



# Merrilands Crescent Price List



Merrilands Crescent, Dagenham, London RM9 6SJ

Plot No.	Postal address	Floor or type	No. of bedrooms	sqft	M <sup>2</sup>	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge per annum	Annual ground rent	Notes
D01.09	2 Hearn House, Merrilands Crescent	First floor	2	832	77	No	£322,500	35%	£112,875	£5,644	£480.39	£1,686	£0	
D02.02	13 Hearn House, Merrilands Crescent	Second floor	2	784	73	No	£332,500	35%	£116,375	£5,819	£495.29	£1,609	£0	
D02.09	11 Hearn House, Merrilands Crescent	Second floor	2	832	77	No	£335,000	35%	£117,256	£5,863	£499.01	£1,686	£0	
D03.05	25 Hearn House, Merrilands Crescent	Third floor	2	740	69	No	£327,500	35%	£114,625	£5,731	£487.84	£1,541	£0	
D04.09	29 Hearn House, Merrilands Crescent	Fourth floor	2	832	77	Yes	£350,000	35%	£122,500	£6,125	£521.35	£1,686	£0	
D06.01	48 Hearn House, Merrilands Crescent	Sixth floor	2	1008	94	Yes	£380,000	25%	£95,000	£4,750	£653.13	£1,960	£0	
D06.02	49 Hearn House, Merrilands Crescent	Sixth floor	2	784	73	Yes	£362,500	35%	£126,875	£6,344	£539.97	£1,609	£0	
D06.07	54 Hearn House, Merrilands Crescent	Sixth floor	2	667	62	No	£307,500	35%	£107,625	£5,381	£458.05	£1,419	£0	
D07.01	56 Hearn House, Merrilands Crescent	Seventh floor	2	809	75	Yes	£355,000	35%	£124,250	£6,213	£528.80	£1,649	£0	
D07.02	57 Hearn House, Merrilands Crescent	Seventh floor	2	784	73	Yes	£365,000	35%	£127,750	£6,388	£543.70	£1,609	£0	

Reservations are subject to a £99 reservation deposit which is non-refundable. Clarion 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 17th of July 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.

(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.

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.

Clarion supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand.

**Clarion Housing Association Limited is a charitable Community Benefit Society (FCA No. 7686).**

**Registered with the Regulator of Social Housing (No. 4865). VAT No. 675 6463 94. Registered office: Level 6, 6 More London Place, Tooley Street, London, SE1 2DA. Clarion Housing is part of Clarion Housing Group.**