



Cerulean House , 450 Oldfield Lane North , Greenford UB6 0GF

1 , 2 and 3 bedroom Apartments, Anticipated Completion in Winter 2021/ Spring 2022

Plot Number/Type	Postal Number	Floor	Area Sq feet	Parking Spaces	Full Price	Minimum Share	Share Price	Deposit (5%)	Monthly Mortgage **	Monthly So Resi Payment	Estimated Service Charge****	Total Monthly Cost	Status
One Bedroom Apartments													
A09 / Type 6	9	Mezzaine	552	N/A	£330,000	25%	£82,500	£4,125	£413.26	£567.19	£158.00	£1,138.45	Available
A13 / Type 3	13	Mezzaine	552	N/A	£330,000	25%	£82,500	£4,125	£413.26	£567.19	£158.00	£1,138.45	Available
A14 / Type 4	14	Mezzaine	552	N/A	£330,000	25%	£82,500	£4,125	£413.26	£567.19	£158.00	£1,138.45	Available
A28 / Type 5	113	First	552	N/A	£335,000	25%	£83,750	£4,188	£419.52	£575.78	£158.00	£1,153.30	Reserved
A04 / Type 2	4	Mezzaine	604	N/A	£345,000	25%	£86,250	£4,313	£432.04	£592.97	£174.00	£1,199.01	Available
A35 / Type 1	205	Second	606	1 space	£370,000	25%	£92,500	£4,625	£463.35	£635.94	£189.00	£1,288.29	Available
A01 / Type 7	1	Mezzaine	720	N/A	£345,000	30%	£103,500	£5,175	£518.45	£553.44	£174.00	£1,245.89	Reserved
Two Bedroom Apartments													
A12 / Type 12	12	Mezzaine	768	N/A	£440,000	25%	£110,000	£5,500	£551.01	£756.25	£224.00	£1,531.26	Available
A52/Type 10	307	Third	823	N/A	£485,000	30%	£145,500	£7,275	£728.84	£778.02	£254.00	£1,760.86	Reserved
A03 / Type 14	3	Mezzaine	825	N/A	£455,000	25%	£113,750	£5,688	£569.80	£782.03	£237.00	£1,588.83	Reserved
A51 / Type 11	306	Third	818	1 space	£485,000	30%	£145,500	£7,275	£728.84	£778.02	£253.00	£1,759.86	Reserved
A02 / Type 15	2	Mezzaine	827	N/A	£455,000	30%	£136,500	£6,825	£683.76	£729.90	£237.00	£1,650.65	Reserved
Three Bedroom Apartments													
A11 / Type 17	11	Mezzaine	818	1 space	£535,000	25%	£133,750	£6,688	£669.98	£919.53	£276.00	£1,865.51	Available
A33 / Type 16	203	First	964	1 space	£545,000	25%	£136,250	£6,813	£682.50	£936.72	£291.00	£1,910.22	Available

Leasehold- 999 years from April 2021

** Mortgage repayments shown are approximate and are based on a APR of 3.99% and mortgage term of 25 years. We will arrange for you to meet an independent financial adviser as part of our interview process. Minimum deposit shown is 10% and subject to mortgage product availability. Please note the above figures are guidelines only and official figures will be confirmed prior to offer.

*** Monthly service charges are an estimate but include (where applicable); buildings insurance, management & audit fees, cleaning, lighting , landscaping & general maintenance of the communal areas. Ground Rent is payable on 100% Staircasing . So Resi Monthly Payment is calculated at 2.75%

**** Monthly service charges are an estimate but include (where applicable); buildings insurance, ground rent, management & audit fees, cleaning, lighting , landscaping & general maintenance of the communal areas.

The prices are correct at the time of production of this literature (12th August 2021), however can be amended when a new valuation is required in line with the current market conditions. The Minimum available share would be 30% and Maximum Share would be 75% at application stage. The shares percentages reflected on the price list are examples

Independent Financial Advisors - Metro Finance 0203 773 2684 Option 1

YOUR HOME MAY BE REPOSSESSED IF YOU FAIL TO KEEP UP REPAYMENTS ON YOUR MORTGAGE