

2020



# INVESTOR PACK

Butterfly Court | Lawrence Road | N15 4EG



WWW.QUEENSHILL.CO  
LONDON, UK

# THE COMPANY

Queenshill is a privately owned London based property development and investment company.

Experience in sourcing development opportunities, overcoming construction and planning hurdles, securing development finance and executing sales locally and globally.

Our clients range from listed institutional corporates, family offices and ultra high-net-worth individuals.

Focus on risk mitigation and capital preservation. Risk is managed by partnering with leading professionals and our prioritised return model.



# THE OPPORTUNITY

Queenshill is proud to present Lawrence Square- the latest addition to our extensive portfolio of desirable London developments.

The Opportunity is available to acquire 7 apartments in a key growth area of London, with close proximity to transport and excellent value for this central Location.

The apartments additionally offer on-site parking, electric car charging points and access to a private gym.

Blending the boundaries between city and suburban living, the contemporary homes at Lawrence Square perfectly complement 21st century life.

With excellent city transport links and green open spaces, this is perfect base for work and play.

A capital choice for London living, Lawrence Square units gives you a unique opportunity to obtain rental yield with long term capital growth.





# LOCATION INFORMATION

Just a stone's throw from the heart of London but at Lawrence Square vast expanses of open parkland, where you can relax and enjoy the scenery or let off steam with a host of sports and outdoor activities, are also right on your doorstep.

## 2 minutes

### **Finsbury Park**

Since undergoing a £5million lottery funded restoration and improvement programme, the park has since become an award-winning destination.

There's an outdoor gym, an enclosed childrens' play area, a café and the Furtherfield Gallery at the heart of the park.

The sports track, tennis courts and skatepark are popular and there are the facilities for American football and baseball.

The park is home to the London Blitz football club.

Finsbury Park also plays host to large public events including Madstock, Wireless Festival and Party in the Park.

## 10 minutes

### **Downhills Park**

Just a few minutes walk from your door, this park provides a variety of activities as well as circular walks, green spaces and secluded seating areas.

The formal gardens retain the elegance of the early 19th century with rose beds and colourful annual displays, while the recreation ground is used for organised sports and informal kick-about by children and adults throughout the year.

The hard ball area, tennis courts and bowling green are set within mature trees and beautiful landscaped gardens.

## 18 minutes

### **Alexandra Park**

A delightful mixture of informal woodland, open grassland, formal gardens and attractions including a boating lake, cafés and a pitch & putt course.

The park is host to a weekly farmer's market and 5km park run every weekend. Alexandra Park Cricket and Football Club both play within the grounds. A small herd of fallow deer have set up home in the park with a large variety of waterfowl enjoying the park's lake.

The iconic North London venue, Alexandra Palace, offers up a superb live music venue with Paul Weller, Bombay Bicycle Club and Florence and The Machine to name a few acts who have performed here.

# TOTTENHAM

An area simply brimming with opportunity, Tottenham is already beginning to feel the benefits of extensive regeneration that aims to provide improved transport links, 5,000 new jobs, 10,000 new homes and one million square feet of commercial space by 2025.

As part of the £1bn public and private investment being used to transform Tottenham, existing schools and facilities will be improved, while new schools and business opportunities are to be brought to the area. Better transport links will include improved walking and cycle paths as well as rail improvements.

Tottenham Hotspur Football Club is investing more than £430million into their stadium-led development scheme, while Tottenham Green and Seven Sisters will be enhanced and promoted as the heart of public and civic life in the area.

All this and more will serve to create thriving neighbourhoods, building on the sense of community and pride that exists throughout Tottenham.

Owning a home at Lawrence Square presents a fantastic opportunity to acquire a quality new home in an area now realising its true potential.



# TOTTENHAM

With a rich mix of cultures converging here, Lawrence Square offers you access to the East End and beyond.



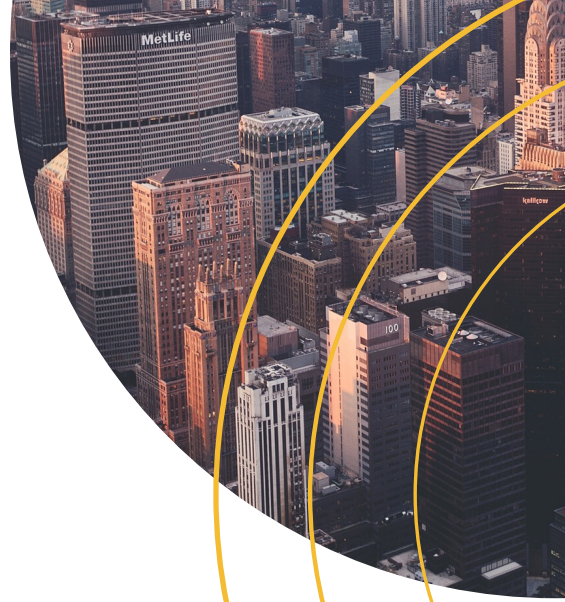
Across the East End, destinations to rival the traditional meccas are springing up, offering discerning shoppers endless choice. By train you can be in Shoreditch in just over 20 minutes, where quirky stores and designer boutiques surround BOXPARK, a contemporary pop-up mall filled to the brim with fantastic labels and cool food and drink outfits.

Closer to home, several large supermarkets can be found next to ethnic food shops and high street names nestle alongside a whole host of independent outlets. Tottenham Hale Retail Park is an ideal shopping destination on your doorstep for home furnishings and electrical goods.



For bargain hunters there is an indoor market at Seven Sisters with stalls selling everything from beauty products, music and films to an impressive array of local produce.





# TRAVEL INFO





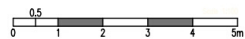
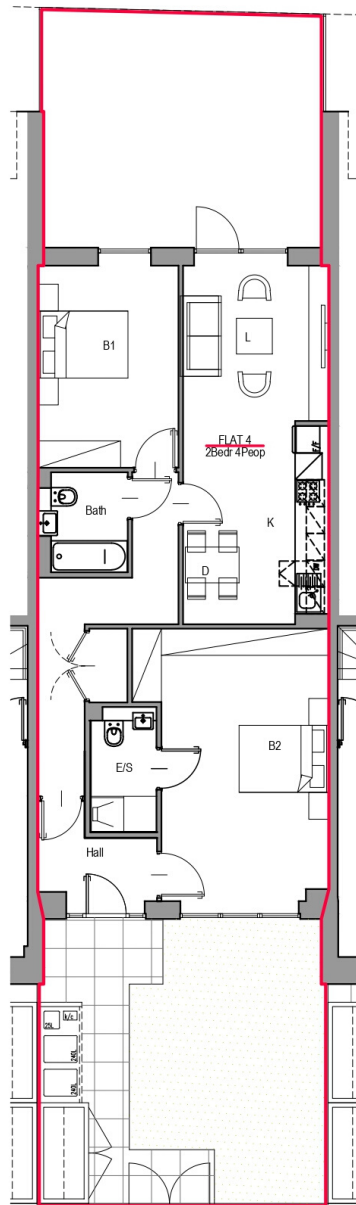
# FLOOR PLANS

## UNIT 4

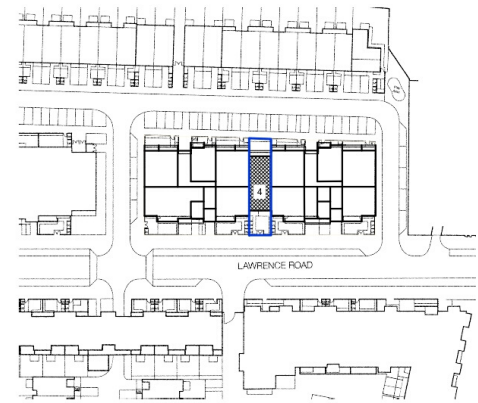
### PROPOSED LAYOUT

#### PLAN 1

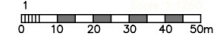
Flat 4 proposed layout



Ground floor plan  
scale 1:100



Site Location Plan  
scale 1:1250





# FLOOR PLANS

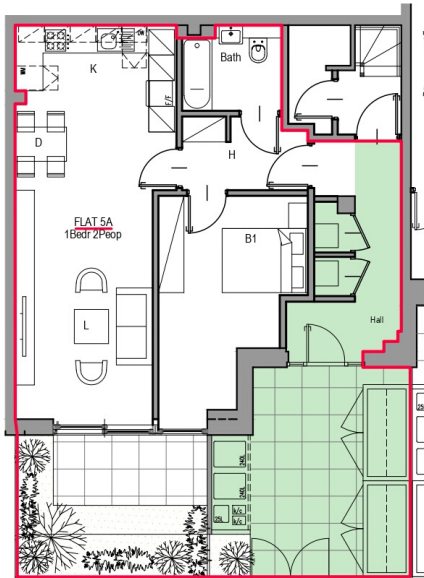
## UNIT 5A

### PROPOSED LAYOUT



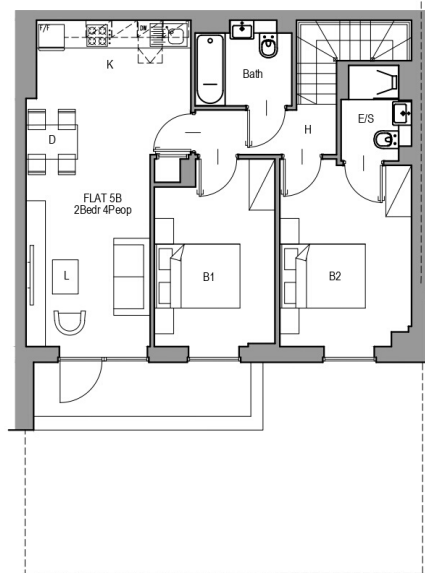
PLAN 1

Flat 5a  
proposed layout



Ground floor plan

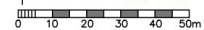
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First floor plan



Site Location Plan  
scale 1:1250



UNDER  
OFFER



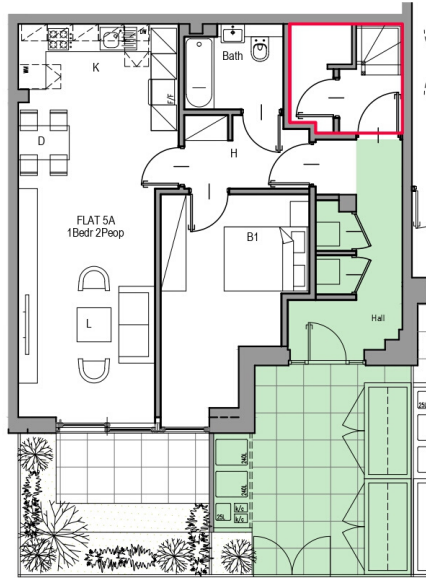
# FLOOR PLANS

## UNIT 5B

### PROPOSED LAYOUT

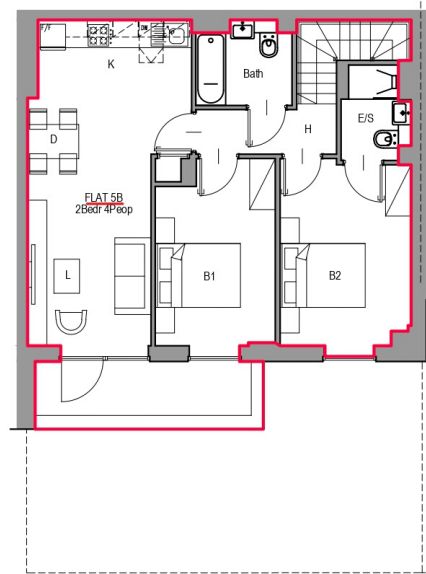
#### PLAN 1

Flat 5b  
proposed layout

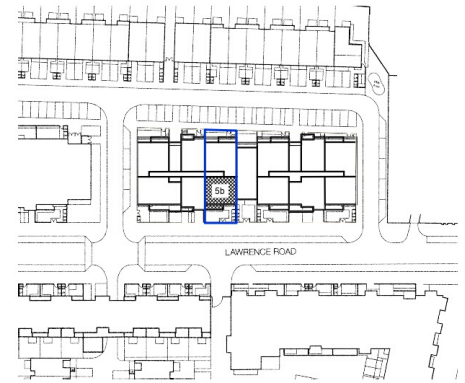


Ground floor plan

scale 1:100

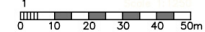


First floor plan



Site Location Plan

scale 1:1250



**UNDER OFFER**



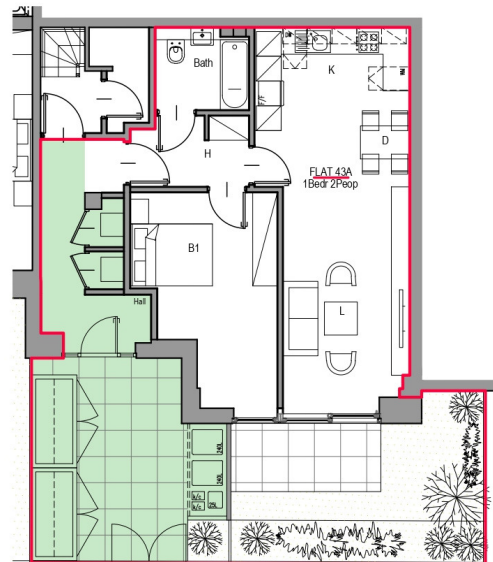
# FLOOR PLANS

## UNIT 43A

### PROPOSED LAYOUT

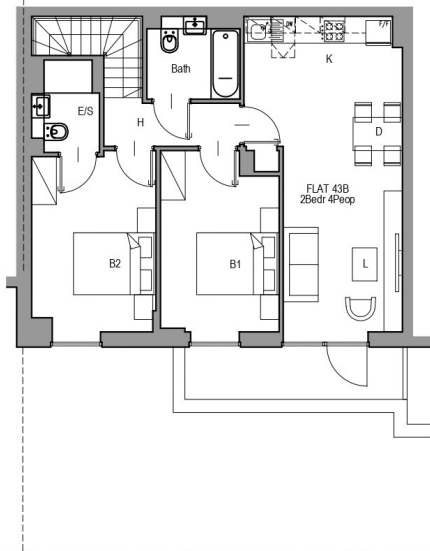
PLAN 1

Flat 43a  
proposed layout

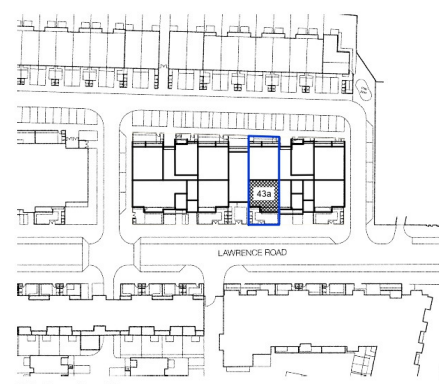


Ground floor plan

scale 1:100

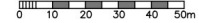


First floor plan



Site Location Plan

scale 1:1250





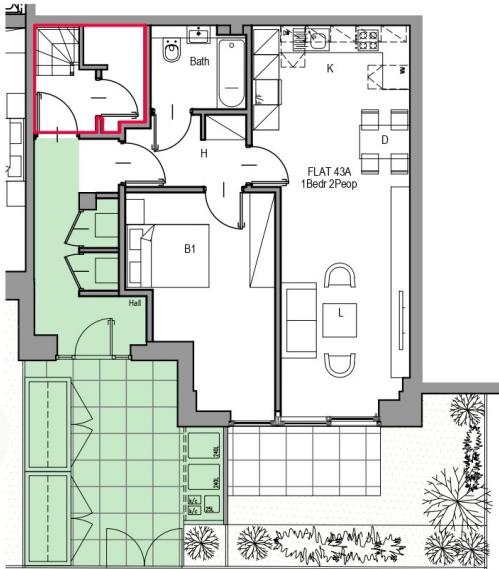
# FLOOR PLANS

## UNIT 43B

### PROPOSED LAYOUT

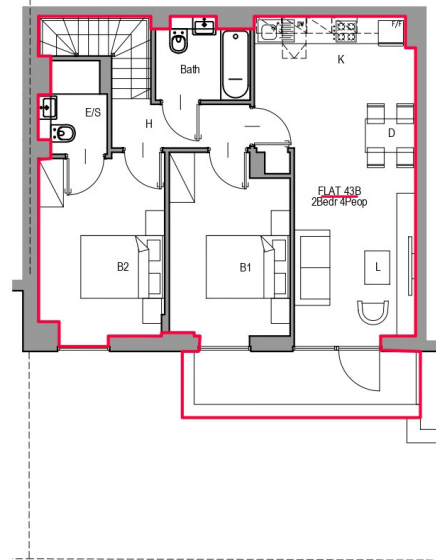
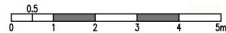
#### PLAN 1

Flat 43b  
proposed layout

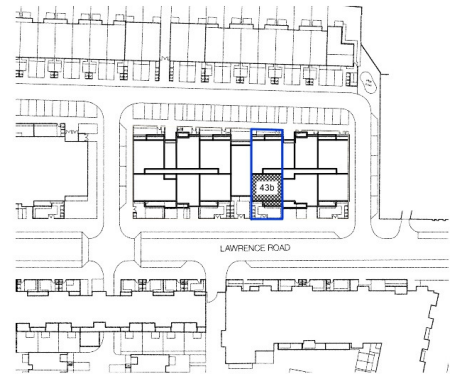


Ground floor plan

scale 1:100

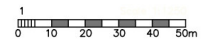


First floor plan



Site Location Plan

scale 1:1250





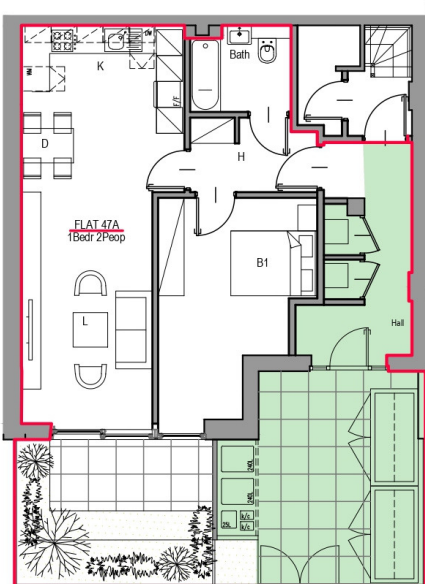
# FLOOR PLANS

## UNIT 47A

### PROPOSED LAYOUT

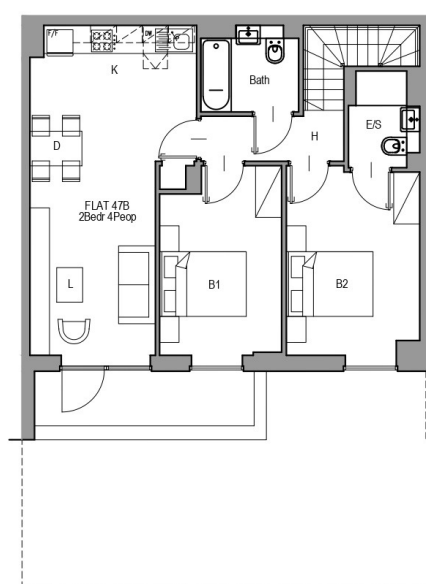
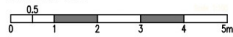
PLAN 1

Flat 47a  
proposed layout

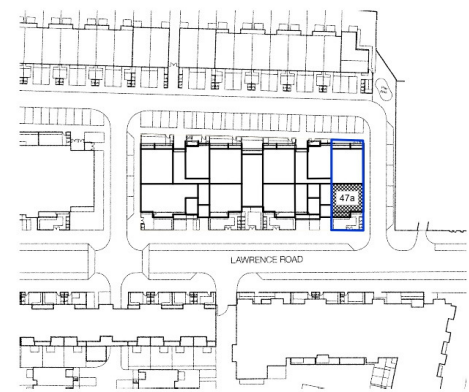


Ground floor plan

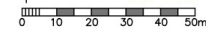
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First floor plan



Site Location Plan  
scale 1:1250





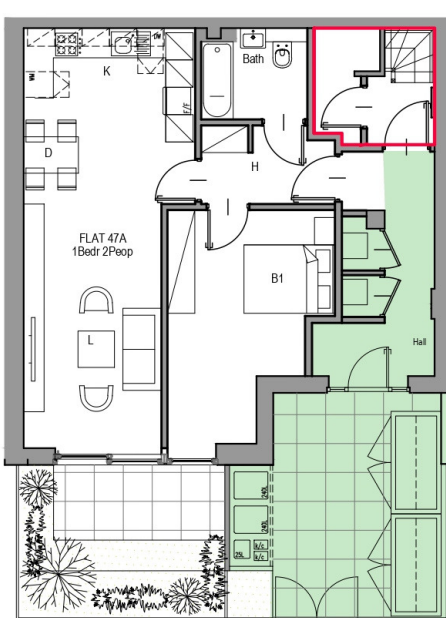
# FLOOR PLANS

## UNIT 47B

### PROPOSED LAYOUT

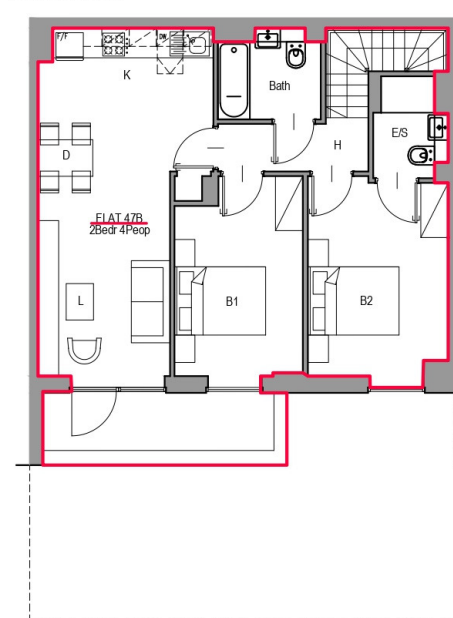
#### PLAN 1

Flat 47b  
proposed layout

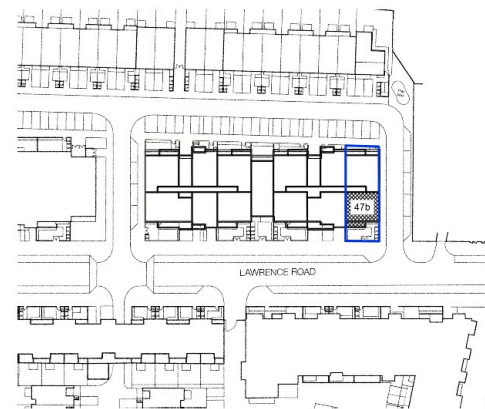


Ground floor plan

scale 1:100

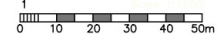


First floor plan



Site Location Plan

scale 1:1250





# IMAGES

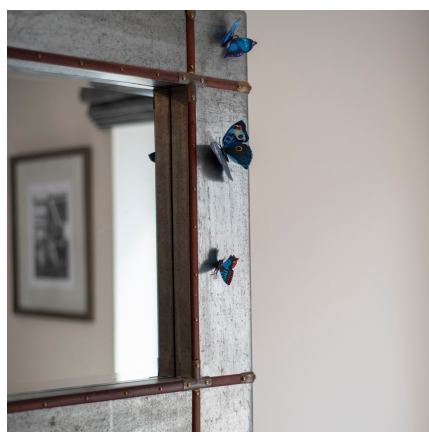
## Bedroom 1





# IMAGES

## Bedroom 2







# IMAGES

## Kitchen





# IMAGES

## Living Room





# IMAGES

## Bathroom





# PRICING

## Schedule of Accomodation | Butterfly Court, Lawrence Road, N15

Unit	Floor	Type	Extra	Aspect	Sq Mt	Sq Ft	Marketing Price	£/Sq Ft
Unit 4	G	2 Bed, 2 Bath Flat	Private Terrace x 2	West	91	979	£545,000	£557
Unit 5A	G	1 Bed Flat	Private Patio (15sqm)	West	58	624	£395,000	£633
Unit 5B	1st	2 Bed, 2 Bath Flat	Private Balcony (7sqm)	West	73	785	£495,000	£630
Unit 43A	G	1 Bed Flat	Private Garden (22sqm)	West	58	624	£395,000	£633
Unit 43B	1st	2 Bed, 2 Bath Flat	Private Balcony (7sqm)	West	73	785	£495,000	£630
Unit 47A	G	1 Bed Flat	Private Patio (15sqm)	West	58	624	£395,000	£633
Unit 47B	1st	2 Bed, 2 Bath Flat	Private Balcony (7sqm)	West	73	785	£495,000	£630
<b>Totals</b>					<b>484</b>	<b>5208</b>	<b>£3,215,000</b>	<b>£617</b>

★ Under Offer

# RENTAL VALUES

UNIT	PROPERTY	PRICE (GBP)	STAMP DUTY (GBP)	MONTHLY RENTAL VALUE (GBP)	RENTAL YIELD (%)	MONTHLY RENTAL VALUE (GBP)	RENTAL YIELD (%)
				LOWER RANGE	LOWER RANGE	HIGHER END RANGE	HIGHER END RANGE
Unit 4	2 Bed, 2 Bath Flat	£545,000	£17,250	£1500	3.30%	£1700	3.74%
Unit 5A	1 Bed Flat	£395,000	£9,750	£1350	4.10%	£1500	4.56%
Unit 5B	2 Bed, 2 Bath Flat	£495,000	£14,750	£1500	3.30%	£1700	4.12%
Unit 43A	1 Bed Flat	£395,000	£9,750	£1350	4.10%	£1500	4.56%
Unit 43B	2 Bed, 2 Bath Flat	£495,000	£14,750	£1500	3.30%	£1700	4.12%
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★ Under Offer



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<b>Totals</b>					<b>484</b>	<b>5208</b>	<b>£3,215,000</b>	<b>£617</b>

★ Under Offer

# RENTAL VALUES

Unit	Property	Price (GBP)	Stamp Duty (GPB)	Monthly Rental Value (GBP)	Rental Yield %	Monthly Rental Value (GBP)	Rental Yield %
				Lower Range	Lower Range	Higher End Range	Higher End Range
Unit 4	2 Bed, 2 Bath Flat	£545,000	£17,250	£1500	3.30%	£1700	3.74%
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★ Under Offer

INVESTOR PACK

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# CONTACT



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