

PHASE

2

# MILLSTREAM TOWER

## TOTTENHAM N17

PRICE LIST

| PLOT NUMBER | ADDRESS                                  | FLOOR | NUMBER OF BEDS | AREA (sq m) | MARKET VALUE | SHARE OFFERED | SHARE VALUE | MINIMUM DEPOSIT | MORTGAGE AMOUNT | MORTGAGE REPAYMENTS (pcm) | RENT PAYMENTS (pcm) | SERVICE CHARGE (pcm) | TOTAL SPEND (pcm) | MINIMUM INCOME (per household) |
|-------------|--|-------|----------------|-------------|--------------|---------------|-------------|-----------------|-----------------|---------------------------|---------------------|----------------------|-------------------|--------------------------------|
| 12.01       | Flat 81 Millstream Tower, 5 Station Road | 12th  | 2              | 71.6        | £489,000     | 25%           | £122,250    | £12,225         | £110,025        | £722.70                   | £687.66             | £272.03              | £1,682.39         | £61,670                        |
| 12.02       | Flat 82 Millstream Tower, 5 Station Road | 12th  | 2              | 83.1        | £524,000     | 25%           | £131,000    | £13,100         | £117,900        | £774.43                   | £655.00             | £272.03              | £1,701.46         | £62,432                        |
| 12.03       | Flat 83 Millstream Tower, 5 Station Road | 12th  | 2              | 78.2        | £504,000     | 25%           | £126,000    | £12,600         | £113,400        | £744.87                   | £630.00             | £272.03              | £1,646.90         | £60,424                        |
| 12.04       | Flat 84 Millstream Tower, 5 Station Road | 12th  | 1              | 55.9        | £377,500     | 25%           | £94,375     | £9,438          | £84,938         | £557.91                   | £530.86             | £272.03              | £1,360.80         | £49,844                        |
| 12.05       | Flat 85 Millstream Tower, 5 Station Road | 12th  | 1              | 55.9        | £392,500     | 25%           | £98,125     | £9,813          | £88,313         | £580.08                   | £551.95             | £272.03              | £1,404.07         | £51,435                        |
| 13.01       | Flat 86 Millstream Tower, 5 Station Road | 13th  | 2              | 71.6        | £493,000     | 25%           | £123,250    | £12,325         | £110,925        | £728.61                   | £693.28             | £272.03              | £1,693.93         | £62,095                        |
| 13.02       | Flat 87 Millstream Tower, 5 Station Road | 13th  | 2              | 83.1        | £528,000     | 25%           | £132,000    | £13,200         | £118,800        | £780.34                   | £660.00             | £272.03              | £1,712.37         | £62,834                        |
| 13.03       | Flat 88 Millstream Tower, 5 Station Road | 13th  | 2              | 78.2        | £508,000     | 25%           | £127,000    | £12,700         | £114,300        | £750.78                   | £635.00             | £272.03              | £1,657.81         | £60,825                        |
| 13.04       | Flat 89 Millstream Tower, 5 Station Road | 13th  | 1              | 55.9        | £380,000     | 25%           | £95,000     | £9,500          | £85,500         | £561.61                   | £534.38             | £272.03              | £1,368.01         | £50,109                        |
| 13.05       | Flat 90 Millstream Tower, 5 Station Road | 13th  | 1              | 55.9        | £395,000     | 25%           | £98,750     | £9,875          | £88,875         | £583.78                   | £555.47             | £272.03              | £1,411.28         | £51,700                        |
| 14.01       | Flat 91 Millstream Tower, 5 Station Road | 14th  | 2              | 71.6        | £512,000     | 25%           | £128,000    | £12,800         | £115,200        | £756.69                   | £640.00             | £272.03              | £1,668.72         | £61,227                        |
| 14.02       | Flat 92 Millstream Tower, 5 Station Road | 14th  | 2              | 83.1        | £547,000     | 25%           | £136,750    | £13,675         | £123,075        | £808.42                   | £683.75             | £272.03              | £1,764.20         | £64,742                        |
| 14.03       | Flat 93 Millstream Tower, 5 Station Road | 14th  | 2              | 78.2        | £512,000     | 25%           | £128,000    | £12,800         | £115,200        | £756.69                   | £640.00             | £272.03              | £1,668.72         | £61,227                        |
| 14.04       | Flat 94 Millstream Tower, 5 Station Road | 14th  | 1              | 55.9        | £382,500     | 25%           | £95,625     | £9,563          | £86,063         | £565.30                   | £537.89             | £272.03              | £1,375.22         | £50,374                        |
| 14.05       | Flat 95 Millstream Tower, 5 Station Road | 14th  | 1              | 55.9        | £397,500     | 25%           | £99,375     | £9,938          | £89,438         | £587.47                   | £558.98             | £272.03              | £1,418.49         | £51,965                        |
| 15.01       | Flat 96 Millstream Tower, 5 Station Road | 15th  | 2              | 71.6        | £516,000     | 25%           | £129,000    | £12,900         | £116,100        | £762.61                   | £645.00             | £272.03              | £1,679.64         | £61,629                        |
| 15.02       | Flat 97 Millstream Tower, 5 Station Road | 15th  | 2              | 83.1        | £551,000     | 25%           | £137,750    | £13,775         | £123,975        | £814.33                   | £688.75             | £272.03              | £1,775.11         | £65,144                        |
| 15.03       | Flat 98 Millstream Tower, 5 Station Road | 15th  | 2              | 78.2        | £516,000     | 25%           | £129,000    | £12,900         | £116,100        | £762.61                   | £645.00             | £272.03              | £1,679.64         | £61,629                        |
| 15.04       | Flat 99 Millstream Tower, 5 Station Road | 15th  | 1              | 55.9        | £385,000     | 25%           | £96,250     | £9,625          | £86,625         | £569.00                   | £541.41             | £272.03              | £1,382.44         | £50,639                        |

## IMPORTANT NOTES – PLEASE READ CAREFULLY

PRICES ARE BASED ON A VALUATION CARRIED OUT IN MAY 2023 (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 6.08%. THE MORTGAGE FIGURES ARE INTENDED AS A GUIDE ONLY – MORTGAGE ADVICE MUST BE OBTAINED FROM A QUALIFIED ADVISER.

SHARED OWNERSHIP RENT FOR PROPERTY VALUED UP TO £500,000 BASED ON 2.25% OF UNSOLD EQUITY PER ANNUM. SHARED OWNERSHIP RENT FOR PROPERTY VALUED £500,000 AND ABOVE BASED ON 2.00% 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.

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| PLOT NUMBER | ADDRESS                                   | FLOOR | NUMBER OF BEDS | AREA (sq m) | MARKET VALUE | SHARE OFFERED | SHARE VALUE | MINIMUM DEPOSIT | MORTGAGE AMOUNT | MORTGAGE REPAYMENTS (pcm) | RENT PAYMENTS (pcm) | SERVICE CHARGE (pcm) | TOTAL SPEND (pcm) | MINIMUM INCOME (per household) |
|-------------|---|-------|----------------|-------------|--------------|---------------|-------------|-----------------|-----------------|---------------------------|---------------------|----------------------|-------------------|--------------------------------|
| 15.05       | Flat 100 Millstream Tower, 5 Station Road | 15th  | 1              | 55.9        | £400,000     | 25%           | £100,000    | £10,000         | £90,000         | £591.17                   | £562.50             | £272.03              | £1,425.70         | £52,230                        |
| 16.01       | Flat 101 Millstream Tower, 5 Station Road | 16th  | 2              | 71.6        | £520,000     | 25%           | £130,000    | £13,000         | £117,000        | £768.52                   | £650.00             | £272.03              | £1,690.55         | £62,031                        |
| 16.02       | Flat 102 Millstream Tower, 5 Station Road | 16th  | 2              | 83.1        |              |               |             |                 |                 |                           |                     |                      |                   | <b>RESERVED</b>                |
| 16.03       | Flat 103 Millstream Tower, 5 Station Road | 16th  | 2              | 78.2        | £535,000     | 25%           | £133,750    | £13,375         | £120,375        | £790.69                   | £668.75             | £272.03              | £1,731.47         | £63,537                        |
| 16.04       | Flat 104 Millstream Tower, 5 Station Road | 16th  | 1              | 55.9        | £397,500     | 25%           | £99,375     | £9,938          | £89,438         | £587.47                   | £558.98             | £272.03              | £1,418.49         | £51,965                        |
| 16.05       | Flat 105 Millstream Tower, 5 Station Road | 16th  | 1              | 55.9        | £407,500     | 25%           | £101,875    | £10,188         | £91,688         | £602.25                   | £573.05             | £272.03              | £1,447.33         | £53,026                        |
| 17.01       | Flat 106 Millstream Tower, 5 Station Road | 17th  | 2              | 71.6        | £524,000     | 25%           | £131,000    | £13,100         | £117,900        | £774.43                   | £655.00             | £272.03              | £1,701.46         | £62,432                        |
| 17.02       | Flat 107 Millstream Tower, 5 Station Road | 17th  | 2              | 83.1        | £559,000     | 25%           | £139,750    | £13,975         | £125,775        | £826.16                   | £698.75             | £272.03              | £1,796.94         | £65,948                        |
| 17.03       | Flat 108 Millstream Tower, 5 Station Road | 17th  | 2              | 78.2        | £539,000     | 25%           | £134,750    | £13,475         | £121,275        | £796.60                   | £673.75             | £272.03              | £1,742.38         | £63,939                        |
| 17.04       | Flat 109 Millstream Tower, 5 Station Road | 17th  | 1              | 55.9        | £400,000     | 25%           | £100,000    | £10,000         | £90,000         | £591.17                   | £562.50             | £272.03              | £1,425.70         | £52,230                        |
| 17.05       | Flat 110 Millstream Tower, 5 Station Road | 17th  | 1              | 55.9        | £410,000     | 25%           | £102,500    | £10,250         | £92,250         | £605.95                   | £576.56             | £272.03              | £1,454.54         | £53,291                        |
| 18.01       | Flat 111 Millstream Tower, 5 Station Road | 18th  | 2              | 71.6        | £528,000     | 25%           | £132,000    | £13,200         | £118,800        | £780.34                   | £660.00             | £272.03              | £1,712.37         | £62,834                        |
| 18.02       | Flat 112 Millstream Tower, 5 Station Road | 18th  | 2              | 83.1        |              |               |             |                 |                 |                           |                     |                      |                   | <b>SOLD</b>                    |
| 18.03       | Flat 113 Millstream Tower, 5 Station Road | 18th  | 2              | 78.2        | £543,000     | 25%           | £135,750    | £13,575         | £122,175        | £802.51                   | £678.75             | £272.03              | £1,753.29         | £64,341                        |
| 18.04       | Flat 114 Millstream Tower, 5 Station Road | 18th  | 1              | 55.9        | £402,500     | 25%           | £100,625    | £10,063         | £90,563         | £594.86                   | £566.02             | £272.03              | £1,432.91         | £52,495                        |
| 18.05       | Flat 115 Millstream Tower, 5 Station Road | 18th  | 1              | 55.9        | £412,500     | 25%           | £103,125    | £10,313         | £92,813         | £609.64                   | £580.08             | £272.03              | £1,461.75         | £53,556                        |
| 19.03       | Flat 118 Millstream Tower, 5 Station Road | 19th  | 2              | 78.2        | £547,000     | 25%           | £136,750    | £13,675         | £123,075        | £808.42                   | £683.75             | £272.03              | £1,764.20         | £64,742                        |
| 19.04       | Flat 119 Millstream Tower, 5 Station Road | 19th  | 1              | 55.9        | £405,000     | 25%           | £102,500    | £10,250         | £92,250         | £598.56                   | £569.53             | £272.03              | £1,440.12         | £52,761                        |

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