

EXPLORERS WHARF, 28 THOMAS ROAD, LIMEHOUSE, LONDON, E14 7UU

Plot	Property Address	Floor	Beds	Market Price	Share Offered	Share to Purchase	Deposit 10%	Mortgage Amount	Mortgage Repayments (pcm)	Rent Payment (pcm)	Service Charge (Pcm)	Total spend (Pcm)	Minimum Income (Per Household)
55	1, 28 Thomas Road	G	2	£450,000	25%	£112,500	£11,250	£108,375	£541.88	£612.50	£265.57	£1,420.95	COMPLETED
56	2, 28 Thomas Road	G	3	£500,000	25%	£125,000	£12,500	£117,500	£587.50	£662.50	£265.57	£1,515.57	COMPLETED
57	3, 28 Thomas Road	1	2	£450,000	25%	£112,500	£11,250	£108,375	£541.88	£612.50	£265.57	£1,420.95	RESERVED
58	4, 28 Thomas Road	1	2	£450,000	25%	£112,500	£11,250	£108,375	£541.88	£612.50	£265.57	£1,420.95	COMPLETED
59	5, 28 Thomas Road	1	3	£520,000	25%	£130,000	£13,000	£117,000	£533.76	£731.25	£265.57	£1,530.58	£58,390
60	6, 28 Thomas Road	1	1	£450,000	25%	£112,500	£11,250	£108,375	£541.88	£612.50	£265.57	£1,420.95	COMPLETED
61	7, 28 Thomas Road	1	3	£525,000	25%	£131,250	£13,125	£118,125	£538.90	£738.28	£259.38	£1,536.53	£58,847
62	8, 28 Thomas Road	2	2	£485,000	25%	£121,250	£12,125	£109,125	£502.08	£833.59	£238.14	£1,573.81	RESERVED
63	9, 28 Thomas Road	2	1	£450,000	25%	£112,500	£11,250	£108,375	£541.88	£612.50	£265.57	£1,420.95	COMPLETED
64	10, 28 Thomas Road	2	2	£450,000	25%	£112,500	£11,250	£108,375	£541.88	£612.50	£265.57	£1,420.95	COMPLETED
66	12, 28 Thomas Road	2	1	£450,000	25%	£112,500	£11,250	£108,375	£541.88	£612.50	£265.57	£1,420.95	COMPLETED
67	13, 28 Thomas Road	2	3	£550,000	25%	£137,500	£13,750	£123,750	£569.37	£773.44	£259.38	£1,602.19	COMPLETED
68	14, 28 Thomas Road	3	2	£450,000	25%	£112,500	£11,250	£108,375	£541.88	£612.50	£265.57	£1,420.95	COMPLETED
73	19, 28 Thomas Road	3	3	£500,000	25%	£125,000	£12,500	£117,500	£587.50	£662.50	£265.57	£1,515.57	COMPLETED

IMPORTANT NOTES - PLEASE READ CAREFULLY

PRICES ARE BASED ON A VALUATION CARRIED OUT IN AUGUST 2021 (VALUATIONS ARE SUBJECT TO REVIEW EVERY THREE MONTHS).

A BREAKDOWN OF THE ESTIMATED SERVICE CHARGE, INCLUDING ITEMS SUCH AS BUILDING INSURANCE, MANAGEMENT FEE AND CLEANING/ MAINTENANCE OF COMMUNAL AREAS ETC WILL BE MADE AVAILABLE TO YOUR SOLICITOR IF YOU DECIDE TO PROCEED WITH THE PURCHASE.

MORTGAGE RATE BASED ON 90% REPAYMENT LOAN OVER 25 YEARS, AT AN INITIAL INTEREST RATE OF 2.65%.

THE MORTGAGE FIGURES ARE INTENDED AS A GUIDE ONLY - MORTGAGE ADVICE MUST BE OBTAINED FROM A QUALIFIED ADVISER. SHARED OWNERSHIP RENT FOR ONE & TWO BEDS BASED ON 2.75% OF UNSOLD EQUITY PER ANNUM

SHARED OWNERSHIP RENT FOR THREE BEDS BASED ON 2.25% OF UNSOLD EQUITY PER ANNUM.

APPLICANTS WILL BE ENCOURAGED TO PURCHASE THE MAXIMUM SHARE THEY ARE ABLE TO AFFORD, WHICH WILL BE DETERMINED BY AN INDEPENDENT FINANCIAL ADVISER.

THE MAXIMUM INCOME THRESHOLD IS £90,000.

YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT AND MORTGAGE. PLEASE MAKE SURE YOU CAN AFFORD THE REPAYMENT BEFORE COMMITTING YOURSELF TO A PURCHASE.