



Waterside Heights

Block B : Lutchet House, 4 Portage Place, West Drayton

Flat No.	Finish	Type	Floor	No. of beds	M ²	Parking	Full market value	Min. Share	Share value	Estimated Deposit 5%	Rent pcm	Estimated S/C pcm	Estimated Mortgage pcm	Total Monthly Outgoings
2 WCH	Quartz Noir	Apartment	Ground floor	2	84.9	Allocated space	£400,000	30%	£120,000	£6,000	£642	£121.71	£576	£1,339
3 WCH	White Gloss	Apartment	Ground floor	2	87.1	Allocated space	£400,000	30%	£120,000	£6,000	£642	£124.87	£576	£1,343
5	White Gloss	Apartment	First floor	1	53	Allocated space	£310,000	30%	£93,000	£4,650	£497	£75.98	£446	£1,020
6	White Gloss	Apartment	First floor	1	71.9	Allocated space	£390,000	30%	£117,000	£5,850	£626	£103.08	£562	£1,290
7	Quartz Noir	Apartment	First floor	1	67.2	Allocated space	£385,000	30%	£115,500	£5,775	£618	£96.34	£554	£1,268
8	Quartz Noir	Apartment	First floor	1	50.8	Allocated space	£307,500	30%	£92,250	£4,613	£493	£72.83	£443	£1,009
9	White Gloss	Apartment	First floor	1	50.8	Allocated space	£307,500	30%	£92,250	£4,613	£493	£72.83	£443	£1,009
10	White Gloss	Apartment	First floor	2	69.3	Allocated space	£385,000	30%	£115,500	£5,775	£618	£99.35	£554	£1,271
11	Quartz Noir	Apartment	First floor	1	57.5	Allocated space	£312,500	30%	£93,750	£4,688	£501	£82.43	£450	£1,034
12	Quartz Noir	Apartment	First floor	1	52.9	Allocated space	£310,000	30%	£93,000	£4,650	£497	£75.84	£446	£1,020
13	White Gloss	Apartment	Second floor	1	53	Allocated space	£312,500	30%	£93,750	£4,688	£501	£75.98	£450	£1,027
14	White Gloss	Apartment	Second floor	2	71.9	Allocated space	£392,500	30%	£117,750	£5,888	£630	£103.08	£565	£1,298
15	Quartz Noir	Apartment	Second floor	2	67.2	Allocated space	£387,500	30%	£116,250	£5,813	£622	£96.34	£558	£1,276
16	Quartz Noir	Apartment	Second floor	1	50.8	Allocated space	£310,000	30%	£93,000	£4,650	£497	£72.83	£446	£1,017
17	White Gloss	Apartment	Second floor	1	50.8	Allocated space	£310,000	30%	£93,000	£4,650	£497	£72.83	£446	£1,017
18	White Gloss	Apartment	Second floor	2	69.3	Allocated space	£387,500	30%	£116,250	£5,813	£622	£99.35	£558	£1,279
19	Quartz Noir	Apartment	Second floor	1	57.5	Allocated space	£315,000	30%	£94,500	£4,725	£505	£82.43	£454	£1,041
20	Quartz Noir	Apartment	Second floor	1	52.9	Allocated space	£312,500	30%	£93,750	£4,688	£501	£75.84	£450	£1,027
21	White Gloss	Apartment	Third floor	1	53	Allocated space	£315,000	30%	£94,500	£4,725	£505	£75.98	£454	£1,035
22	White Gloss	Apartment	Third floor	2	71.9	Allocated space	£395,000	30%	£118,500	£5,925	£634	£103.08	£569	£1,306
23	Quartz Noir	Apartment	Third floor	2	67.2	Allocated space	£390,000	30%	£117,000	£5,850	£626	£96.34	£562	£1,284
24	Quartz Noir	Apartment	Third floor	1	50.8	Allocated space	£312,500	30%	£93,750	£4,688	£501	£72.83	£450	£1,024
25	White Gloss	Apartment	Third floor	1	50.8	Allocated space	£312,500	30%	£93,750	£4,688	£501	£72.83	£450	£1,024
26	White Gloss	Apartment	Third floor	2	69.3	Allocated space	£390,000	30%	£117,000	£5,850	£626	£99.35	£562	£1,287
27	Quartz Noir	Apartment	Third floor	1	57.5	No	£302,500	30%	£90,750	£4,538	£485	£82.43	£436	£1,003

28	Quartz Noir	Apartment	Third floor	1	52.9	Allocated space	£315,000	30%	£94,500	£4,725	£505	£75.84	£454	£1,035
29	White Gloss	Apartment	Fourth floor	1	53	No	£297,500	30%	£89,250	£4,463	£477	£75.98	£428	£982
30	White Gloss	Apartment	Fourth floor	2	71.9	Allocated space	£392,500	30%	£117,750	£5,888	£630	£103.08	£565	£1,298
31	Quartz Noir	Apartment	Fourth floor	2	67.2	Allocated space	£387,500	30%	£116,250	£5,813	£622	£96.34	£558	£1,276
32	Quartz Noir	Apartment	Fourth floor	1	50.8	No	£295,000	30%	£88,500	£4,425	£473	£72.83	£425	£971
33	White Gloss	Apartment	Fourth floor	1	50.8	No	£295,000	30%	£88,500	£4,425	£473	£72.83	£425	£971
34	White Gloss	Apartment	Fourth floor	2	69.3	Allocated space	£387,500	30%	£116,250	£5,813	£622	£99.35	£558	£1,279
35	Quartz Noir	Apartment	Fourth floor	1	57.5	No	£300,000	30%	£90,000	£4,500	£481	£82.43	£432	£996
36	Quartz Noir	Apartment	Fourth floor	1	52.9	Allocated space	£312,500	30%	£93,750	£4,688	£501	£75.84	£450	£1,027

	Minimum Joint Household Income from	Deposit from
1 bed	£32,500	£8,700
2 bed	£45,000	£11,100

Reservations are subject to successful receipt of a reservation deposit.

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 2021. 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% per annum of the value of the share that you do not initially buy. Monthly mortgage is assumed with a 4% interest rate

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.