FACT SHEET

ELIZABETH
HOUSE

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Development Details

Development Name	Elizabeth House
Address & Postcode	56-60 London Road, Staines-upon-Thames, TW18 4HF
SPV Name Spectrum Squared Limited	Spectrum Squared Limited.
Companies House Registration Number	15436771
Total Number of Plots / Units	34
Bedroom Type (or similar)	1-Bed, 2-Bed, 3-Bed
Number of Floors	Ground, First, Second, Third, Fourth
Number of Blocks	1
Private Parking Spaces Available	54 (Allocated)
Lifts	Passenger Lift to All Floors
Amenities	Reception Area, Bike Store
Number of Commercial Units	0

Build Details

Build Type	Part Conversion, Part New-Build (Additional 2 Floors)
Land Purchase Complete?	Yes
Planning Approved?	Yes
Construction Commenced	Yes
Length of Build	TBC
Target Practical Completion Date	March 2026
Longstop Date	12 Months After Practical Completion
Funding in Place?	Yes - West One Development Finance Ltd
Lease Length?	999 Years
Service Charge	£2.20 Per Square Foot
Payment Structure	£5,000 Reservation Fee, 10% Deposit
Warranty	10-Year New Build Warranty - Advantage

Pricing Summary

Type	Units | Prices From
1-Bed	10 | £282,316
2-Bed	23 | £403,670
3-Bed	1 | £500,000