



170 SUMNER ROAD, PECKHAM, LONDON SE15 6JL

(Postcode for Sat Nav Only)

= Under offer

APT SIZE/Max Persons	Plot No	Floor Level	Apt No	Full Market Price	Approx Sqm2	Approx Sqft2	Min Share Price 25%	Monthly Mortgage Estimated*	Monthly Rent 1.65% of unsold equity	Est Monthly Service Charge	Est Monthly Cost
2B/3P	14	3	11	£ 530,000	69.43	747	£132,500	£606.00	£546.56	£139.67	£1,292.23

IMPORTANT INFORMATION – PLEASE READ CAREFULLY

- 1 Prices are based on a valuation carried out by a RICS approved surveyor
- 2 A breakdown of the estimated service charge, including items such as building insurance, management fees and cleaning/maintenance of communal areas etc, also parking if applicable will be supplied at viewing if not before.
- 3 The mortgage rate is based on a 90% repayment loan over 25 years at an interest of 3.64% (this assumes you will be paying a 10% deposit). The figure is a guide only - you must obtain advice from a qualified financial advisor.



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- 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 required.**
- 5 **Your home is at risk if you fail to keep up the repayments on your rent or mortgage. Please make sure you can afford the repayments before committing to purchase.**
- 6 **PETS - In line with the lease, pets are not permitted at the development**
- 7 **SUBLETTING - In line with the lease, subletting is not allowed**
- 8 **PARKING – You will not be able to purchase onsite parking at this development.**
- 9 **Applicants will be required to have a financial assessment by an Independent Financial Advisor appointed by Hexagon to assess affordability in line with the Affordable Homes guidelines set by the HCA/GLA. You will also be required to submit a credit report.**
- 10 **As of April 2016, the maximum income threshold for all properties within London is £90,000 per household, regardless of property size.**
- 11 **There is no restriction on the number of bedrooms an applicant may apply for. However, the number of people in the household against the property size may be used as part of the allocation criteria when allocating properties.**
- 12 **Priority for the allocation of these apartments will initially be given to residents of the London Borough of SOUTHWARK.**