



The Brick Works

51 Pretoria Avenue, Walthamstow, London, E17 6SN

Plot No.	Postal address	Type	Floor or type	No.of bedrooms	M ²	£ psf	Parking	Full market value	55% Mortgage required	5% mortgage deposit	40% HTB loan*	Estimated service charge pcm	Estimated mortgage pcm	Estimated total pcm
B01	1 Tile Kiln House, 51 Pretoria Avenue	Apartment	Ground floor	1	51	£632	No	£345,000	£189,750	£17,250	£138,000	£138.06	£628.15	£766.21
B02	2 Tile Kiln House, 51 Pretoria Avenue	Apartment	Ground floor	2	74	£574	No	£460,000	£253,000	£23,000	£184,000	£188.77	£837.53	£1,026.30
B11	4 Tile Kiln House, 51 Pretoria Avenue	Apartment	First floor	1	51	£641	No	£350,000	£192,500	£17,500	£140,000	£138.06	£637.25	£775.31
B12	5 Tile Kiln House, 51 Pretoria Avenue	Apartment	First floor	2	74	£556	No	£445,000	£244,750	£22,250	£178,000	£188.77	£810.22	£998.99
B13	6 Tile Kiln House, 51 Pretoria Avenue	Apartment	First floor	2	67	£585	No	£420,000	£231,000	£21,000	£168,000	£175.67	£764.70	£940.37
B21	7 Tile Kiln House, 51 Pretoria Avenue	Apartment	Second floor	1	51	£650	No	£355,000	£195,250	£17,750	£142,000	£138.06	£646.35	£784.41
B22	8 Tile Kiln House, 51 Pretoria Avenue	Apartment	Second floor	2	74	£581	No	£465,000	£255,750	£23,250	£186,000	£188.77	£846.63	£1,035.40
B23	9 Tile Kiln House, 51 Pretoria Avenue	Apartment	Second floor	2	67	£599	No	£430,000	£236,500	£21,500	£172,000	£175.67	£782.91	£958.58
B31	10 Tile Kiln House, 51 Pretoria Avenue	Apartment	Third floor	1	51	£660	No	£360,000	£198,000	£18,000	£144,000	£138.06	£655.46	£793.52
B32	11 Tile Kiln House, 51 Pretoria Avenue	Apartment	Third floor	2	74	£593	No	£475,000	£261,250	£23,750	£190,000	£188.77	£864.84	£1,053.61
B33	12 Tile Kiln House, 51 Pretoria Avenue	Apartment	Third floor	2	67	£613	No	£440,000	£242,000	£22,000	£176,000	£175.67	£801.11	£976.78

RESERVED

*Homes and Community Help to Buy Loans are interest free for the first five years. After the first five years you will pay an additional fee as interest of 1.75%, rising annually by the increase (if any) in the Retail Price Index (RPI) plus 1%. A monthly management charge of £1 per month is payable via direct debit to the Homes and Community agency for the duration of the loan.

Reservations are subject to a £500 reservation deposit and are accepted in accordance with the Consumer Code for House Builders - www.consumercode.co.uk.

Sixty Bricks reserves the right to review the property prices until the reservation deposit has been paid.

The estimated mortgage rates are based on a 1.89% 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 a representation warranty, or part of any contract.

The above price examples are valid as at February 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. 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).

Your home is at risk if you do not keep up repayments on your mortgage. The value of properties can go down as well as up.

Sixty Bricks supports mixed tenure developments, we may change the tenure of some properties subject to demand.

The Brick Works is a car free development, you will not be able to apply for a permit at this address.

