

# 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) |
|-------------|---|-------|----------------|-------------|--------------|---------------|-------------|-----------------|-----------------|---------------------------|---------------------|----------------------|-------------------|--------------------------------|
| 1.05        | Flat 5 Millstream Tower, 5 Station Road   | 1st   | 1              | 55.9        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 1.06        | Flat 6 Millstream Tower, 5 Station Road   | 1st   | 1              | 55.9        | £362,500     | 25%           | £90,625     | £9,063          | £81,562         | £535.50                   | £509.77             | £260.13              | £1,305.40         | £48,253                        |
| 2.07        | Flat 16 Millstream Tower, 5 Station Road  | 2nd   | 1              | 55.9        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 2.08        | Flat 17 Millstream Tower, 5 Station Road  | 2nd   | 1              | 55.9        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 3.07        | Flat 25 Millstream Tower, 5 Station Road  | 3rd   | 1              | 55.9        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 4.05        | Flat 32 Millstream Tower, 5 Station Road  | 4th   | 1              | 55.9        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 4.06        | Flat 33 Millstream Tower, 5 Station Road  | 4th   | 1              | 55.9        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 5.06        | Flat 42 Millstream Tower, 5 Station Road  | 5th   | 1              | 55.9        | £372,500     | 25%           | £93,125     | £9,313          | £83,812         | £550.52                   | £523.83             | £260.13              | £1,334.48         | £49,313                        |
| 5.07        | Flat 43 Millstream Tower, 5 Station Road  | 5th   | 1              | 55.9        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 5.08        | Flat 44 Millstream Tower, 5 Station Road  | 5th   | 1              | 55.9        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 9.02        | Flat 67 Millstream Tower, 5 Station Road  | 9th   | 2              | 83.1        | £512,000     | 25%           | £128,000    | £12,800         | £115,200        | £756.69                   | £640.00             | £278.13              | £1,674.82         | £61,227                        |
| 10.02       | Flat 72 Millstream Tower, 5 Station Road  | 10th  | 2              | 83.1        | £516,000     | 25%           | £129,000    | £12,900         | £116,100        | £762.61                   | £645.00             | £278.13              | £1,685.74         | £61,629                        |
| 12.01       | Flat 81 Millstream Tower, 5 Station Road  | 12th  | 2              | 71.6        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 13.01       | Flat 86 Millstream Tower, 5 Station Road  | 13th  | 2              | 71.6        | £493,000     | 25%           | £123,250    | £12,325         | £110,925        | £728.61                   | £693.28             | £278.13              | £1,700.02         | £62,095                        |
| 13.02       | Flat 87 Millstream Tower, 5 Station Road  | 13th  | 2              | 83.1        | £528,000     | 25%           | £132,000    | £13,200         | £118,800        | £780.34                   | £660.00             | £278.13              | £1,718.47         | £62,835                        |
| 14.01       | Flat 91 Millstream Tower, 5 Station Road  | 14th  | 2              | 71.6        | £512,000     | 25%           | £128,000    | £12,800         | £115,200        | £756.69                   | £640.00             | £278.13              | £1,674.82         | £61,227                        |
| 14.04       | Flat 94 Millstream Tower, 5 Station Road  | 14th  | 1              | 55.9        |              |               |             |                 |                 |                           |                     |                      |                   | RESERVED                       |
| 16.03       | Flat 103 Millstream Tower, 5 Station Road | 16th  | 2              | 78.2        | £535,000     | 25%           | £133,750    | £13,375         | £120,375        | £790.69                   | £668.75             | £278.13              | £1,737.57         | £63,537                        |
| 17.04       | Flat 109 Millstream Tower, 5 Station Road | 17th  | 1              | 55.9        | £400,000     | 25%           | £100,000    | £10,000         | £90,000         | £591.17                   | £562.50             | £260.13              | £1,413.80         | £52,230                        |
| 18.04       | Flat 114 Millstream Tower, 5 Station Road | 18th  | 1              | 55.9        | £402,500     | 25%           | £100,625    | £10,063         | £90,563         | £594.86                   | £566.02             | £260.13              | £1,421.01         | £52,495                        |
| 19.04       | Flat 119 Millstream Tower, 5 Station Road | 19th  | 1              | 55.9        | £405,000     | 25%           | £101,250    | £10,125         | £91,125         | £598.56                   | £569.53             | £260.13              | £1,428.22         | £52,761                        |

## IMPORTANT NOTES – PLEASE READ CAREFULLY

PRICES ARE BASED ON A VALUATION CARRIED OUT IN JANUARY 2025 (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 6.08%. 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 2.25% OF UNSOLD EQUITY PER ANNUM. SHARED OWNERSHIP RENT FOR PROPERTY VALUED £500,000 AND ABOVE BASED ON 2.00% 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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