



**LATIMER**  
by Clarion Housing Group

## Warden's Reach pricelist

Plot Number	Postal address	Floor	No of bedrooms	Unit Type	Area, SFT	Area, SQM	Full market value	Min share	Share value	5% mortgage deposit	Rent pcm
3 (SHOWHOME)	3 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	First	2	2B4P	787	73.1	£487,500	30%	£146,250	£7,313	£782
4 (SHOWHOME)	4 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	First	1	1B2P	582	54.1	£372,500	25%	£93,125	£4,656	£640
5	5 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	First	1	1B2P	653	60.7	£462,500	25%	£115,625	£5,781	£795
6	6 Epping House 41 WoodGrange Road Forest Gate	First	2	2B4P	985	91.5	£600,000	25%	£150,000	£7,500	£1,031
7	7 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	First	2	2B3P	688	63.9	£487,500	25%	£121,875	£6,094	£838
8	8 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	First	1	1B2P	576	53.5	£432,500	25%	£108,125	£5,406	£743
9	9 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	Second	1	1B2P	582	54.1	£375,000	25%	£93,750	£4,688	£645
15	15 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	Second	2	2B3P	700	65	£480,000	25%	£120,000	£6,000	£825
18	18 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	Third	1	1B2P	562	52.2	£375,000	25%	£93,750	£4,688	£645
20	20 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	Third	1	1B2P	582	54.1	£377,500	25%	£94,375	£4,719	£649
21	21 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	Third	1	1B2P	653	60.7	£395,000	25%	£98,750	£4,938	£679
27	27 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	Fourth	1	1B2P	562	52.2	£375,000	25%	£93,750	£4,688	£645
30	30 Epping House 41 WoodGrange Road Forest Gate E7 8EJ	Fourth	2	2B3P	674	62.6	£515,000	25%	£128,750	£6,438	£885
37	7 Holly House 152 Earlham Grove Forest Gate E7 9FB	First	2	2B3P	981	91.1	£602,500	25%	£150,625	£7,531	£1,036
38	8 Holly House 152 Earlham Grove Forest Gate E7 9FB	First	1	1B2P	654	60.8	£462,500	25%	£115,625	£5,781	£795

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 January 2024. 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% (1 & 2 Beds) and 1.90 2.20 & 2.35% (3 beds) per annum of the value of the share initially buy.

Applicants with a household annual gross income in excess of £90,000 are not eligible for Shared Ownership in this development. 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 your home 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 can change the tenure of some properties subject to demand.

Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Development. Clarion Housing Association Limited is registered with Regulator of Social Housing (4865); and is a charitable Company registered with the Charity Commission under the Co-operative and Community Benefit Societies Act 2014 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is at Level 6, 6 More London Place, Tooley Street, London SE1 2DA.