

BAKER CIRCLE
GREENWICH

by HENDERSON LAND

Artist's impression of BAKER CIRCLE

BAKER CIRCLE GREENWICH - SELECTED UNITS

	Floor	Unit	Saleable Area (sq.ft.)	Discounted purchase price (Choosing (A1) payment method)	Discounted purchase price per square foot (Choosing (A1) payment method)
1	29	D	212	\$4,761,900	\$22,462
2	26	E	222	\$4,216,500	\$18,993
3	8	F	315	\$6,246,900	\$19,831

- Notes :
- The above information ("the Information") is compiled in accordance with the relevant price lists, sales arrangements and register of transactions of the Development or the Phase(s) of the Development by Henderson Property Agency Limited ("the Company") and only reflects the status as at the last updated date and time, and is for reference only and is not complied by the Vendor. Whilst the Company endeavors to ensure the accuracy of the Information, no express or implied warranty is given by the Company as to the accuracy and reliability of the Information. The Company bears no responsibility for any errors, omissions, misstatements or misrepresentations (whether express or implied) in relation to the Information. The Company do not have and will not accept any legal liability, obligation or responsibility whatsoever for any loss or damages (including without limitation consequential loss or damages) arising from the use or improper use of or reliance on the Information.
 - The Information may be updated from time to time, but it may not fully and adequately reflect the status of the sale of the residential properties of the Development or the Phase(s) of the Development. Please note that the prices of the residential properties, the payment methods, discounts, gifts, or financial advantages and/or benefits applicable to the residential properties, and the dates, times, locations and arrangements for the sale of the residential properties are all subject to change from time to time, while the Information may not be updated immediately so as to reflect those situations. Any prospective purchasers should make reference to the price lists, sales arrangements and register transactions of the Development or the Phase(s) of the Development or make enquiry to the on-site staff in the sales offices of the Company for the most accurate status and latest details regarding the sale of the residential properties.
 - "Selected Units" refers to some of the residential properties in the Development or the Phase(s) that have been offered for sale and remain available for purchase. The Selected Units may, after the release of the Information, have been sold or suspended from sale. Prospective purchasers should make reference to the register of transactions for details.
 - "Saleable Area" means the saleable area (in square feet) which is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - "Discounted purchase price" means the sum which, on the assumption that the purchaser chooses the (A1) payment method listed in the relevant price list and is entitled to discount(s) (if any), is calculated with reference to the relevant discount(s)(if any) and the price of the residential property set out in the relevant price list, and is rounded down to the nearest hundred. The Information is for reference only and is not to be taken to represent that all purchasers will receive all or any discount, gift, or financial advantage or benefit stated in the relevant price list.
 - "Discounted purchase price per square foot" means the purchase price per square foot which is calculated by dividing the Discounted purchase price by the Saleable Area of the residential property (in square feet) and is rounded to the nearest whole integer.



Sales Agent :

REALISING *Your* IMAGINATION



HENDERSON PROPERTY AGENCY LIMITED
恒基物業代理有限公司
牌照號碼 License No. C04111

Venue : L5, Mira Place One, Tsim Sha Tsui, Kowloon
Opening Hours : 10:30a.m. to 8:00p.m.

Hotline : **2375 2888**

Name of the Phase of the Development : Phase 1 of BAKER CIRCLE ONE is called "BAKER CIRCLE•DOVER", Phase 2 of BAKER CIRCLE ONE is called "BAKER CIRCLE•EUSTON", Phase 3 of BAKER CIRCLE ONE is called "BAKER CIRCLE•GREENWICH" | District: Hung Hom | Name of street and street number of the Phase of the Development: Phase 1 "BAKER CIRCLE•DOVER" of the Development: 38 Gillies Avenue South; Phase 2 "BAKER CIRCLE•EUSTON" of the Development : 33 Whampoa Street*; Phase 3 "BAKER CIRCLE•GREENWICH" of the Development : 18 Bulkeley Street* | The address of the website designated by the vendor for Phase 1 "BAKER CIRCLE•DOVER", Phase 2 "BAKER CIRCLE•EUSTON" and Phase 3 "BAKER CIRCLE•GREENWICH" of the Development: www.bakercircle.com.hk | The photographs, images, drawings or sketches shown in this advertisement / promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and / or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

*The provisional street name and street number are subject to confirmation when the Phase is completed. Vendor : Asia Charming Limited, Fortress Star Limited and First Mate Development Limited (also as the owners and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited). Authorized person for Phase 1 "BAKER CIRCLE•DOVER", Phase 2 "BAKER CIRCLE•EUSTON" and Phase 3 "BAKER CIRCLE•GREENWICH": Mr. Lai Siu Kin of Lu Tang Lai Architects Limited (Mr. Lai Siu Kin is a director of Lu Tang Lai Architects Limited). Building contractor for Phase 1 "BAKER CIRCLE•DOVER", Phase 2 "BAKER CIRCLE•EUSTON" and Phase 3 "BAKER CIRCLE•GREENWICH" of the Development: Heng Shung Construction Company Limited. Vendor's solicitors for Phase 1 "BAKER CIRCLE•DOVER" of the Development: Zhong Lun Law Firm LLP and Yung, Yu, Yuen & Co. Vendor's solicitors for Phase 2 "BAKER CIRCLE•EUSTON" of the Development: Woo Kwan Lee & Lo and Yung, Yu, Yuen & Co. Vendor's solicitors for Phase 3 "BAKER CIRCLE•GREENWICH" of the Development: Lo & Lo and Yung, Yu, Yuen & Co. Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 1 "BAKER CIRCLE•DOVER", Phase 2 "BAKER CIRCLE•EUSTON" and Phase 3 "BAKER CIRCLE•GREENWICH" of the Development: Not applicable. Any other person who has made a loan for the construction of Phase 1 "BAKER CIRCLE•DOVER", Phase 2 "BAKER CIRCLE•EUSTON" and Phase 3 "BAKER CIRCLE•GREENWICH" of the Development: Henderson Real Estate Agency Limited. To the best of the vendor's knowledge, the estimated material date for Phase 2 "BAKER CIRCLE•EUSTON" of the Development is 31 December 2024; the estimated material date for Phase 3 "BAKER CIRCLE•GREENWICH" of the Development is 31 March 2025. Such date is subject to any extension of time that is permitted under the agreement for sale and purchase. All information contained in this advertisement/promotional material shall be subject to the final plans approved by the relevant Government authorities and legal documentation. The vendor reserves the right to make modifications and changes according to actual circumstances without prior notice. The description, reference, photograph, drawing, image or other information whatsoever in this advertisement/promotional material shall not constitute or be construed as constituting any offer, promise, representation or warranty, whether express or implied. This advertisement is published by, or with the consent of, the vendor. Please refer to the sales brochure for details. Date of production of this advertisement: 31 December 2024. Note: A. BAKER CIRCLE refers to a comprehensive redevelopment project comprising eight sites located in Hung Hom. The eight sites for the said redevelopment project of BAKER CIRCLE are located at Nos. 2 - 28 Gillies Avenue South/Nos. 76 - 78 Baker Street, Nos. 1 - 21C Whampoa Street/Nos.80 - 86 Baker Street, Nos. 2 - 16A Whampoa Street, Nos. 22 - 24 Whampoa Street/Nos. 88 - 90A Baker Street, Nos. 30 - 44 Gillies Avenue South/Nos. 75 - 77 Baker Street, Nos. 23 - 37 Whampoa Street/Nos. 79 - 81 Baker Street, Nos. 26 - 40A Whampoa Street/Nos. 83 - 85 Baker Street, and Nos. 46 - 50 Gillies Avenue South/Nos. 12A - 22A Bulkeley Street/Nos. 39 - 41 Whampoa Street respectively. Please note that the planning and design details for some of the sites of BAKER CIRCLE are still subject to revision and the vendor(s) of the said sites reserve the right to make modifications and changes according to actual circumstances without prior notice. This picture represents an artist's impression of BAKER CIRCLE concerned only. All images in this picture are not drawn to scale, and not distributed, arranged nor integrated according to its actual position. This picture may have been edited and processed with computerized imaging techniques. The design concept is the preliminary idea generated by the designer and is for reference only. The design concept of any part of BAKER CIRCLE and its first stage development BAKER CIRCLE ONE and its phases shown in this picture (if any) is the preliminary idea generated by the designer. It has been simplified by the illustrator and is for reference only. The background of this picture (if any) is not the actual scene or any part of BAKER CIRCLE and its first stage development BAKER CIRCLE ONE and its phases, and is for reference only. The vendor reserves the right to make modifications and changes according to actual circumstances without prior notice. For those commercial and dining usages shown on this design concept, the vendor does not give any offer, promise, representation or warranty, whether express or implied, and all should be subject to the actual provisions upon completion. The vendor intends to submit a revised general building plans to the Buildings Department to revise the design of the Commercial Development and reserves the right to make modifications and changes to the Commercial Development according to actual circumstances without prior notice. All should be subject to the actual provisions upon completion and the final plans approved by relevant Government authorities or the consent letter(s) or permits that are required. The Clubhouse facilities in this picture (if any) are for reference only. The clubhouse (including any recreational facilities for residents' use) including but not limited to its names, layouts, designs, settings, usages, fittings, finishes and appliances may be changed and are for reference only. The vendor reserves all rights to make changes according to actual circumstances without prior notice, and all are subject to actual provisions upon handover and the final plans approved by relevant Government authorities or the consent letter(s) or permits that are required. The opening hours and terms and conditions of the recreational facilities of the clubhouse are subject to relevant laws, land grant, deed of mutual covenant as well as owner's environmental constraints. The recreational facilities may not be able to be used immediately upon handover and the outdoor swimming pool will be opened only after obtaining the licence from the relevant Government authorities. Charges may be applied to the use of clubhouse facilities. Residents from Phase 3 "BAKER CIRCLE•GREENWICH" of BAKER CIRCLE ONE are eligible to use the clubhouse facilities located at Phase 1 "BAKER CIRCLE•DOVER" and Phase 2 "BAKER CIRCLE•EUSTON" of BAKER CIRCLE ONE and residents from Phase 1 "BAKER CIRCLE•DOVER" and Phase 2 "BAKER CIRCLE•EUSTON" of BAKER CIRCLE ONE are eligible to use the clubhouse facilities located at Phase 3 "BAKER CIRCLE•GREENWICH" of BAKER CIRCLE ONE. However, residents from Phase 1 "BAKER CIRCLE•DOVER", Phase 2 "BAKER CIRCLE•EUSTON" and Phase 3 "BAKER CIRCLE•GREENWICH" of BAKER CIRCLE ONE cannot use the clubhouse facilities located at the other sites of "BAKER CIRCLE" and residents of the other sites of "BAKER CIRCLE" cannot use the clubhouse facilities located at Phase 1 "BAKER CIRCLE•DOVER", Phase 2 "BAKER CIRCLE•EUSTON" and Phase 3 "BAKER CIRCLE•GREENWICH" of BAKER CIRCLE ONE.