



LATIMER
by Clarion Housing Group

Warden's Reach pricelist

Plot	Postal address	Floor	Bed rooms	ft ²	m ²	Full market value	Min share available	Share value	5% mortgage deposit	Rent pcm	Service charge pcm	Service charge pa	Status
3	3 Epping House 41 WoodGrange Road Forest Gate	First	2	787	73.1	£487,500	25%	£121,875	£6,094	£837.89	£219.08	£2,629	Reserved
4	4 Epping House 41 WoodGrange Road Forest Gate	First	1	582	54.1	£372,500	25%	£93,125	£4,656	£640.23	£162.14	£1,946	Available
5	5 Epping House 41 WoodGrange Road Forest Gate	First	1	653	60.7	£462,500	25%	£115,625	£5,781	£794.92	£181.92	£2,183	Reserved
6	6 Epping House 41 WoodGrange Road Forest Gate	First	2	985	91.5	£600,000	25%	£150,000	£7,500	£1,031.25	£274.22	£3,291	Reserved
8	8 Epping House 41 WoodGrange Road Forest Gate	First	1	576	53.5	£432,500	25%	£108,125	£5,406	£743.36	£160.34	£1,924	Reserved
15	15 Epping House 41 WoodGrange Road Forest Gate	Second	2	700	65	£480,000	25%	£120,000	£6,000	£825.00	£194.80	£2,338	Reserved
20	20 Epping House 41 WoodGrange Road Forest Gate	Third	1	582	54.1	£377,500	25%	£94,375	£4,719	£648.83	£162.14	£1,946	Reserved
27	27 Epping House 41 WoodGrange Road Forest Gate	Fourth	1	562	52.2	£375,000	30%	£112,500	£5,625	£601.56	£156.44	£1,877	Reserved
36	6 Holly House 152 Earlham Grove Forest Gate	First	1	671	62.3	£427,500	25%	£106,875	£5,343.75	£734.77	£176.80	£2,122	Reserved
37	7 Holly House 152 Earlham Grove Forest Gate	First	2	981	91.1	£602,500	25%	£150,625	£7,531	£1,035.55	£258.53	£3,102	Reserved
38	8 Holly House 152 Earlham Grove Forest Gate	First	1	654	60.8	£462,500	25%	£115,625	£5,781	£794.92	£172.54	£2,070	Pending

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 Sep 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.