	3.90%
7.7.05	7 Fitzroy Place	Seventh	3	184	1978	£3,600,000	£1,820	2,500	3.61%
7.8.01	7 Fitzroy Place	Eighth	3	180	1942	£3,850,000	£1,982	3,000	4.02%
7.8.02	7 Fitzroy Place	Eighth	3	119	1277	£2,500,000	£1,958	2,000	4.16%
7.8.04	7 Fitzroy Place	Eighth	2	104	1117	£2,250,000	£2,014	1,750	4.13%
8 FITZROY PLACE									
8.G.04	8 Fitzroy Place	Ground & First	3	109	1170	£1,900,000	£1,624	1,400	3.83%
8.2.06	8 Fitzroy Place	Second	3	114	1225	£2,075,000	£1,694	1,550	3.88%
8.3.06	8 Fitzroy Place	Third	3	114	1225	£2,125,000	£1,735	1,550	3.71%
8.5.01	8 Fitzroy Place	Fifth	2	106	1138	£1,970,000	£1,731	1,450	3.80%
8.5.07	8 Fitzroy Place	Fifth	2	91	984	£1,720,000	£1,748	1,200	3.63%
8.6.02	8 Fitzroy Place	Sixth	3	114	1231	£2,400,000	£1,950	1,700	3.68%
8.7.03	8 Fitzroy Place	Seventh	3	146	1570	£3,150,000	£2,006	2,250	3.71%
8.8.06	8 Fitzroy Place	Eighth	3	130	1400	£2,700,000	£1,929	2,000	3.85%

1. 990 year lease
2. Service charge estimated at approximately £6.50psf
3. Ground Rents: Studio - £400pa,
1 bed - £600pa
2 bed - £800pa
3 bed - £1,000pa
Penthouses - £1,200pa
4. Reservation deposit £5,000. Exchange of contracts within 21 days from receipt of draft contracts
5. 10% required on exchange of contracts
6. Second stage payment of 10% required 12 months from the date of exchange
7. Balance of 80% due upon completion.

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