



# Arcadia View - Price List

Leagrave Street, London, E5 9QX  
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# SOUTHERN HOUSING

*new homes*

Availability	Plot	Address	Beds	Baths	Floor	Gross Internal Area (m <sup>2</sup> )	Private Outdoor Space	Full Market Value [1]	25% Minimum Share £ [2]	Deposit (5%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage Payment [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
<b>2 Bedroom Apartments</b>														
MARKETING SUITE	A1 / 1	Flat 2, 2 Leagrave Street, London, E5 9UJ	2	1	1	61.3	Balcony	£550,000	£137,500	£6,875	£945	£783	£213.61	£1,942
SHOW HOME (RESERVED)	A1 / 5	Flat 6, 2 Leagrave Street, London, E5 9UJ												
SHOW HOME	A3 / 5	Flat 18, 2 Leagrave Street, London, E5 9UJ	2	1	3	60.2	Balcony	£560,000	£140,000	£7,000	£963	£797	£210.50	£1,970
RESERVED	B1 / 2	Flat 5, 4 Leagrave Street, London, E5 9UL												
RESERVED	C1 / 4	Flat 8, 6 Leagrave Street, London, E5 9UN												
RESERVED	C2 / 4	Flat 13, 6 Leagrave Street, London, E5 9UN												

Car free development  
Lease period - 999 years from 2022

**IMPORTANT INFORMATION - PLEASE READ CAREFULLY**

[1] Sale prices are based on a market valuation carried out by an Independent RICS Valuer every 3 months. Our sale prices are subject to change up until the point you have received a memorandum of sale from us, reserving your new home.

[2] Applicants will be required to purchase the amount that they can suitably afford, as assessed by a qualified and experienced advisor who is regulated to give mortgage advice.

[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] Representative mortgage rate is based on a 95% repayment loan over 30 years with interest rate of 6% (this assumes you will be paying a 5% deposit). Availability subject to affordability criteria.

[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 charges 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.**

Shared Ownership terms and conditions apply. Please refer to Southern Housing's Shared Ownership Sales Policy for guidance on eligibility, the allocation of homes, our first come first served priority and assessing affordability, including our approach to 100% mortgages and cash buyers. [www.southernhousing.org.uk/policy/shared-ownership-sales-policy](http://www.southernhousing.org.uk/policy/shared-ownership-sales-policy)