

Warden's Reach pricelist

Plot Number	Postal address	Floor	No. of bedrooms	SQM	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Monthly service charge	Annual service charge	Status
5	5 Epping House 41 WoodGrange Road Forest Gate	First	1	60.7	£462,500	25%	£115,625	£5,781	£795	£182	£2,187	Available
6	6 Epping House 41 WoodGrange Road Forest Gate	First	2	91.5	£600,000	25%	£150,000	£7,500	£1,031	£275	£3,297	Available
7	7 Epping House 41 WoodGrange Road Forest Gate	First	2	63.9	£487,500	25%	£121,875	£6,094	£838	£192	£2,303	Available
8	8 Epping House 41 WoodGrange Road Forest Gate	First	1	53.5	£432,500	25%	£108,125	£5,406	£743	£161	£1,928	Available
9	9 Epping House 41 WoodGrange Road Forest Gate	Second	1	54.1	£375,000	25%	£93,750	£4,688	£645	£162	£1,950	Available
14	14 Epping House 41 WoodGrange Road Forest Gate	Second	2	91.4	£525,000	30%	£157,500	£7,875	£842	£274	£3,294	Available
15	15 Epping House 41 WoodGrange Road Forest Gate	Second	2	65	£480,000	25%	£120,000	£6,000	£825	£195	£2,342	Available
16	16 Epping House 41 WoodGrange Road Forest Gate	Second	1	54	£382,500	25%	£95,625	£4,781	£657	£162	£1,946	Available
18	18 Epping House 41 WoodGrange Road Forest Gate	Third	1	52.2	£375,000	25%	£93,750	£4,688	£645	£157	£1,881	Available
20	20 Epping House 41 WoodGrange Road Forest Gate	Third	1	54.1	£377,500	25%	£94,375	£4,719	£649	£162	£1,950	Available
21	21 Epping House 41 WoodGrange Road Forest Gate	Third	1	60.7	£395,000	25%	£98,750	£4,938	£679	£182	£2,187	Available
30	30 Epping House 41 WoodGrange Road Forest Gate	Fourth	2	62.6	£515,000	25%	£128,750	£6,438	£885	£188	£2,256	Available
37	7 Holly House 152 Earlham Grove Forest Gate	First	2	91.1	£602,500	25%	£150,625	£7,531	£1,036	£259	£3,105	Available
38	8 Holly House 152 Earlham Grove Forest Gate	First	1	60.8	£462,500	25%	£115,625	£5,781	£795	£173	£2,072	Available
45	15 Holly House 152 Earlham Grove Forest Gate	Second	2	91.1	£525,000	25%	£131,250	£6,563	£902	£259	£3,105	Available
46	16 Holly House 152 Earlham Grove Forest Gate	Second	1	60.8	£387,500	25%	£96,875	£4,844	£666	£173	£2,072	Available
54	24 Holly House 152 Earlham Grove Forest Gate	Third	1	60.7	£395,000	25%	£98,750	£4,938	£679	£172	£2,069	Available

Reservations are subject to a £350 reservation deposit. Latimer 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 January 2024. 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)

Monthly rent is calculated at 2.75% (1 & 2 Beds) and 1.90 2.20 & 2.35% (3 beds) 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. Latimer by Clarion Housing Group supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand. Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited. Clarion Housing Association Limited is registered with Regulator of Social Housing (4865); and is a charitable Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is at Level 6, 6 More London Place, Tooley Street, London SE1 2DA.