

**DEVELOPMENT: Appian/ The Forum - Shared Ownership**

Status	Plot No	Flat door no	Address	Floor	Beds No.	Bathrooms No.	Net Area		Balcony (B) Terrace (T)	FMV	Minimum % share	Share value £	Estimated Service Charge	Guide Minimum Income	Guide deposit	Guideline mortgage required	Estimated Monthly Mortgage	Balance for rent	Monthly rent @ 2.75%	Estimated Monthly Total
							Sq m	Sq ft												
Reserved	1	Flat G04	Trajan Court, 56 Usher Road, London, E3 2HB	G	2	1	72.00	775.0	Terrace	£440,000	25%	£ 110,000	£ 207.29	£ 54,578	£5,500	£104,500	£551	£330,000	£756.25	£1,515
Available (SH)	2	Flat G03	Trajan Court, 56 Usher Road, London, E3 2HB	G	1	1	51.00	549.0	Terrace	£370,000	25%	£ 92,500	£ 207.29	£ 47,084	£4,625	£87,875	£463	£277,500	£635.94	£1,307
Available	3	Flat G02	Trajan Court, 56 Usher Road, London, E3 2HB	G	1	1	51.00	549.0	Terrace	£370,000	25%	£ 92,500	£ 207.29	£ 47,084	£4,625	£87,875	£463	£277,500	£635.94	£1,307
Available	4	Flat G01	Trajan Court, 56 Usher Road, London, E3 2HB	G	2	1	73.02	786.0	Terrace	£465,000	25%	£ 116,250	£ 207.29	£ 57,255	£5,813	£110,438	£582	£348,750	£799.22	£1,589
Available	5	Flat 104	Trajan Court, 56 Usher Road, London, E3 2HB	1	2	1	72.00	775.0	Balcony	£445,000	25%	£ 111,250	£ 207.29	£ 55,114	£5,563	£105,688	£557	£333,750	£764.84	£1,529
Available	6	Flat 103	Trajan Court, 56 Usher Road, London, E3 2HB	1	1	1	51.00	549.0		£370,000	25%	£ 92,500	£ 207.29	£ 47,084	£4,625	£87,875	£463	£277,500	£635.94	£1,307
Reserved	7	Flat 102	Trajan Court, 56 Usher Road, London, E3 2HB	1	1	1	51.00	549.0		£370,000	25%	£ 92,500	£ 207.29	£ 47,084	£4,625	£87,875	£463	£277,500	£635.94	£1,307
Available	8	Flat 101	Trajan Court, 56 Usher Road, London, E3 2HB	1	2	1	73.02	786.0	Balcony	£470,000	25%	£ 117,500	£ 207.29	£ 57,790	£5,875	£111,625	£589	£352,500	£807.81	£1,604
Reserved	9	Flat 204	Trajan Court, 56 Usher Road, London, E3 2HB	2	2	1	72.00	775.0	Balcony	£450,000	25%	£ 112,500	£ 207.29	£ 55,649	£5,625	£106,875	£564	£337,500	£773.44	£1,544
Available	10	Flat 203	Trajan Court, 56 Usher Road, London, E3 2HB	2	1	1	51.00	549.0		£375,000	25%	£ 93,750	£ 207.29	£ 47,619	£4,688	£89,063	£470	£281,250	£644.53	£1,321
Available	11	Flat 202	Trajan Court, 56 Usher Road, London, E3 2HB	2	1	1	51.00	549.0		£375,000	25%	£ 93,750	£ 207.29	£ 47,619	£4,688	£89,063	£470	£281,250	£644.53	£1,321
Reserved	12	Flat 201	Trajan Court, 56 Usher Road, London, E3 2HB	2	2	1	73.02	786.0	Balcony	£475,000	25%	£ 118,750	£ 207.29	£ 58,326	£5,938	£112,813	£595	£356,250	£816.41	£1,619
Reserved	13	Flat 302	Trajan Court, 56 Usher Road, London, E3 2HB	3	2	1	86.96	936.0	Terrace	£500,000	25%	£ 125,000	£ 207.29	£ 61,002	£6,250	£118,750	£626	£375,000	£859.38	£1,693
Reserved	14	Flat 301	Trajan Court, 56 Usher Road, London, E3 2HB	3	2	1	91.97	990.0	B & T	£510,000	25%	£ 127,500	£ 207.29	£ 62,073	£6,375	£121,125	£639	£382,500	£876.56	£1,723

25% share Price range	Minimum deposit average based on 5% or min deposit required based on pricing	Minimum income
<b>1 Bedroom</b>	<b>£4,646</b>	<b>£44,084</b>
FROM: £370,000 TO: £375,000		
<b>2 Bedroom</b>	<b>£5,867</b>	<b>£56,746</b>
FROM: £440,000 TO: £510,000		

**PLEASE NOTE:**

The above calculations are based on 95% borrowing and min 5% deposit or more depends on individual circumstances, 25 year term and an interest rate of 3.99%. Your home may be repossessed if you do not keep up repayments on your mortgage or any other loan secure on it. Be sure you can afford the repayments before entering into a credit agreement. The above figures should be used for guidance only. Should you require any further information on monthly outgoings please contact an independent financial advisor.

No parking available and no residential parking permit available. We advise to explore nearby car parks in the area for an annual ticket.

Lease: 125 years

Rent: 2.75%

Minimum share: 25%

Council bands: Please visit Tower Hamlets council website.

The exact layout and sizes of the apartments and balconies may vary. All measurements are for guidance only and "as build" dimensions may vary slightly

Building Warranty - NHBC (10 Years)

Ground rent : None