

# Price List

## Sage @ Coronation Square

Sales Suite, 116 Oliver Road, London E10 5LF

1, 2 & 3 bedroom apartments available with Shared Ownership

TELEPHONE  
020 3504 3681

OPEN TIMES  
7 days a week, 10:00 AM – 5:30 PM

Plot	Block C	Property description	Sq. ft / Sq. m	Estimated Build Completion	Floor	Type	Full market value	25% share value	Minimum deposit (5%)	Monthly rent on un-owned share	Monthly service charge^
<b>1 bedroom apartments</b>											
297	Peregrine Court (Block C2)	1 bedroom Fourth floor apartment	550 / 51	Nov / Dec 2023	4	CD06	£387,000	£96,750	£4,838	£665	£181
276	Pheasant Court (Block C1)	1 bedroom Eighth floor apartment	545 / 51	Dec / Jan 2024	8	CD04	£410,000	£102,500	£5,125	£705	£180
262	Pheasant Court (Block C1)	1 bedroom Sixth floor apartment	591 / 55	Dec / Jan 2024	6	CD08	£417,000	£104,250	£5,213	£717	£192
<b>2 bedroom apartments</b>											
247	Pheasant Court (Block C1)	2 bedroom Third floor apartment	793 / 74	Dec / Jan 2024	3	CD33	£505,000	£126,250	£6,313	£868	£253
291	Peregrine Court (Block C2)	2 bedroom Third floor apartment	804 / 75	Nov / Dec 2023	3	CD34	£512,000	£128,000	£6,400	£880	£244
275	Pheasant Court (Block C1)	2 bedroom Eighth floor apartment	774 / 72	Dec / Jan 2024	8	CD05	£530,000	£132,500	£6,625	£911	£256
285	Pheasant Court (Block C1)	2 bedroom Tenth floor apartment	784 / 73	Dec / Jan 2024	10	CD07	£545,000	£136,250	£6,813	£937	£247
<b>3 bedroom apartments</b>											
250	Pheasant Court (Block C1)	3 bedroom Third floor apartment	1,272 / 118	Dec / Jan 2024	3	CD13	£655,000	£163,750	£8,188	£983	£386
260	Pheasant Court (Block C1)	3 bedroom Fifth floor apartment	1,272 / 118	Dec / Jan 2024	5	CD13	£665,000	£166,250	£8,313	£998	£395
292	Peregrine Court (Block C2)	3 bedroom Third floor apartment	1,286 / 120	Nov / Dec 2023	3	CD23	£670,000	£167,500	£8,375	£1,005	£386

The above prices are correct at the time of emailing. Taylor Wimpey reserves the right to alter prices without prior notification.

Estimated completion dates should only be used as a guide these are subject to change.  
Apartments on this development are leasehold. The length of the lease is 250 years, and the ground rent is peppercorn.  
The estate will be managed by First Port.

**^For apartments, an annual service charge of £3.05 - £3.15 per Sq. Ft will apply.**  
The apartments will be managed by First Port.

Council tax bands will be confirmed by the local council upon completion of the property.

Rent per annum is 2.75% for studios & 1 bedroom apartments and 2.50% for 2 bedroom apartments of the unsold equity paid in 12 monthly payments (for the 1st financial year) and will be reviewed annually.

Variable Rate Mortgage at 3% over a 25 year repayment loan

Minimum incomes are calculated with a 5% deposit based on 4.5x income with no outstanding credit commitments.  
Deposits and savings can help reduce the minimum incomes required. In most cases a deposit will be required to obtain a mortgage.

For further information on the above please speak to our Sales Executives.

Correct as of 23rd May 2023