Orchard Wharf
London E14

Plot No.	Postal address	Type	Floor or type	No.of bedrooms	M²	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Estimated mortgage pcm	Estimated total pcm	Guidance min income
C-204	204 Morello House 12 Leamouth Road London E14 0US	Apartment	Second floor	1	52.3	No	£427,000	25%	£106,750	£5,338	£733.91	£200.63	£455	£1,390	£51,107
C- 305	305 Morello House 12 Leamouth Road London E14 0US	Apartment	Third floor	1	51.9	No	£430,000	25%	£107,500	£5,375	£739.06	£200.24	£459	£1,398	£51,401
C-308	308 Morello House 12 Leamouth Road London E14 0US	Apartment	Third floor	1	54.2	No	£450,000	25%	£112,500	£5,625	£773.44	£200.63	£480	£1,454	£53,470
C-404	404 Morello House 12 Leamouth Road London E14 0US	Apartment	Fourth floor	1	52.3	No	£437,000	25%	£109,250	£5,463	£751.09	£200.63	£466	£1,418	£52,134
C- 506w	506 Morello House 12 Leamouth Road London E14 0US	Apartment	Fifth floor	2	74.2	No	£587,500	25%	£146,875	£7,344	£826.17	£285.45	£627	£1,738	£63,994
C- 507	507 Morello House 12 Leamouth Road London E14 0US	Apartment	Fifth floor	1	54.1	No	£460,000	25%	£115,000	£5,750	£790.63	£200.24	£491	£1,481	£54,484
B-1515	1501 Russet House 1 Mercury Walk London E14 0UT	Apartment	Fifteenth Floor	1	50.6	No	£477,500	25%	£119,375	£5,969	£820.70	£150.28	£509	£1,480	£54,482
B-1519	1505 Russet House 1 Mercury Walk London E14 0UT	Apartment	Fifteenth Floor	2	63.1	No	£545,000	25%	£136,250	£6,813	£766.41	£196.74	£581	£1,544	£56,995
B-1616	1602 Russet House 1 Mercury Walk London E14 0UT	Apartment	Sixteenth Floor	1	50.2	No	£480,000	25%	£120,000	£6,000	£825.00	£159.44	£512	£1,496	£55,068
B-1618	1604 Russet House 1 Mercury Walk London E14 0UT	Apartment	Sixteenth Floor	2	65.6	No	£567,500	25%	£141,875	£7,094	£798.05	£203.02	£605	£1,606	£59,239
B-1722	1701 Russet House 1 Mercury Walk London E14 0UT	Apartment	Seventeenth Floor	2	76.7	No	£660,000	25%	£165,000	£8,250	£928.13	£232.06	£704	£1,864	£68,749
B-1724	1703 Russet House 1 Mercury Walk London E14 0UT	Apartment	Seventeenth Floor	1	52.3	No	£484,500	25%	£121,125	£6,056	£832.73	£161.64	£517	£1,511	£55,610
B-1823	1802 Russet House 1 Mercury Walk London E14 0UT	Apartment	Eighteenth Floor	2	72.0	No	£622,500	25%	£155,625	£7,781	£875.39	£227.33	£664	£1,767	£65,148
B-1922	1901 Russet House 1 Mercury Walk London E14 0UT	Apartment	Nineteenth Floor	2	76.7	No	£665,000	25%	£166,250	£8,313	£935.16	£232.06	£709	£1,876	£69,207

Reservations are subject to a £500 reservation deposit. EastEnd Homes reserves the right to review the property prices until the reservation deposit has been paid.

There is no annual ground rent. The estimated mortgage rates are based on a 3.5% mortgage rate over a 30 year term.

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 to part of any contract or warranty.

The above price examples are valid as at April 2022 They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed every three months).

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

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be. You must obtain advice from a qualified independent mortgage advisor (you will be asked to have an affordability assessment with an independent mortgage advisor from our panel).

Monthly rent is calculated at 2.75% for the one bed apartments and 2.25% for the two bed apartments 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.

East End Homes supports mixed tenure developments and is proud to provide homes for shared ownership. We may change the tenure of some properties subject to demand.

redloft