

**Colindale Gardens**  
**Holborough House, 32 Lismore Boulevard, London, NW9 4DX**



| Flat No. | Postal address                             | Type      | Floor          | Type    | No. of bedrooms | M <sup>2</sup> | Parking | Full market value | Shares available from | Share value | 5% mortgage deposit | Rent pcm | Estimated service charge pcm | Estimated Mortgage total pcm | Estimated Total pcm | Guidance min income |
|----------|--|-----------|----------------|---------|-----------------|----------------|---------|-------------------|-----------------------|-------------|---------------------|----------|------------------------------|------------------------------|---------------------|---------------------|
| 28       | Flat 28, Holborough House, London, NW9 4DX | Apartment | Fourth floor   | Type 21 | 1               | 50.4           | No      | £345,000          | 25%                   | £86,250     | £4,313              | £592.97  | £184                         | £452                         | £1,229              | £42,000             |
| 56       | Flat 56, Holborough House, London, NW9 4DX | Apartment | Seventh floor  | Type 52 | 1               | 50.30          | No      | £350,000          | 25%                   | £87,500     | £4,375              | £601.56  | £184                         | £459                         | £1,245              | £43,000             |
| 61       | Flat 61, Holborough House, London, NW9 4DX | Apartment | Eighth floor   | Type 52 | 1               | 50.3           | No      | £350,000          | 25%                   | £87,500     | £4,375              | £601.56  | £184                         | £459                         | £1,245              | £43,000             |
| 66       | Flat 66, Holborough House, London, NW9 4DX | Apartment | Ninth floor    | Type 52 | 1               | 50.3           | No      | £350,000          | 25%                   | £87,500     | £4,375              | £601.56  | £184                         | £459                         | £1,245              | £43,000             |
| 70       | Flat 70, Holborough House, London, NW9 4DX | Apartment | Tenth floor    | Type 18 | 1               | 57.75          | No      | £360,000          | 25%                   | £90,000     | £4,500              | £618.75  | £207                         | £472                         | £1,298              | £44,000             |
| 77       | Flat 77, Holborough House, London, NW9 4DX | Apartment | Eleventh Floor | Type 53 | 1               | 49.8           | No      | £350,000          | 25%                   | £87,500     | £4,375              | £601.56  | £184                         | £459                         | £1,245              | £43,000             |
| 86       | Flat 86, Holborough House, London, NW9 4DX | Apartment | Eleventh Floor | Type 52 | 1               | 50.3           | No      | £350,000          | 25%                   | £87,500     | £4,375              | £601.56  | £184                         | £459                         | £1,245              | £43,000             |

|  |             |
|--|-------------|
|  | AVAILABLE   |
|  | UNDER OFFER |
|  | RESERVED    |
|  | SOLD        |

**ALL HOMES ARE RESALE, SOLD AS SEEN AND DO NOT HAVE ANY DEFECT WARRANTY**

**COLINDALE GARDENS IS A CAR FREE DEVELOPMENT AND YOU CANNOT OBTAIN A PARKING PERMIT FROM BARNET COUNCIL**

Reservations are subject to a £500 reservation deposit. Peabody reserves the right to review the property prices until the reservation deposit has been paid.

Annual ground rent is charged at £0 per annum. The estimated mortgage rates are based on a 5.25% mortgage rate over a 30 year term.

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.

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% 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.

Peabody supports mixed tenure developments and is proud to provide homes for shared ownership. The tenure of some properties subject to demand.

You will be required to complete your purchase within 28 days of issue of the memorandum of sale. Speak to a sales consultant for more details.

