Wickside -Bridge House - Price List

2 Davey Square, London, E9 5ZF
Published 26/05/2026

SOUTHERN HOUSING
new homes

WICKSIDE SHARED OWNERSHIP

Availability	Plot	Address	Floor	Internal Sqm	Full Market Value £ [1]	Minimum Share %	Minimum Share £ [2]	Monthly Rent % [4]	Monthly Rent £ [4]	Estimated Monthly Service Charge £ [6]	Maximum Household Income	Based on a 5% Deposit: Deposit Amount [3]	Based on a 5% Deposit: Monthly Mortgage [5]	Based on a 5% Deposit: Estimated Total Monthly Cost	Based on a 10% Deposit: Deposit Amount [3]	Based on a 10% Deposit: Monthly Mortgage [5]	Based on a 10% Deposit: Estimated Total Monthly Cost
1 Bedroom Apartments																	
RESERVED	P3-1-03	Flat 103, 2 Davey Square, London, E9 5ZF	1														
RESERVED	P3-1-04	Flat 104, 2 Davey Square, London, E9 5ZF	1														
RESERVED	P3-2-03	Flat 203, 2 Davey Square, London, E9 5ZF	2														
RESERVED	P3-2-04	Flat 204, 2 Davey Square, London, E9 5ZF	2														
AVAILABLE	P3-2-05	Flat 205, 2 Davey Square, London, E9 5ZF	2	54.6	£477,500	25%	£119,375	1.10%	£328.28	£228.66	£50,000	£5,969	£615.74	£1,172.68	£11,938	£583.33	£1,140.27
SOLD	P3-3-03	Flat 303, 2 Davey Square, London, E9 5ZF	3														
AVAILABLE	P3-3-04	Flat 304, 2 Davey Square, London, E9 5ZF	3	57.2	£490,000	25%	£122,500	1.75%	£535.94	£238.93	£65,000	£6,125	£631.86	£1,406.73	£12,250	£598.60	£1,373.47
AVAILABLE	P3-3-05	Flat 305, 2 Davey Square, London, E9 5ZF	3	54.6	£482,500	25%	£120,625	1.10%	£331.72	£228.66	£50,000	£6,031	£622.19	£1,182.57	£12,063	£589.44	£1,149.82
SOLD	P3-4-03	Flat 403, 2 Davey Square, London, E9 5ZF	4														
RESERVED	P3-4-04	Flat 404, 2 Davey Square, London, E9 5ZF	4														
RESERVED																	
AVAILABLE	P3-5-03	Flat 503, 2 Davey Square, London, E9 5ZF	5	57.4	£500,000	25%	£125,000	1.75%	£546.88	£239.31	£65,000	£6,250	£644.75	£1,430.94	£12,500	£610.82	£1,397.00
AVAILABLE	P3-5-04	Flat 504, 2 Davey Square, London, E9 5ZF	5	57.2	£500,000	25%	£125,000	1.75%	£546.88	£238.93	£65,000	£6,250	£644.75	£1,430.56	£12,500	£610.82	£1,396.62
AVAILABLE	P3-5-05	Flat 505, 2 Davey Square, London, E9 5ZF	5	54.6	£492,500	25%	£123,125	1.10%	£338.59	£228.66	£50,000	£6,156	£635.08	£1,202.34	£12,313	£601.66	£1,168.91
2 Bedroom Apartments																	
RESERVED	P3-1-02	Flat 102, 2 Davey Square, London, E9 5ZF	1	74.60													
RESERVED	P3-2-02	Flat 202, 2 Davey Square, London, E9 5ZF	2	74.60													
RESERVED	P3-3-02	Flat 302, 2 Davey Square, London, E9 5ZF	3	74.60													
RESERVED	P3-4-02	Flat 402, 2 Davey Square, London, E9 5ZF	4	74.60													
AVAILABLE	P3-5-02	Flat 502, 2 Davey Square, London, E9 5ZF	5	74.60	£640,000	25%	£160,000	1.65%	£660.00	£304.76	£90,000	£8,000	£825.28	£1,790.04	£16,000	£781.85	£1,746.61

Mortgage Interest Rate 5.10%

*** Wheelchair accessible apartments. These wheelchair accessible apartments are, at first, only available to households who need a wheelchair, in line with our agreement with Tower Hamlets Council. Please speak to our sales team for more information.**

P3-1-01 - the show home is not yet available to reserve.

This is a car free development. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

[1] Sale prices are based on a market valuation carried out by an Independent RICS Valuer every 3 months. Our sale prices are subject to change up until the point you have received a memorandum of sale from us, reserving your new home.

[2] Applicants will be required to purchase the amount that they can suitably afford, as assessed by a qualified and experienced advisor who is regulated to give mortgage advice.

Once you have received a memorandum of sale, the agreed sale price and any incentives are secured for the duration of that agreement. If you exceed your exchange deadline, then it is at our discretion whether we extend those terms.

[3] Both 5% and 10% deposits, and the corresponding estimated monthly mortgage, are shown. Your deposit value will vary depending on the mortgage product you are able to obtain and your personal circumstances.

[4] Rent is charged at the % shown on the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[5] Representative mortgage rate is based on a repayment loan over 30 years with an interest rate as indicated. Interest rates and deposit values you are eligible for will differ based on your personal circumstances.

[6] Service charge figures are estimates based on information provided to us by the developers and managing agents. Service charges are reviewed annually and are effective from 1st April each year. Service charges will increase year on year. You are advised to factor in any increases into your costings.

YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.

Shared Ownership terms and conditions apply. Please refer to Southern Housing's Shared Ownership Sales Policy for guidance on eligibility, the allocation of homes, our first come first served priority and assessing affordability, including our approach to 100% mortgages and cash buyers. www.southernhousing.org.uk/policy/shared-ownership-sales-policy

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												Deposit Amount [3]	Monthly Mortgage [5]	Estimated Total Monthly Cost	Deposit Amount [3]	Monthly Mortgage [5]	Estimated Total Monthly Cost
3 Bedroom Apartments																	
UNDER OFFER	P3-1-01	Flat 101, 2 Davey Square, London, E9 5ZF	1	95.90													
RESERVED	P3-2-01	Flat 201, 2 Davey Square, London, E9 5ZF	2	95.90													
RESERVED	P3-3-01	Flat 301, 2 Davey Square, London, E9 5ZF	3	95.90													
RESERVED	P3-4-01	Flat 401, 2 Davey Square, London, E9 5ZF	4	95.90													
SOLD	P3-5-01	Flat 501, 2 Davey Square, London, E9 5ZF	5	95.90													
3 Bedroom Wheelchair Accessible Apartments																	
AVAILABLE	P3-1-05*	Flat 105, 2 Davey Square, London, E9 5ZF	1	109.50	£737,500	25%	£184,375	1.40%	£645.31	£437.55	£90,000	£9,219	£951.01	£2,033.87	£18,438	£900.96	£1,983.82

Mortgage Interest Rate	5.10%

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