



Shared Ownership Price List

Liberty Wharf

Waterfront Heights, 152a Mount Pleasant,
Wembley, HA0 1HF

Plot No.	Address	Floor	SqFt	Parking	Full Market Value	Shares From:	Share Value	5% Mortgage Deposit	Rent pcm	Estimated Service Charge pcm	Annual Ground Rent
1 BED											
A03	3 Waterfront Heights	G	564.0	No	£333,000	25%	£83,250	£4,163	£572.34	£108.00	£250
B49	83 Waterfront Heights	2	564.0	No	£335,000	25%	£83,750	£4,187	£575.78	£113.00	£250
A24	24 Waterfront Heights	4	564.0	No	£339,000	25%	£84,750	£4,238	£582.66	£108.00	£250
B38	75 Waterfront Heights	LG	596.0	No	RESERVED						
2 BED											
B43	77 Waterfront Heights	G	773.0	Yes	£453,000	25%	£113,250	£5,663	£778.59	£132.00	£300
A05	5 Waterfront Heights	1	772.0	Yes	£453,000	25%	£113,250	£5,663	£778.59	£139.00	£300
A11	11 Waterfront Heights	2	773.0	Yes	£455,000	25%	£113,750	£5,688	£782.03	£145.00	£300
A32*	32 Waterfront Heights	G	772.0	Yes	RESERVED						
A42	42 Waterfront Heights	2	817.0	Yes	RESERVED						
B27	104 Waterfront Heights	G	843.0	Yes	£490,000	25%	£122,500	£6,125	£842.19	£148.00	£300
3 BED											
A21	21 Waterfront Heights	3	987.0	Yes	£583,000	25%	£145,750	£7,288	£1,002.03	£170.00	£350
A50	50 Waterfront Heights	G	1000.0	Yes	£584,000	25%	£146,000	£7,300	£1,003.75	£171.00	£350
A65	65 Waterfront Heights	3	1016.0	Yes	£598,000	25%	£149,500	£7,475	£1,027.81	£174.00	£350
A69*	69 Waterfront Heights	4	1015.0	Yes	RESERVED						
A70	70 Waterfront Heights	4	1015.0	Yes	RESERVED						

*** = Showroom**

Reservations are subject to a £350 reservation deposit. 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 January 2022. 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.

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% 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.

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