

## 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	Service charge 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	£219
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	£162
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	£182
6	6 Epping House 41 WoodGrange Road Forest Gate	First	2	2B4P	985	91.5	£600,000	25%	£150,000	£7,500	£1,031	£274
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	£192
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	£160
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	£162
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	£156
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	£162
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	£182
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	£156
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	£259
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	£173
39	9 Holly House 152 Earlham Grove Forest Gate	Second	1	1B2P	570	53.0	£370,000	25%	£92,500	£4,625	£636	£150

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 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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