



Hexagon

130-136 Sydenham Road, London SE26 5JY

Fairway House, 38 Clyde Terrace, London, SE23 3EH

PRICE LIST – July 2022

£1,500 legal fees incentive offered at completion

APT SIZE/Max Persons	Floor Level	Plot No/ Post No	Full Market Price	Approx Sqm2	Approx Sqft2	Min Share Price 25%	Monthly Mortgage Estimated	Monthly Rental 2.75% of unsold equity	Est Service Charge	Est Monthly Cost
BLOCK B –3 BED APARTMENT										
3B4P	1	B1 / 23	£ 550,000	86.0	926	£ 137,500	£592.22	£945.31	127.43	£1,664.96

IMPORTANT INFORMATION BELOW - PLEASE READ CAREFULLY

- Prices are based on a valuation carried out by a RICS approved surveyor
- A breakdown of the estimated service charge, including items such as building insurance, management fees and cleaning/maintenance of communal areas, etc will be made available at viewings and to your solicitor if you decide to proceed with the purchase.
 - Please note the rents and service charges are reviewed annually and become effective each April. Please note that the figures shown above are effective for the year April 2022 to end March 2023.
- The mortgage rate is based on a 90% repayment loan over 25 years at an interest of 3% (this assumes you will be paying a 10% deposit). The figure is a guide only - you must obtain advice from a qualified financial advisor.



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- 4 The minimum income stated is based on a 10% deposit with no outstanding financial commitments. If you have a larger deposit the minimum income required will reduce. Outstanding financial commitments could increase the minimum income.
- 5 Your home is at risk if you fail to keep up the repayments on your rent or mortgage. Please make sure you can afford the repayments before committing to purchase.
- 6 PETS - In line with the lease, pets are not permitted at the development
- 7 SUBLETTING - In line with the lease, subletting is not allowed
- 8 PARKING – Please note that you will not be able to park within this development unless you have bought a Wheelchair Accessible apartment.
- 9 Applicants will be required to have a financial assessment by an Independent Financial Advisor appointed by Hexagon to assess affordability in line with the Affordable Homes guidelines set by the HCA/GLA. You will also be required to submit a credit report.
- 10 As of April 2016, the maximum income threshold for all properties is £90,000 per household, regardless of property size.
- 11 There is no restriction on the number of bedrooms an applicant may apply for. However, the size of household against the property size may be used as part of the allocation criteria.