



LATIMER  
by Clarion Housing Group

# Shared Ownership Price List

## One Goodmayes

Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR

| Plot | Postal address   | Floor | No. of bedrooms | Floorplan type | m <sup>2</sup> | ft <sup>2</sup> | Full market value | Shares available from | Share value | 5% mortgage deposit | Rent pcm | Service charge pcm | Status    |
|------|--|-------|-----------------|----------------|----------------|-----------------|-------------------|-----------------------|-------------|---------------------|----------|--------------------|-----------|
| 1    | Flat 1, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR  | 0     | 2               | A3             | 70.9           | 763             | £360,000          | 30%                   | £108,000    | £5,400              | £556.50  | £171.85            | Reserved  |
| 2    | Flat 2, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR  | 0     | 2               | A4             | 62.7           | 675             | £340,000          | 30%                   | £102,000    | £5,100              | £525.58  | £171.85            | Available |
| 3    | Flat 3, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR  | 0     | 2               | A5             | 65.5           | 705             | £343,000          | 30%                   | £102,900    | £5,145              | £530.22  | £171.85            | Reserved  |
| 4    | Flat 4, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR  | 0     | 2               | A6             | 71.8           | 773             | £360,000          | 30%                   | £108,000    | £5,400              | £556.50  | £171.85            | Available |
| 6    | Flat 6, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR  | 1     | 2               | A3             | 70.8           | 762             | £365,000          | 30%                   | £109,500    | £5,475              | £564.23  | £171.85            | Available |
| 7    | Flat 7, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR  | 1     | 2               | A4             | 62.4           | 672             | £345,000          | 30%                   | £103,500    | £5,175              | £533.31  | £171.85            | Allocated |
| 8    | Flat 8, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR  | 1     | 2               | A5             | 65.2           | 702             | £348,000          | 30%                   | £104,400    | £5,220              | £537.95  | £171.85            | Reserved  |
| 9    | Flat 9, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR  | 1     | 2               | A6             | 71.6           | 771             | £365,000          | 30%                   | £109,500    | £5,475              | £564.23  | £171.85            | Reserved  |
| 11   | Flat 11, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 2     | 2               | A1             | 60.9           | 656             | £350,000          | 30%                   | £105,000    | £5,250              | £541.04  | £171.85            | Reserved  |
| 12   | Flat 12, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 2     | 2               | A1*            | 61.2           | 659             | £350,000          | 30%                   | £105,000    | £5,250              | £541.04  | £171.85            | Available |
| 14   | Flat 14, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 2     | 2               | A3             | 70.8           | 762             | £370,000          | 30%                   | £111,000    | £5,550              | £571.96  | £171.85            | Available |
| 15   | Flat 15, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 2     | 2               | A4             | 62.4           | 672             | £350,000          | 25%                   | £87,500     | £4,375              | £579.69  | £171.85            | Reserved  |
| 16   | Flat 16, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 2     | 2               | A5             | 65.2           | 702             | £353,000          | 30%                   | £105,900    | £5,295              | £545.68  | £171.85            | Reserved  |
| 17   | Flat 17, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 2     | 2               | A6             | 71.6           | 771             | £370,000          | 30%                   | £111,000    | £5,550              | £571.96  | £171.85            | Reserved  |
| 22   | Flat 22, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 3     | 2               | A3             | 70.8           | 762             | £375,000          | 30%                   | £112,500    | £5,625              | £579.69  | £171.85            | Available |
| 23   | Flat 23, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 3     | 2               | A4             | 62.4           | 672             | £355,000          | 30%                   | £106,500    | £5,325              | £548.77  | £171.85            | Available |
| 24   | Flat 24, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 3     | 2               | A5             | 65.2           | 702             | £358,000          | 30%                   | £107,400    | £5,370              | £553.41  | £171.85            | Reserved  |
| 25   | Flat 25, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 3     | 2               | A6             | 71.6           | 771             | £375,000          | 30%                   | £112,500    | £5,625              | £579.69  | £171.85            | Allocated |
| 30   | Flat 30, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 4     | 2               | A3             | 70.8           | 762             | £380,000          | 30%                   | £114,000    | £5,700              | £587.42  | £171.85            | Reserved  |
| 31   | Flat 31, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 4     | 2               | A4             | 62.4           | 672             | £360,000          | 30%                   | £108,000    | £5,400              | £556.50  | £171.85            | Reserved  |
| 41   | Flat 41, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR | 5     | 2               | A8             | 71.6           | 771             | £402,000          | 25%                   | £100,500    | £5,025              | £665.81  | £171.85            | Reserved  |

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 2.65% 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.

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