

Shared Ownership Price List

One Goodmayes - Phase 2

Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ

Plot Postal address	Floor	Bedrooms	Floorplan type	m²	ft²	Full market value	Shares available	Min share	5% mortgage	Rent pcm	Service	Estimated
							from	value	deposit		charge pcm	completion
Flat 3, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	Ground	1	D15	50.4	543	£320,000	25%	£80,000	£4,000	£530.00	£173.19	Feb 2026
Flat 17, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	2nd floor	1	D6	50.4	543	£315,000	25%	£78,750	£3,938	£521.72	£173.19	Feb 2026
Flat 21, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	3rd floor	1	D2	56.6	609	£328,000	25%	£82,000	£4,100	£543.25	£173.19	Mar 2026
Flat 23, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	3rd floor	1	D3	51.5	554	£318,000	25%	£79,500	£3,975	£526.69	£173.19	Mar 2026
Flat 30, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	4th floor	2	D4	71.9	774	£405,000	30%	£121,500	£6,075	£626.06	£173.19	Mar 2026
Flat 37, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	5th floor	1	D8	51.0	549	£318,000	25%	£79,500	£3,975	£526.69	£173.19	Mar 2026
Flat 45, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	6th floor	1	D10	50.4	543	£325,000	25%	£81,250	£4,063	£538.28	£173.19	Mar 2026
Flat 48, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	7th floor	1	D1*	51.0	549	£328,000	25%	£82,000	£4,100	£543.25	£173.19	Mar 2026
Flat 55, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	8th floor	1	D11	51.2	551	£325,000	25%	£81,250	£4,063	£538.28	£173.19	Mar 2026
Flat 58, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	9th floor	1	D7	51.6	555	£328,000	25%	£82,000	£4,100	£543.25	£173.19	Mar 2026
Flat 68, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	10th floor	2	D12	61.8	665	£385,000	30%	£115,500	£5,775	£595.15	£173.19	Mar 2026
Flat 71, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	11th floor	1	D1	51.0	549	£338,000	25%	£84,500	£4,225	£559.81	£173.19	Mar 2026
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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 Sep 2025. 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 2.65% 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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