



YOUNG GROUP™

Property Portfolio Managers

Press Information

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for immediate release

The Perfect Sanctuary from the Property Market: **THE RETREAT, SW18**



Hi Resolution Interior Images Also Available on Request from moakes@younggroup.co.uk [+44 (0)845 356 1000]

Rent from: £300/wk

London-based residential property portfolio manager, Young Group, is offering a selection of 1, 2 and 3 bedroom apartments at The Retreat, SW18 for rent.

The apartments have been built by Findon Urban Lofts, a boutique developer, that takes pride in providing stunning properties with the very best quality finish and attention to detail, at competitive prices.

Neil Young, CEO of Young Group, comments: "*We're confident that Earlsfield remains undervalued and The Retreat is a great find. It represents exceptional value within the well established South West London market and is an ideal fit for purchasers looking to capitalise on entering the market at a very competitive price. A number of Young Group's investor clients have already bolstered their property portfolios with apartments at The Retreat; a long-term investment that contributes low risk, stability and diversity.*"

The Retreat is an exclusive, private gated development of just 26 one, two and three bedroom luxuriously appointed apartments, which has just completed in Earlsfield, South West London.

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Commenting on the local market, Neil Young, points out: *"Neighbouring Wandsworth, Clapham, Battersea and Putney are all synonymous with young professionals, but are unaffordable for all but the most affluent. Earlsfield is ideally situated to benefit from the ripple effect.*

"The area has everything that its neighbours enjoy but, perhaps surprisingly, property prices still represent significant value. In addition, the rental market in Earlsfield is superb. Young London – Young Group's estate agency division – has already pre-let a number of properties at The Retreat, four weeks ahead of completion."

-ends-

Notes to Editors:

Why Earlsfield?

With neighbours Putney to the West, Wimbledon to the South, Wandsworth to the North and Battersea and Clapham to the East, it is no surprise that Earlsfield is becoming the destination in South West London for young professionals to live and start their families.

Often referred to as 'Nappy Valley' by local residents, 60% of whom are aged between 20 and 49 years, research indicates Earlsfield has enjoyed above average property price gains in recent times and is fast becoming a match for its more established and trendy near neighbours. Earlsfield mainline station is less than a ten minute walk away and has fast access into Central London and is just 3 stops from Waterloo (in 16 minutes), parks, open spaces, good schools and an eclectic mix of shops, bars and restaurants - Earlsfield offers the best of all worlds.

The local area boasts a wealth of parks, open spaces and the River Wandle flowing nearby. Wandsworth Common and Wimbledon Park are both within walking distance, whilst Wimbledon Common and Richmond Park are a short drive away. 8 minutes walk to the north is Southside shopping centre in Wandsworth Town, offering a wide variety of large high street names including Waitrose, a 14 screen cinema and a Virgin Active gymnasium. Southfield and Wimbledon villages are only a short distance away, as is Northcote Road, all are renowned for their independent boutique retailers, lively bars, restaurants and eateries.

Specification

Hardwood flooring, floor to ceiling windows, higher than usual ceiling heights, polished stone kitchen surfaces, Bosch appliances, under floor heating in the bathrooms and video entry phones are among some of the features, in addition all available apartments benefit from either a balcony, terrace or garden. There are also 14 secure parking spaces and a communal courtyard garden.

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Development Summary

- Exclusive gated development of 26 private apartments
- Easy access to Central London
- Walking distance to all amenities and entertainment
- High specification with floor to ceiling windows
- Reputable developer Findon Urban Lofts
- Apartments benefit from private outside space
- Secure parking for 14 cars
- 10 year NHBC warranty
- Hardwood flooring and stone kitchen surfaces
- 125 year lease
- Communal landscaped gardens

About Young Group

Young Group is a wealth manager with a focus on London residential property as an asset class, providing a portfolio management service to its global client base of high net worth private individuals.

Focusing purely on investments in London (a global marketplace, which has an inherent imbalance between property supply and demand), Young Group typically selects off plan development opportunities in areas that are set to benefit from regeneration investment and infrastructure improvements.

Young Group has bought developments across the capital in locations including Dalston (in advance of the East London line extension announcement), Kings Cross, Southwark, Elephant and Castle, Canary Wharf and Canada Water.

Young Group owns all the property that it sells into clients' investment portfolios, and also retains a number of properties for its own company portfolio.

Established in 2003, Young Group has since transacted on more than 1,700 apartments, with a retail value in excess of £700 million. Our approach is to bring a corporate discipline to investing in property and our management team of accountants, surveyors, bankers and engineers is supported by a board of non-executive directors with international business and finance experience.

Young Group's portfolio managers liaise with the group's 'Young London' branded high street lettings team in advance of completion to let investors' apartments to quality tenants, often through corporate lets. Young London has more than 250 apartments under management.

Young Group clients have access to all available finance products via Young Group's FSA regulated mortgage business, Young Finance. Young Finance is an appointed representative of Thinc Assured Network, one of the UK's largest financial advisory

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firms and is not tied to any group of lenders, nor does it charge commission or transaction fees.

Young Group's latest – and most striking – investment purchase is **The Landmark** at Canary Wharf. The two residential towers (of 31 and 45 storeys) will be the highest apartments in London and one of the tallest in Europe when completed in 2010.

For each property exchange, Young Group donates £50 to *CHILDREN with LEUKAEMIA*, the UK's leading charity dedicated exclusively to fighting Britain's biggest childhood cancer through pioneering research, new treatment and support of children with Leukaemia and their families, and to *NORWOOD*, the Children and Families First charity which provides support to families facing social difficulties.

www.younggroup.co.uk

About Findon Urban Lofts

Findon Urban Lofts is a family business, headed by Assaf Laznik, which has successfully developed a significant number of outstanding residential and commercial schemes. Together with sister company Findon Homes, developments across the UK include more than 400 homes and 50,000 sq. ft. of commercial space.

Findon Urban Lofts specialises in contemporary London based apartments. The company's in-depth knowledge of the London market provides the insight to respond to emerging trends and identify areas on the cusp of regeneration, thereby offering development partners, sales agents and buyers sensible investment opportunities.

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