



Arcadia View - Price List

Leagrave Street, London, E5 9QX

SOUTHERN HOUSING

new homes

Availability	Plot	Address	Beds	Baths	Floor	Gross Internal Area (m ²)	Private Outdoor Space	Full Market Value [1]	25% Minimum Share £ [2]	Deposit (10%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage Payment [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
1 Bedroom Apartments														
MARKETING SUITE	B0 / 2	Flat 2, 4 Leagrave Street, London, E5 9UJ	1	1	Ground	51.3	Terrace	£430,000	£107,500	£10,750	£739	£580	£172.97	£1,492
AVAILABLE	C2 / 3	Flat 12, 6 Leagrave Street, London, E5 9UN	1	1	2	49.6	Balcony	£425,000	£106,250	£10,625	£730	£573	£134.52	£1,438
AVAILABLE	C3 / 3	Flat 17, 6 Leagrave Street, London, E5 9UN	1	1	3	49.6	Balcony	£430,000	£107,500	£10,750	£739	£580	£134.44	£1,454
2 Bedroom Apartments														
AVAILABLE	B1 / 3	Flat 6, 4 Leagrave Street, London, E5 9UL	2	2	1	70.4	Balcony	£560,000	£140,000	£19,600	£834	£1,058	£227.03	£2,119
AVAILABLE	B2 / 3	Flat 9, 4 Leagrave Street, London, E5 9UL	2	2	2	70.4	Balcony	£565,000	£141,250	£19,775	£842	£1,067	£227.03	£2,136
AVAILABLE	B3 / 3	Flat 12, 4 Leagrave Street, London, E5 9UL	2	2	3	61.3	Balcony	£560,000	£140,000	£19,600	£834	£1,058	£201.19	£2,093
2 Bedroom Apartments														
AVAILABLE	A1 / 1	Flat 2, 2 Leagrave Street, London, E5 9UJ	2	1	1	61.3	Balcony	£550,000	£137,500	£13,750	£945	£742	£213.61	£1,901
AVAILABLE	A1 / 2	Flat 3, 2 Leagrave Street, London, E5 9UJ	2	1	1	63.4	Balcony	£550,000	£137,500	£13,750	£945	£742	£220.06	£1,907
AVAILABLE	A1 / 5	Flat 6, 2 Leagrave Street, London, E5 9UJ	2	1	1	66.6	Balcony	£550,000	£137,500	£13,750	£945	£742	£229.87	£1,917
AVAILABLE	A1 / 6	Flat 7, 2 Leagrave Street, London, E5 9UJ	2	1	1	62.7	2 x Balconies	£552,500	£138,125	£13,813	£950	£745	£217.87	£1,913
AVAILABLE	A2 / 1	Flat 8, 2 Leagrave Street, London, E5 9UJ	2	1	2	61.3	Balcony	£555,000	£138,750	£13,875	£954	£749	£213.61	£1,916
AVAILABLE	A2 / 5	Flat 12, 2 Leagrave Street, London, E5 9UJ	2	1	2	66.5	Balcony	£555,000	£138,750	£13,875	£954	£749	£229.57	£1,932
AVAILABLE	A3 / 5	Flat 18, 2 Leagrave Street, London, E5 9UJ	2	1	3	60.2	Balcony	£560,000	£140,000	£14,000	£963	£755	£210.50	£1,928
SHOW HOME	B1 / 2	Flat 5, 4 Leagrave Street, London, E5 9UL	2	1	1	63.1	Balcony	£550,000	£137,500	£13,750	£945	£742	£206.30	£1,894
SHOW HOME (UNDER OFFER)	B2 / 1	Flat 7, 4 Leagrave Street, London, E5 9UL	2	1	2	64.6	2 x Balconies	£557,500	£139,375	£13,938	£958	£752	£210.57	£1,921
AVAILABLE	B2 / 2	Flat 8, 4 Leagrave Street, London, E5 9UL	2	1	2	63.1	Balcony	£555,000	£138,750	£13,875	£954	£749	£206.30	£1,909
AVAILABLE	B3 / 2	Flat 11, 4 Leagrave Street, London, E5 9UL	2	1	3	60.0	Balcony	£560,000	£140,000	£14,000	£963	£755	£197.64	£1,916
AVAILABLE	C1 / 1	Flat 5, 6 Leagrave Street, London, E5 9UN	2	1	1	60.3	Balcony	£550,000	£137,500	£13,750	£945	£742	£157.57	£1,845
AVAILABLE	C1 / 4	Flat 8, 6 Leagrave Street, London, E5 9UN	2	1	1	62.2	Balcony	£550,000	£137,500	£13,750	£945	£742	£161.68	£1,849
AVAILABLE	C2 / 1	Flat 10, 6 Leagrave Street, London, E5 9UN	2	1	2	60.3	Balcony	£555,000	£138,750	£13,875	£954	£749	£157.57	£1,860
AVAILABLE	C2 / 4	Flat 13, 6 Leagrave Street, London, E5 9UN	2	1	2	62.2	Balcony	£555,000	£138,750	£13,875	£954	£749	£161.68	£1,864

Car free

Lease period - 999 years from 2022

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 30 years with interest rate of 6% (this assumes you will be paying a 10% deposit). Eligibility criteria for a 5% deposit apply. 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.