

Argo House - Shared Ownership Phase 1 Price List

180 Ilderton Road/Penarth Street, SE15 1NT
Satnav Postcode: SE15 1NT
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Availability	Anticipated Handover	Plot	Address	Floor	Gross Internal Area (m ²)	Gross Internal Area (ft ²)	Private Outdoor Space	Full Market Value [1]	Minimum Share %	Minimum Share Value [2]	Minimum Deposit (5%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage Payment [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs	Max. Household Income
Studio Apartment																
AVAILABLE	Spring/Summer 2022	01.09	Flat 6, Argo House, 16 Penarth Street, SE15 1NT	1st	44	474	West Facing Terrace	£290,000	30%	£87,000	£4,350	£465.21	£413.00	£113.41	£991.62	£90,000
1 Bedroom Apartments																
AVAILABLE	Spring/Summer 2022	01.10	Flat 5, Argo House, 16 Penarth Street, SE15 1NT	1st	50	538	West Facing Terrace	£335,000	30%	£100,500	£5,025	£537.40	£477.00	£113.41	£1,127.81	£50,071
AVAILABLE	Spring/Summer 2022	01.13	Flat 2, Argo House, 16 Penarth Street, SE15 1NT	1st	51	549	East Facing Balcony	£337,500	30%	£101,250	£5,063	£541.41	£480.00	£113.41	£1,134.82	£50,071
AVAILABLE	Spring/Summer 2022	02.13	Flat 9, Argo House, 16 Penarth Street, SE15 1NT	2nd	51	549	East Facing Balcony	£340,000	30%	£102,000	£5,100	£545.42	£484.00	£113.41	£1,142.83	£90,000
AVAILABLE	Spring/Summer 2022	03.10	Flat 19, Argo House, 16 Penarth Street, SE15 1NT	3rd	50	538	West Facing Balcony	£345,000	30%	£103,500	£5,175	£553.44	£491.00	£113.41	£1,157.85	£90,000
AVAILABLE	Spring/Summer 2022	03.13	Flat 16, Argo House, 16 Penarth Street, SE15 1NT	3rd	51	549	East Facing Balcony	£345,000	30%	£103,500	£5,175	£553.44	£491.00	£113.41	£1,157.85	£90,000
AVAILABLE	Spring/Summer 2022	04.14	Flat 22, Argo House, 16 Penarth Street, SE15 1NT	4th	50	538	West Facing Balcony	£350,000	30%	£105,000	£5,250	£561.46	£498.00	£113.41	£1,172.87	£90,000
AVAILABLE	Spring/Summer 2022	04.09	Flat 27, Argo House, 16 Penarth Street, SE15 1NT	4th	52	560	West Facing Balcony	£350,000	30%	£105,000	£5,250	£561.46	£498.00	£113.41	£1,172.87	£90,000
AVAILABLE	Spring/Summer 2022	05.10	Flat 32, Argo House, 16 Penarth Street, SE15 1NT	5th	50	538	West Facing Balcony	£355,000	30%	£106,500	£5,325	£569.48	£505.00	£113.41	£1,187.89	£90,000
AVAILABLE	Spring/Summer 2022	06.14	Flat 34, Argo House, 16 Penarth Street, SE15 1NT	6th	50	538	West Facing Balcony	£360,000	30%	£108,000	£5,400	£577.50	£513.00	£113.41	£1,205.91	£90,000
2 Bedroom Apartments																
AVAILABLE	Spring/Summer 2022	01.12	Flat 3, Argo House, 16 Penarth Street, SE15 1NT	1st	72	775	East Facing Balcony	£440,000	30%	£132,000	£6,600	£705.83	£626.00	£141.54	£1,473.37	£59,162
AVAILABLE	Spring/Summer 2022	02.12	Flat 10, Argo House, 16 Penarth Street, SE15 1NT	2nd	72	775	East Facing Balcony	£445,000	30%	£133,500	£6,675	£713.85	£634.00	£141.54	£1,489.39	£90,000
AVAILABLE	Spring/Summer 2022	03.14	Flat 15, Argo House, 16 Penarth Street, SE15 1NT	3rd	73	786	North Facing Balcony	£455,000	30%	£136,500	£6,825	£729.90	£648.00	£141.54	£1,519.44	£90,000
AVAILABLE	Spring/Summer 2022	04.12	Flat 24, Argo House, 16 Penarth Street, SE15 1NT	4th	72	775	East Facing Balcony	£455,000	30%	£136,500	£6,825	£729.90	£648.00	£141.54	£1,519.44	£90,000
AVAILABLE	Spring/Summer 2022	05.12	Flat 30, Argo House, 16 Penarth Street, SE15 1NT	5th	72	775	East Facing Balcony	£460,000	30%	£138,000	£6,900	£737.92	£655.00	£141.54	£1,534.46	£90,000
3 Bedroom Apartments																
AVAILABLE	Spring/Summer 2022	04.13	Flat 23, Argo House, 16 Penarth Street, SE15 1NT	4th	75	807	East Facing Balcony	£490,000	25%	£122,500	£6,125	£842.19	£581.00	£176.68	£1,599.87	£68,677
AVAILABLE	Spring/Summer 2022	05.13	Flat 29, Argo House, 16 Penarth Street, SE15 1NT	5th	75	807	East Facing Balcony	£495,000	25%	£123,750	£6,188	£850.78	£587.00	£176.68	£1,614.46	£68,677
AVAILABLE	Spring/Summer 2022	06.13	Flat 35, Argo House, 16 Penarth Street, SE15 1NT	6th	75	807	East Facing Balcony	£500,000	25%	£125,000	£6,250	£859.38	£593.00	£176.68	£1,629.06	£68,677
AVAILABLE	Spring/Summer 2022	01.15	Flat 7, Argo House, 16 Penarth Street, SE15 1NT	1st	91	980	South Facing Terrace	£525,000	25%	£131,250	£6,563	£902.34	£623.00	£176.68	£1,702.02	£90,000
AVAILABLE	Spring/Summer 2022	02.15	Flat 14, Argo House, 16 Penarth Street, SE15 1NT	2nd	91	980	South Facing Balcony	£530,000	25%	£132,500	£6,625	£910.94	£629.00	£176.68	£1,716.62	£90,000

Show flat not currently available

#Wheelchair adaptable unit

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

[1] Prices are based on market valuation carried out by an Independent RICS Valuer every 3 months.

[2] Applicants will be required to purchase the maximum share they are able to afford as determined by an independent financial advisor.

[3] Rent is based on 2.75% of the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[4] Mortgage rate is based on a 90% repayment loan over 25 years with interest rate of 5% (this assumes you will be paying a 10% deposit). Eligibility criteria apply. Purchasers may be eligible for a 5% deposit, please contact our nominated financial advisor to discuss options.

[5] Service charge figures are estimates based on information provided to us by the developers and managing agents. Service charges are reviewed annually and are effective from 1st April each year. Service charge will increase year on year. You are recommended to factor in any increases into your costings.

YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.