

Television Centre

# Financial Partners

When looking for a new home there are many considerations to take into account and most people are particular about their choice of property, viewing many dwellings before making a decision. This care and attention rarely applies to their choice of mortgage, and purchasers are often content to deal with their own bank who may only offer a limited range of products, if any.

At Television Centre we are delighted to introduce our customers to a hand-picked choice of brokers who can offer access to a wide selection of lenders and products to meet your specific requirements.

Their consultancy services are provided with no obligation, and they are ready and available to assist you when and how you want.

## Our Partners

## Capricorn Financial

As the largest practice in Openwork (itself one of the largest financial advisory networks in the UK) Capricorn have exceptional lender contacts and relationships, so know exactly who to approach and how to structure your finance requirements. They are also experts on the London market.

Based in Hammersmith, Capricorn advisers know Television Centre and this area of West London intimately and their brokers are ideally placed to advise on all aspects of your purchase at the development.

## Savills Personal Finance

### New Homes (SPF)

The specialist team at award-winning mortgage brokerage SPF Private Clients, focuses on mortgages for new-build homes. They know which lenders to approach to find the most suitable mortgage for you.

Their clients at Television Centre to date have ranged from international investors, young professional couples buying their first home and UK clients who have also purchased to let the apartment out, but done so to fulfil a long held desire to own in the development due to its incredible history.

Both Capricorn and SPF have strong relationships with high street lenders and private banks. This means they can access key decision makers and specific new-build underwriters. Their brokers know which lenders to approach to find the most suitable mortgage for you and the type of property you are purchasing. They have access to a wide range of mortgages, including some which cannot be accessed by approaching a lender direct and they aim to take the stress out of the whole process by managing the mortgage from start to finish, ensuring a smooth transaction.

- SPF New Homes and Capricorn Financial aim to return your calls or emails within 2 hours (during business hours).
- From the initial conversation, they can help 'qualify' your offer, which enables the selling agents to put this forward to Television Centre in the best light possible. This also gives you reassurance that you can get the necessary finance for your purchase.
- They aim to meet you face-to-face within 24 hours to discuss your mortgage situation in more detail. There is no charge for this initial advice.

- You will need to pay a reservation fee in order to reserve a property and to exchange, with a 10% deposit within 21 days from receipt of legal documentation. A further 10% stage payment is payable exactly 12 months from the date of exchange. They then help guide you through this whole process, making sure you have the funds available at the right time.
- From exchange, they will contact you every 3 months, all the way through to completion, to ensure that you still have access to the best financing solutions. Again, there is no charge for this.
- 6 months out from the expected completion date they will begin the full mortgage application process.
- SPF New Homes and Capricorn Financial will keep all parties updated throughout the whole process.
- Their fee is only payable on completion.



## Financial Partners

If you wish to take advantage of this service please contact:

**Capricorn Financial**  
+44 (0)20 3111 0900  
www.capricornfinancial.co.uk  
info@capricornfinancial.co.uk

**SPF**  
+44 (0)33 3222 6686  
www.spfnwhomes.co.uk  
newhomes@spf.co.uk

## Joint Sales Agents



## Sales & Marketing Pavilion

The Pavilion Building  
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London W12 7FA

+44 (0)20 8811 8720

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**STANHOPE**

 **MITSUI FUDOSAN**

 **AIMCo**

