



THE AURIA

NOTTING HILL

First-time Buyer Guide

A brand new community transforming this part of Portobello Road with new homes, spaces for shops & businesses, residents' amenities and a stunning new park.



10 reasons to buy in Notting Hill

1

NEIGHBOURHOOD

Notting Hill is one of London's most famous and desirable places to live.

- ↳ Browsing at Portobello Road Market
- ↳ Portobello Road



2

LIFESTYLE

This iconic neighbourhood offers an enticing and eclectic mix of shopping opportunities and eating and drinking destinations, which truly heighten the appeal of the area.

- ↳ Electric Cinema, Portobello Road
- ↳ Ottolenghi, Ledbury Road
- ↳ Paul Smith, Kensington Park Road



3

CONNECTIONS

The Auria's prime Zone 2 location offers excellent connections to the rest of London and beyond.



4

GREEN SPACE

From charming secret London squares to small residential parks, there are an abundance of green spaces in Notting Hill.

- ↳ Peacocks, Holland Park
- ↳ Diana Memorial Fountain, Hyde Park



5

CULTURE

Notting Hill is an area alive with a mix of cultures.

- ↳ Notting Hill Carnival

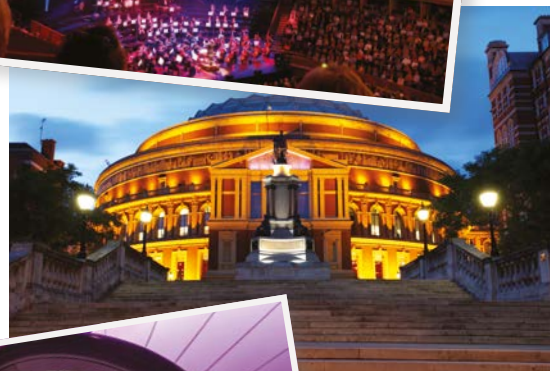


6

ATTRACTIONS

Notting Hill is one of London's top 'must-see' cultural destinations.

- Performance at the Royal Albert Hall
- ➔ The Royal Albert Hall
- Science Museum



7

LEARNING

London is a destination of choice for learning and education.



↑ View over White City showing Imperial College London, RCA and Westfield London

8

PROPERTY HOT SPOT

Notting Hill boasts a long-standing reputation as a prime property hot spot.

9

REGENERATION

The Auria at Portobello Square is the next phase in an already established and highly successful regeneration project that first launched in 2011.



➤ ➔ View of Bond Mansions

10

EXPERTISE

Peabody is one of the oldest and largest not-for-profit housing associations in the UK and one of the most respected in the housing industry.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place to belong. A place that you're proud to call home.



↑ The Auria, Notting Hill



↑ The Auria, Notting Hill

10 Steps to purchasing at The Auria

01

RESERVE

Our Sales team will guide you to find your ideal home. To reserve your home you will need to complete a reservation form and pay the £5,000 reservation fee which is deducted from your exchange deposit.



02

RESERVATION FORM

Complete the reservation form with your contact details and those of your chosen solicitor. We have a panel of recommended solicitors to choose from to make the process quick and easy.



06

MORTGAGING

Around 4-6 months before completion, if required, a mortgage should be arranged either using a broker or directly with a lender. We can also recommend a trusted mortgage advisor.



07

VALUATION SURVEY

If purchasing with a mortgage, the lender will require a valuation of the property to be undertaken. They will arrange for a surveyor to visit the property and liaise with the sales team. If buying off-plan, the valuation survey can still take place and the surveyor will obtain comparables to complete their valuation.

08

HOME DEMONSTRATION

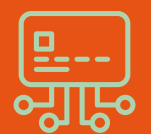
Once your home has been checked and inspected by our Construction Inspectors to ensure the expected standards have been met, you will be invited to attend a Home Demonstration where we will show you around your new home and how to use and care for it.



03

LEGAL PROCESS

Your solicitor will conduct local searches and go through the contract, raising any enquiries they may have on your behalf. They will then send you their report giving you a chance to ask any further questions.



04

EXCHANGE

Once happy with the paperwork, you just need to sign the contract, transfer the exchange deposit to your solicitor and give them authority to exchange contracts.



05

EXCHANGE GIFT

Pop into the Marketing Suite to pick up your exchange gift!



09

NOTICE OF LEGAL COMPLETION

Notice to complete will be served from our solicitor to your solicitor 10 working days before completion. At this time, your solicitor will send the Solicitors Form and will issue the Transaction Confirmation (TC). They will request the mortgage funds from your lender and request any additional funds you are putting in yourself.

10

HANDOVER

On the day of legal completion, your solicitor will transfer the completion funds to our solicitor. Once we have received confirmation the funds have been received, our sales team will arrange for you to collect your keys and welcome you to your new home!



