



**LATIMER**  
by Clarion Housing Group

# Merrields Price List

## Merrields Crescent

Merrields Crescent, Dagenham, London RM9 6SJ

Plot No.	Postal address	Property type	Floor	No. of bedrooms	M <sup>2</sup>	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Annual Estimated service charge	Annual ground rent
<b>Block D - Hearn House</b>													
D05.02	40 Hearn House, Merrields Crescent	Apartment	Fifth floor	2	73	NO	£350,000	35%	£122,500	£6,125	£521.35	£1,609	£0
D06.04	51 Hearn House, Merrields Crescent	Apartment	Sixth floor	2	69	NO	£335,000	35%	£105,000	£5,863	£499.01	£1,541	£0
<b>Block E - Batts House</b>													
E01.04	4 Batts House, Merrields Crescent	Apartment	First floor	2	72	NO	£317,500	35%	£111,125	£5,556	£472.94	£1,472	£0
E02.12	25 Batts House, Merrields Crescent	Apartment	Second floor	2	94	Allocated space	£365,000	25%	£91,250	£4,625	£635.94	£1,804	£0
E03.02	28 Batts House, Merrields Crescent	Apartment		2	61	NO	£300,000	35%	£105,000	£5,250	£446.88	£1,316	£0
E07.06	80 Batts House, Merrields Crescent	Apartment	Seventh floor	1	49	NO	£262,500	35%	£91,875	£4,594	£391.02	£1,107	£0
E05.01	53 Batts House, Merrields Crescent	Apartment	Fifth floor	2	69	NO	£337,500	35%	£118,125	£5,906	£502.73	£1,426	£0
E05.06	58 Batts House, Merrields Crescent	Apartment	Fifth floor	2	65	NO	£322,500	35%	£112,875	£5,644	£480.39	£1,380	£0
E08.08	90 Batts House, Merrields Crescent	Apartment	Eighth floor	2	72	Allocated space	£362,500	35%	£126,875	£6,344	£539.97	£1,480	£0
E09.03	93 Batts House, Merrields Crescent	Apartment	Ninth floor	1	49	NO	£267,500	35%	£93,625	£4,681	£398.46	£1,107	£0

Reservations are subject to a £350 reservation deposit. Latimer 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 Oct 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.

Latimer by Clarion Housing Group 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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