



The Three Graces, Liverpool

SevenCapital



A development by

SevenCapital

Welcome to 7 The Strand, a major residential development in the beating heart of Liverpool City Centre.

Situated opposite the world famous Royal Liver Building, the core of the UNESCO World Heritage Site, this heritage led development is in the rarest of locations.

With the business and leisure quarters on the doorstep, views of the City to the East and the River to the West, 7 The Strand is set to provide a unique opportunity to any owner occupier or investor who prioritises the values of strong heritage architecture, incredible City views, and super-prime location.


The new Liverpool One shopping complex, Liverpool Maritime Museum, Ferry Terminal, Chavasse Park, Echo Arena and award winning Albert Dock are within easy walking distance, providing a perfect location for people to live, work & study in the City Centre. Surrounded by both modernity and world famous mercantile heritage, it offers both old world character with luxurious new interiors; a truly unique proposition.

Liverpool City Region has some major opportunities to create economic growth and jobs within projects such as SuperPort, the Mersey Gateway, Liverpool Waters and Wirral Waters. Major schemes of this kind in the area enable owner occupiers and investors to capture the emerging upswing in capital values whilst remaining safe in the knowledge that the immediate environments will remain protected by the UNESCO World Heritage Site status, making this attractive to investors who like long term stability.

One of only two residential developments on the Strand, we bring you a chance to enjoy luxurious spaces founded on the very bricks and mortar of Liverpool.

About Liverpool


**BEAUTIFUL
COAST AND
COUNTRYSIDE**

4 UNIVERSITIES
18,000
GRADUATES
PER YEAR


4TH LARGEST
CITY
IN THE UK


50,000 PEOPLE
EMPLOYED IN
CREATIVE AND DIGITAL
INDUSTRIES

— some of the —
BEST COLLECTIONS
OF EUROPEAN
ART OUTSIDE OF
LONDON

£7 BILLION
REAL-ESTATE
PROJECTS
.....
DUE IN
THE NEXT **DECADE**
.....

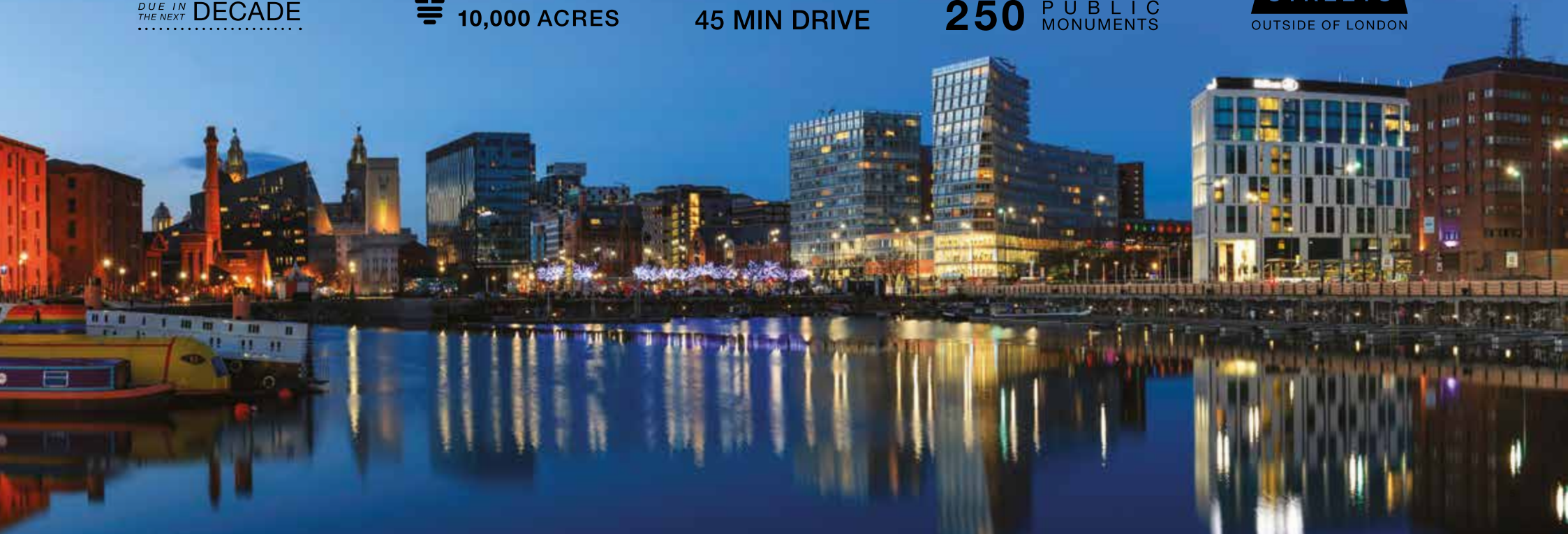
 **GREEN ENERGY**
WIND FARM SET TO
EXPAND TO ALMOST
10,000 ACRES

2 MAJOR
AIRPORTS
WITHIN A
45 MIN DRIVE

2,500 LISTED
BUILDINGS

250 PUBLIC
MONUMENTS


**BUSIEST
SHOPPING
STREETS**
OUTSIDE OF LONDON





Liverpool Philharmonic Hall



Liverpool Everyman (winner of the Riba Stirling Prize)*



Tate, Liverpool

Liverpool

Liverpool is known for being a thriving, stylish and cosmopolitan city. Its passion for The Arts and sport make it an exciting place which attracts around 75 million visitors every year.

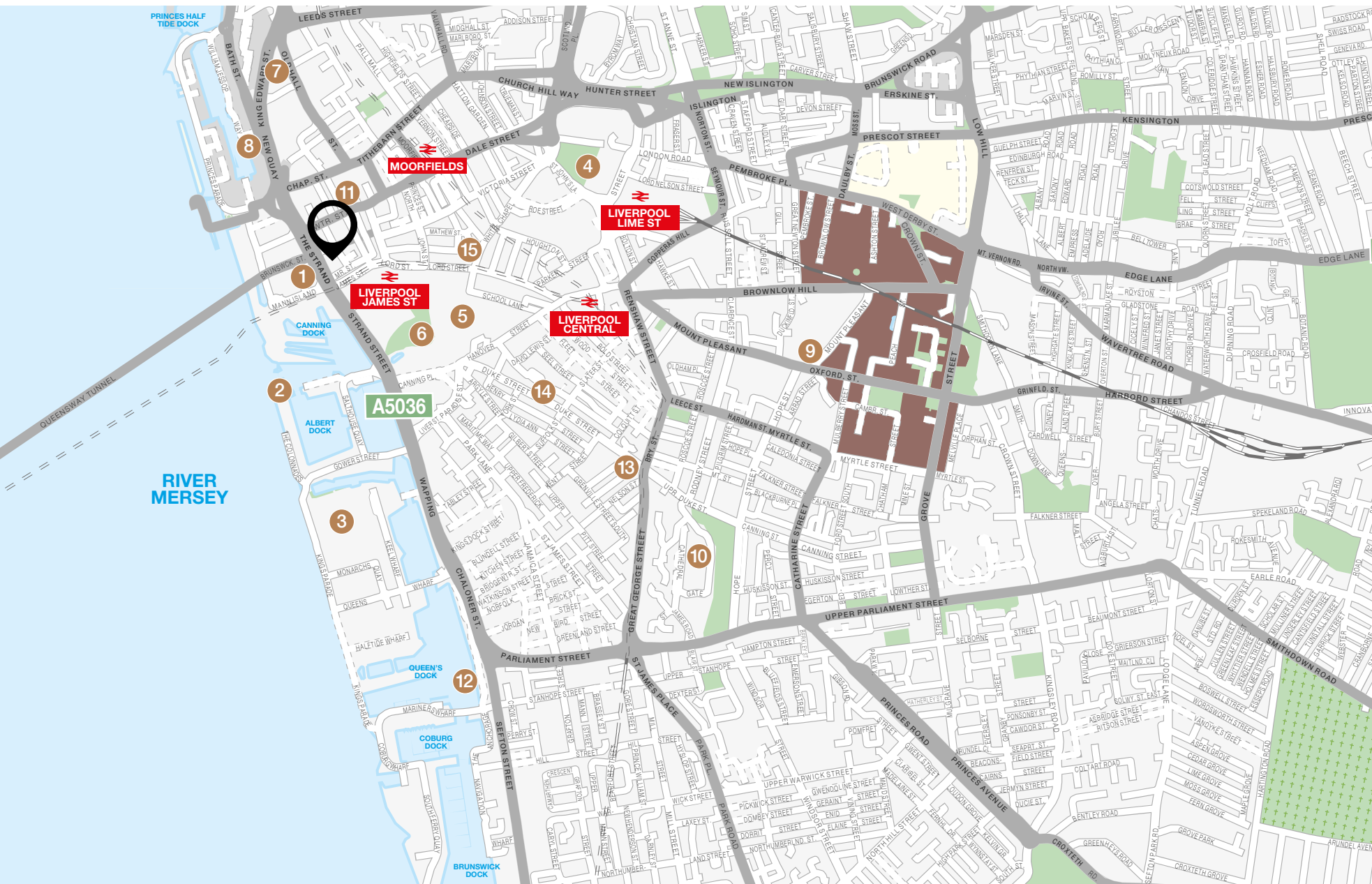
With a huge variety of world-class museums, galleries and theatres, there is also a plethora of high quality shops, restaurants and bars, making it a particularly glamorous and cultural destination. One of Liverpool's most defining features is its architecture, which is as beautiful as it is fascinating. Dating from the last 300 years, Liverpool's buildings tell the story of a port of worldwide importance.

In 2004, Liverpool was made a UNESCO World Heritage Site, which acknowledges the city to have outstanding universal value. The Liverpool World Heritage Site is comprised of six distinctive areas, each with different functions, visual cues and stories. The sites are stunningly beautiful and historically fundamental to the demographics of the modern world. 7 The Strand sits in front of The Three Graces, one of the most renowned areas.




Liverpool has a strong association with entertainment, and hosts some of the most important musical and sporting events in the UK.

With two world-class football clubs, Everton FC and Liverpool FC, Liverpool is also home to the internationally renowned steeplechase, The Grand National and the three Royal Links golf courses, which have played host to many Open Championships and Ryder Cups. Liverpool also has the largest collection of art galleries and museums outside of London. Boasting the Tate Liverpool and The Walker Gallery amongst many others, collections feature blockbuster artists old and new. As you'd expect from a city with such character, Liverpool has a thriving comedy scene and many bars, clubs and theatres host regular comedy nights.



Map key

- | | | | | | | | | | | | |
|---|-----------------------------------|---|-------------------------------------|---|---------------------------------------|----|---------------------------|----|---------------------------|---|--------------|
| 1 | Three Graces | 4 | St George's Hall & Art Galleries | 7 | Beetham West Tower (Panoramic Skybar) | 10 | Liverpool Cathedral | 13 | China Town |  | Universities |
| 2 | Tate Liverpool | 5 | Liverpool One Mall & John Lewis | 8 | Malmeson Hotel, Princes Dock | 11 | Liverpool Town Hall | 14 | Central Business District | | |
| 3 | Echo Arena & BT Convention centre | 6 | Chavasse Park (Restaurants / Cafés) | 9 | Liverpool Metropolitan Cathedral | 12 | Queens Dock (Watersports) | 15 | Cavern Quarter | | |



Distances from The Strand:

Walk

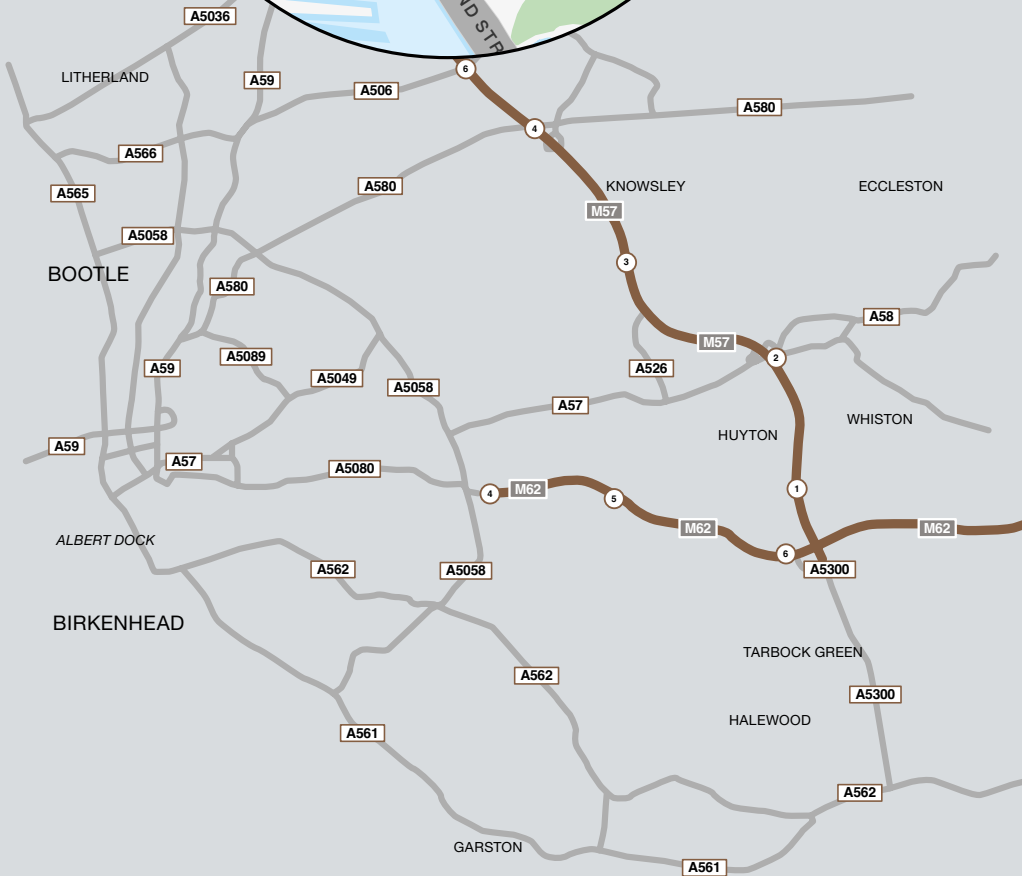
Cunard Building	30 sec	Cavern Pub	5 min
Royal Liver Building	30 sec	Liverpool Town Hall	5 min
Liverpool James Street Station	2 min	Chavasse Park	6 min
Museum of Liverpool	2 min	Liverpool One shopping centre	6 min
Pier Head Ferry Terminal	2 min	Moorfields Station	8 min

Drive

Wheel of Liverpool	4 min	Malmaison Hotel	8 min
Liverpool Cathedral	5 min	Liverpool Central Library	11 min
St George's Hall	5 min	Sefton Park	12 min
China Town	7 min	Aintree Racecourse	26 min
Echo Arena	7 min	Liverpool John Lennon Airport	26 min
University of Liverpool	7 min	Knowsley Safari Park	29 min
Liverpool Central Station	8 min	Royal Liverpool Golf Club	30 min
Liverpool Lime Street Station	8 min	Formby Beach	39 min
London Carriage Works Restaurant	8 min		

Train

Manchester	45 min	Bristol	200 min
Leeds	88 min	Cardiff	215 min
London	131 min		



The Strand

The Strand dates back to the 1700's, when the street was first laid out along the original waterline.

It has since become the most famous street in Liverpool and houses The Three Graces - The Royal Liver Building, The Cunard Building and The Port of Liverpool Building, which together have been deemed to make up one of the world's most recognised skylines. These majestic buildings were all built between 1903-1916, and were conceived and constructed as visible symbols of Liverpool's international prestige and commercial prowess. The buildings are as impressive today as they were then, and provide a spectacular silhouette against the River Mersey.



The Georgian Quarter



Strand Street leading onto The Strand



Liverpool Central Library



As a Grade II listed building, 7 The Strand offers apartments with fantastic views over The Three Graces and River Mersey.

Boasting arguably some of the best views in the city, apartments in this building are rare opportunities to invest in such a prime location.



Westerly view 1



Westerly view 2





Typical lounge and kitchen interior



Liverpool Shopping



Canning Dock



Echo Arena



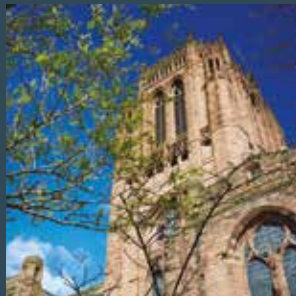
Liverpool One and Hilton Hotel



View up to The Strand



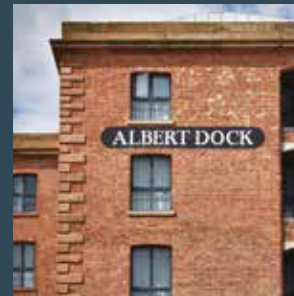
John Lewis



Liverpool Cathedral



University of Liverpool



Albert Dock



The Royal Liver Building







Typical bedroom interior



Typical 1 bed studio apartment layout



Typical 1 bed apartment layout



Typical 2 bed apartment layout

Internal specifications

Apartment specifications provide superb, generously proportioned open plan designs including:



- Integrated kitchen appliances to include oven, hob, extractor and under worktop fridge. Washer/dryer to be provided in hall cupboard. Under cupboard LED lighting to wall units.
- Wood effect flooring to lounge, kitchen and hallway. Carpet to bedrooms. Luxury vinyl to bathroom.



- Full height wall tiling around bath/shower with coloured glass splashback to washbasin.
- Ladder style polished chrome or equivalent heated towel rail.



- Brushed stainless steel and chrome ironmongery throughout.
- Each Apartment will benefit from a 10 year fully CML Compliant Warranty.

- Audio intercom system.
- Low energy LED down lighters to kitchen area.



- Hardwood veneered, solid core entrance door with spy hole.
- Hardwood veneered, or equivalent, internal doors throughout.



Seven Capital

Established in 2000, Seven Capital is the pre-eminent residential property developer in Birmingham city centre.

We convert commercial spaces in key city centre locations and transform them into stunning residential apartments. We also build brand new apartment complexes in equally desirable locations. Understanding investor's needs, we offer a "hands-off" property investment service from purchase through to sale- including rental management. Helping investors across the board to establish and expand their property portfolio in Birmingham, we sell our luxury apartments off-plan, enabling our clients to buy premium real estate directly from the developer, at a fraction of the market cost.

Developing buildings such as disused factories, offices and ex-commercial space not only improves the immediate environment, but it also lends our residential space a unique character and a particular integrity that can only be achieved by using buildings with heritage.



No.1 Hagley Road,
Birmingham



Bridgewater House,
Worcester



The Landmark,
Merry Hill

Some of our other
developments...



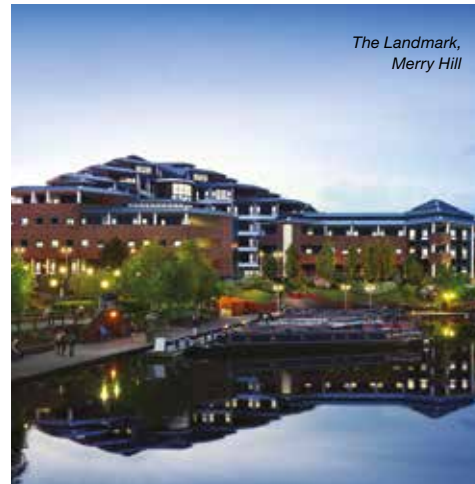
Great Eastern Street Hotel,
London



Park Regis Hotel,
Birmingham



30 Kirby Street,
London EC1



The Landmark,
Merry Hill



Fabrick Square,
Birmingham



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The information in this brochure was correct at the time of collation and is designed to be illustrative of the development. Certain details are subject to change. Images are representative of the space and may not be the actual unit. For further details please contact a member of the team.