



# Shared Ownership Price List

## The Waterline

The Waterline, Ealing Road, Alperton, HA0 4EL

Plot No.	Address	Floor	SqFt	Full Market Value	Shares From:	Share Value	5% Mortgage Deposit	Rent pcm	Estimated Service Charge pcm	Annual Ground Rent
2 BED										
B0807	57 Meridian Heights	8	743.7	£461,000	25%	£115,250	£5,712	£792.34	£187.83	N/A
B0901	69 Meridian Heights	9	670.5	£436,000	25%	£109,000	£5,450	£749.38	£169.33	N/A
B0702	52 Meridian Heights	7	763.2	£459,000	25%	£114,750	£5,738	£788.91	£192.70	N/A
B0802	61 Meridian Heights	8	763.2	£461,000	25%	£115,250	£5,763	£792.34	£192.70	N/A
A1003	62 Zenith Point	10	810.5	£470,000	25%	£117,500	£5,875	£807.81	£177.25	N/A
A1004	63 Zenith point	10	787.9	£465,000	25%	£116,250	£5,813	£799.22	£172.20	N/A
A1102	69 Zenith Point	11	762.8	£467,000	25%	£116,750	£5,838	£802.66	£166.71	N/A
A1103	70 Zenith Point	11	810.5	£472,000	25%	£118,000	£5,900	£811.25	£177.25	N/A
A1105	72 Zenith Point	11	762.8	£467,000	25%	£116,750	£5,838	£802.66	£166.67	N/A
A1408	98 Zenith Point	14	872.9	£493,000	25%	£123,250	£6,163	£847.34	£190.90	N/A
A1203	78 Zenith Point	12	810.5	£474,000	25%	£118,500	£5,925	£814.69	£177.25	N/A
A1204	79 Zenith Point	12	787.9	£469,000	25%	£117,250	£5,863	£806.09	£172.20	N/A
A2203	154 Zenith Point	22	792.2	£489,000	25%	£122,250	£6,113	£833.59	£173.25	N/A
A1506	106 Zenith Point	15	802.9	£480,000	25%	£120,000	£6,000	£825.00	£175.60	N/A

Reservations are subject to a £350 reservation deposit. Clarion reserves the right to review the property prices until the reservation deposit has been paid. Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract. The above price examples are valid as at February 2023. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be. You must obtain advice from a qualified independent mortgage advisor (you will be asked to have an affordability assessment with an independent mortgage advisor from our panel). Continued....



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Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy. Applicants with a household annual gross income in excess of £90,000 are not eligible for Shared Ownership in this area. Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up. Clarion supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand.

Clarion Housing Association Limited is a charitable Community Benefit Society (FCA No. 7686).

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