

PHASE

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MILLSTREAM TOWER

TOTTENHAM N17

PRICE LIST

PLOT NUMBER	ADDRESS	FLOOR	NUMBER OF BEDS	AREA (sq m)	MARKET VALUE	SHARE OFFERED	SHARE VALUE	MINIMUM DEPOSIT	MORTGAGE AMOUNT	MORTGAGE REPAYMENTS (pcm)	RENT PAYMENTS (pcm)	SERVICE CHARGE (pcm)	TOTAL SPEND (pcm)	MINIMUM INCOME (per household)
12.01	Flat 81 Millstream Tower, 5 Station Road	12th	2	71.6	£489,000	25%	£122,250	£12,225	£110,025	£642.10	£840.47	£272.03	£1,754.59	£63,533
12.02	Flat 82 Millstream Tower, 5 Station Road	12th	2	83.1	£524,000	25%	£131,000	£13,100	£117,900	£688.05	£736.88	£272.03	£1,696.96	£61,478
12.03	Flat 83 Millstream Tower, 5 Station Road	12th	2	78.2	£504,000	25%	£126,000	£12,600	£113,400	£661.79	£708.75	£272.03	£1,642.57	£59,506
12.04	Flat 84 Millstream Tower, 5 Station Road	12th	1	55.9	£377,500	25%	£94,375	£9,438	£84,938	£495.69	£648.83	£272.03	£1,416.55	£51,282
12.05	Flat 85 Millstream Tower, 5 Station Road	12th	1	55.9	£392,500	25%	£98,125	£9,813	£88,313	£515.38	£674.61	£272.03	£1,462.02	£52,930
13.01	Flat 86 Millstream Tower, 5 Station Road	13th	2	71.6	£493,000	25%	£123,250	£12,325	£110,925	£647.35	£847.34	£272.03	£1,766.72	£63,973
13.02	Flat 87 Millstream Tower, 5 Station Road	13th	2	83.1	£528,000	25%	£132,000	£13,200	£118,800	£693.31	£742.50	£272.03	£1,707.84	£61,872
13.03	Flat 88 Millstream Tower, 5 Station Road	13th	2	78.2	£508,000	25%	£127,000	£12,700	£114,300	£667.04	£714.38	£272.03	£1,653.45	£59,900
13.04	Flat 89 Millstream Tower, 5 Station Road	13th	1	55.9	£380,000	25%	£95,000	£9,500	£85,500	£498.97	£653.13	£272.03	£1,424.12	£51,556
13.05	Flat 90 Millstream Tower, 5 Station Road	13th	1	55.9	£395,000	25%	£98,750	£9,875	£88,875	£518.67	£678.91	£272.03	£1,469.60	£53,205
14.01	Flat 91 Millstream Tower, 5 Station Road	14th	2	71.6	£512,000	25%	£128,000	£12,800	£115,200	£672.30	£720.00	£272.03	£1,664.33	£60,295
14.02	Flat 92 Millstream Tower, 5 Station Road	14th	2	83.1	£547,000	25%	£136,750	£13,675	£123,075	£718.25	£769.22	£272.03	£1,759.50	£63,746
14.03	Flat 93 Millstream Tower, 5 Station Road	14th	2	78.2	£512,000	25%	£128,000	£12,800	£115,200	£672.30	£720.00	£272.03	£1,664.33	£60,295
14.04	Flat 94 Millstream Tower, 5 Station Road	14th	1	55.9	£382,500	25%	£95,625	£9,563	£86,063	£502.25	£657.42	£272.03	£1,431.70	£51,831
14.05	Flat 95 Millstream Tower, 5 Station Road	14th	1	55.9	£397,500	25%	£99,375	£9,938	£89,438	£521.95	£683.20	£272.03	£1,477.18	£53,479
15.01	Flat 96 Millstream Tower, 5 Station Road	15th	2	71.6	£516,000	25%	£129,000	£12,900	£116,100	£677.55	£725.63	£272.03	£1,675.20	£60,689
15.02	Flat 97 Millstream Tower, 5 Station Road	15th	2	83.1	£551,000	25%	£137,750	£13,775	£123,975	£723.51	£774.84	£272.03	£1,770.38	£64,141
15.03	Flat 98 Millstream Tower, 5 Station Road	15th	2	78.2	£516,000	25%	£129,000	£12,900	£116,100	£677.55	£725.63	£272.03	£1,675.20	£60,689
15.04	Flat 99 Millstream Tower, 5 Station Road	15th	1	55.9	£385,000	25%	£96,250	£9,625	£86,625	£505.53	£661.72	£272.03	£1,439.28	£52,106

IMPORTANT NOTES – PLEASE READ CAREFULLY

PRICES ARE BASED ON A VALUATION CARRIED OUT IN JANUARY 2023 (VALUATIONS ARE SUBJECT TO REVIEW EVERY THREE MONTHS).

A BREAKDOWN OF THE ESTIMATED SERVICE CHARGE, INCLUDING ITEMS SUCH AS BUILDING INSURANCE, MANAGEMENT FEE AND CLEANING/MAINTENANCE OF COMMUNAL AREAS ETC WILL BE MADE AVAILABLE TO YOUR SOLICITOR IF YOU DECIDE TO PROCEED WITH THE PURCHASE.

MORTGAGE RATE BASED ON 90% REPAYMENT LOAN OVER 25 YEARS, AT AN INITIAL INTEREST RATE OF 4.87%. THE MORTGAGE FIGURES ARE INTENDED AS A GUIDE ONLY – MORTGAGE ADVICE MUST BE OBTAINED FROM A QUALIFIED ADVISER.

SHARED OWNERSHIP RENT FOR PROPERTY VALUED UP TO £500,000 BASED ON 2.75% OF UNSOLD EQUITY PER ANNUM. SHARED OWNERSHIP RENT FOR PROPERTY VALUED £500,000 AND ABOVE BASED ON 2.25% OF UNSOLD EQUITY PER ANNUM.

APPLICANTS WILL BE ENCOURAGED TO PURCHASE THE MAXIMUM SHARE THEY ARE ABLE TO AFFORD, WHICH WILL BE DETERMINED BY AN INDEPENDENT FINANCIAL ADVISER. THE MAXIMUM INCOME THRESHOLD IS £90,000 YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT AND MORTGAGE. PLEASE MAKE SURE YOU CAN AFFORD THE REPAYMENT BEFORE COMMITTING YOURSELF TO A PURCHASE.

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PRICE LIST

PLOT NUMBER	ADDRESS	FLOOR	NUMBER OF BEDS	AREA (sq m)	MARKET VALUE	SHARE OFFERED	SHARE VALUE	MINIMUM DEPOSIT	MORTGAGE AMOUNT	MORTGAGE REPAYMENTS (pcm)	RENT PAYMENTS (pcm)	SERVICE CHARGE (pcm)	TOTAL SPEND (pcm)	MINIMUM INCOME (per household)
15.05	Flat 100 Millstream Tower, 5 Station Road	15th	1	55.9	£400,000	25%	£100,000	£10,000	£90,000	£525.23	£687.50	£272.03	£1,484.76	£53,754
16.01	Flat 101 Millstream Tower, 5 Station Road	16th	2	71.6	£520,000	25%	£130,000	£13,000	£117,000	£682.80	£731.25	£272.03	£1,686.08	£61,083
16.02	Flat 102 Millstream Tower, 5 Station Road	16th	2	83.1										RESERVED
16.03	Flat 103 Millstream Tower, 5 Station Road	16th	2	78.2	£535,000	25%	£133,750	£13,375	£120,375	£702.50	£752.34	£272.03	£1,726.87	£62,563
16.04	Flat 104 Millstream Tower, 5 Station Road	16th	1	55.9	£397,500	25%	£99,375	£9,938	£89,438	£521.95	£683.20	£272.03	£1,477.18	£53,479
16.05	Flat 105 Millstream Tower, 5 Station Road	16th	1	55.9	£407,500	25%	£101,875	£10,188	£91,688	£535.08	£700.39	£272.03	£1,507.50	£54,578
17.01	Flat 106 Millstream Tower, 5 Station Road	17th	2	71.6	£524,000	25%	£131,000	£13,100	£117,900	£688.05	£736.88	£272.03	£1,696.96	£61,478
17.02	Flat 107 Millstream Tower, 5 Station Road	17th	2	83.1	£559,000	25%	£139,750	£13,975	£125,775	£734.01	£786.09	£272.03	£1,792.13	£64,930
17.03	Flat 108 Millstream Tower, 5 Station Road	17th	2	78.2	£539,000	25%	£134,750	£13,475	£121,275	£707.75	£757.97	£272.03	£1,737.75	£62,957
17.04	Flat 109 Millstream Tower, 5 Station Road	17th	1	55.9	£400,000	25%	£100,000	£10,000	£90,000	£525.23	£687.50	£272.03	£1,484.76	£53,754
17.05	Flat 110 Millstream Tower, 5 Station Road	17th	1	55.9	£410,000	25%	£102,500	£10,250	£92,250	£538.36	£704.69	£272.03	£1,515.08	£54,853
18.01	Flat 111 Millstream Tower, 5 Station Road	18th	2	71.6	£528,000	25%	£132,000	£13,200	£118,800	£693.31	£742.50	£272.03	£1,707.84	£61,872
18.02	Flat 112 Millstream Tower, 5 Station Road	18th	2	83.1										RESERVED
18.03	Flat 113 Millstream Tower, 5 Station Road	18th	2	78.2	£543,000	25%	£135,750	£13,575	£122,175	£713.00	£763.59	£272.03	£1,748.63	£63,352
18.04	Flat 114 Millstream Tower, 5 Station Road	18th	1	55.9	£402,500	25%	£100,625	£10,063	£90,563	£528.51	£691.80	£272.03	£1,492.34	£54,029
18.05	Flat 115 Millstream Tower, 5 Station Road	18th	1	55.9	£412,500	25%	£103,125	£10,313	£92,813	£541.64	£708.98	£272.03	£1,522.66	£55,127
19.03	Flat 118 Millstream Tower, 5 Station Road	19th	2	78.2	£547,000	25%	£136,750	£13,675	£123,075	£718.25	£769.22	£272.03	£1,759.50	£63,746
19.04	Flat 119 Millstream Tower, 5 Station Road	19th	1	55.9	£405,000	25%	£102,500	£10,250	£92,250	£538.36	£696.09	£272.03	£1,515.08	£54,853

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