



Merrilands Crescent Price List



Merrilands Crescent, Dagenham, London RM9 6SJ

Plot No.	Postal address	Floor or type	No. of bedrooms	sqft	M ²	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated Annual service charge	Annual ground rent	Notes
D02.02	13 Hearn House, Merrilands Crescent	Second floor	2	784	73	No	£332,500	35%	£116,375	£5,819	£495.29	£1,609	£0	
D03.08	28 Hearn House, Merrilands Crescent	Third floor	2	737	68	No	£322,500	35%	£112,875	£5,644	£480.39	£1,535	£0	
D05.02	40 Hearn House, Merrilands Crescent	Fifth floor	2	784	73	No	£350,000	35%	£122,500	£6,125	£521.35	£1,609	£0	
D06.04	51 Hearn House, Merrilands Crescent	Sixth floor	2	740	69	No	£335,000	35%	£117,250	£5,863	£499.01	£1,541	£0	
D06.07	54 Hearn House, Merrilands Crescent	Sixth floor	2	662	61.5	No	£307,500	35%	£107,625	£5,381	£458.05	£1,419	£0	
D07.06	61 Hearn House, Merrilands Crescent	Seventh floor	1	527	49	No	£255,000	35%	£89,250	£4,463	£379.84	£1,188	£0	

Reservations are subject to a **£350** reservation deposit which is non-refundable. Clarion reserves the right to review the property prices until the reservation deposit has been paid.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract.

The above price examples are valid as at **October 2021**. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

(you will be asked to have an affordability assessment with an independent mortgage advisor from our panel).

Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of £90,000 are not eligible for Shared Ownership in this area.

Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

Clarion supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand.

Clarion Housing Association Limited is a charitable Community Benefit Society (FCA No. 7686).

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