

# Eden House Price List



Flat Number	Status	Floor	Outside Space	En-suite	Size (m2)	Size (sq.ft)	Full Market Value	Shares starting from (%)	Value of Share	% Rent based on unsold equity	Monthly Rent Estimate	Monthly Estimated Service Charges	Monthly Estimated Mortgage Costs	Total Estimated Monthly Costs	HCA Minimum Income
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## One Bedroom Apartments

11	Under Offer	3rd	Balcony	-	51.0	549									
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## Two Bedroom Apartments

4	RESERVED	2nd	Balcony	En-suite	72.0	775									
7	Under Offer	2nd	Balcony	En-suite	66.6	717									
9	RESERVED	3rd	Balcony	En-suite	73.6	792									
10	RESERVED	3rd	Balcony	En-suite	72.0	775									
13	RESERVED	3rd	Balcony	-	63.0	678									
14	AVAILABLE	3rd	Balcony	-	77.4	833	£400,000	25%	£100,000	2.75%	£688	£205	£404	£1,296	£47,030
15	AVAILABLE	3rd	Balcony	-	77.2	831	£400,000	25%	£100,000	2.75%	£688	£205	£404	£1,296	£47,030
16	RESERVED	3rd	Balcony	En-suite	73.7	793									
17	AVAILABLE	3rd	Balcony	En-suite	73.1	787	£410,000	25%	£102,500	2.75%	£705	£195	£414	£1,314	£47,657
18	Under Offer	3rd	Balcony	En-suite	75.9	817									
19	AVAILABLE	3rd	Balcony	En-suite	66.6	717	£380,000	25%	£95,000	2.75%	£653	£175	£384	£1,212	£43,962

\*There is no parking with this development, Hounslow Council will not issue or transfer residents parking permits to Eden House.

\* Service charges are based on estimates provided and will increase over time. The required minimum salary is only a guide. **You may still be eligible should you have less than the mentioned salary but have a larger deposit - please contact a financial advisor from our panel to confirm affordability and eligibility.**

\*\*The mortgage rate is based on a 90% repayment loan over 25 years at an interest rate of 2.5% (this assumes you will be paying a 10% deposit with no outstanding commitments). It is also possible to purchase with a 5% deposit.

**Eden House, London TW3 1BN**

**For further information or to arrange an appointment please call 0208 354 5500 OR Email: [sales@octavia.org.uk](mailto:sales@octavia.org.uk)**

## IMPORTANT INFORMATION - PLEASE READ CAREFULLY

1. Property sizes are from plans and as built dimensions and may vary slightly. Area measurements are for guidance only and should not be relied upon.
2. \*Please note, \*There is no parking with this development, Hounslow Council will not issue or transfer residents parking permits to Eden House.
3. Prices are based on a valuation carried out by a RICS approved surveyor. Valuations are subject to review every three months. Prices correct as of August 2020.
4. The minimum income stated is based on a 10% deposit with no outstanding financial commitments. If you have a larger deposit the minimum income required will reduce. Outstanding financial commitments could increase the minimum income. It also possible to purchase with a 5 % deposit.
5. Applicants will be financially assessed with a mortgage advisor appointed by Octavia to assess affordability in line with guidance set by HCA/ GLA.
6. Applicants will be required to purchase the maximum share they are able to afford as determined by the use of the HCA calculator by our panel of mortgage advisors and in line with HCA/ GLA guidelines.
7. Your total household income must be under £90,000 per annum.
8. Passing the affordability assessment with a mortgage advisor may not guarantee your ability to obtain a mortgage due to lender restrictions. Please speak to a panel Mortgage Advisor for more information
9. The £99 reservation fee is non refundable after submitting your reservation agreement.
10. In line with the lease, pets are not permitted at the development and subletting is not allowed.
11. The sale of the showflat furniture, Flat 18 will be an additional costs of £4,500 and will be a separate transaction cost and cannot be added to the mortgage. Or the window dressings will remain for £2,500 which must be a separate transaction cost.
12. All incentives are subject to terms and conditions, please speak to a member of the sales team for further details and how they apply.
13. YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE. Please make sure that you can afford the repayments before committing to purchase.

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