

**Nordic Square**  
**Terriss House, 31 Albion Street, London, SE16 7HZ**



Plot No.	Postal Address	Type	Floor or type	No. of bedrooms	Sqm	Parking	Full market value	Shares available from 25%	Share Price	5% mortgage deposit	Estimated Mortgage PM	Rent pcm	Estimated service charge pcm	Estimated total pcm	Minimum Household Income
1.01	1 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	1st Floor	2	78.2	No	£560,000	25%	£140,000	£7,000	£797	£700	£281	£1,778	£66,400
1.02	2 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	1st Floor	2	62.8	No	£520,000	25%	£130,000	£6,500	£740	£650	£281	£1,671	£61,500
1.03	3 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	1st Floor	3	87.4	No	£650,000	25%	£162,500	£8,125	£925	£813	£332	£2,070	£79,600
2.01	4 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	2nd Floor	2	78.2	No	£565,000	25%	£141,250	£7,063	£804	£706	£281	£1,791	£67,000
2.02	5 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	2nd Floor	2	62.8	No	£525,000	25%	£131,250	£6,563	£747	£656	£281	£1,684	£62,000
2.03	6 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	2nd Floor	3	87.4	No	£660,000	25%	£165,000	£8,250	£939	£825	£332	£2,096	£81,000
3.01	7 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	3rd Floor	2	78.2	No	£570,000	25%	£142,500	£7,125	£811	£713	£281	£1,805	£67,500
3.02	8 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	3rd Floor	2	62.8	No	£530,000	25%	£132,500	£6,625	£754	£663	£281	£1,698	£62,500
3.03	9 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	3rd Floor	3	87.4	No	£670,000	25%	£167,500	£8,375	£954	£838	£332	£2,124	£82,000
4.01	10 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	4th Floor	2	78.2	No	£575,000	25%	£143,750	£7,188	£818	£719	£281	£1,818	£68,000
4.02	11 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	4th Floor	2	62.8	No	£535,000	25%	£133,750	£6,688	£761	£669	£281	£1,711	£63,100
4.03	12 Terriss House, 31 Albion Street, London, SE16 7HZ	Apartment	4th Floor	3	87.4	No	£680,000	25%	£170,000	£8,500	£968	£850	£332	£2,150	£84,000

RESERVED
UNDER OFFER

**Priority goes to those Living and/or Working in LB Southwark**

**Service Charges include heating & hotwater costs**

**Nordic Square is a Car Free development, LB Southwark WILL NOT issue parking permits to residents**

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

Service charges are estimates and can change before and after completion.

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 to part of any contract or warranty.

Price examples are valid as at February 2024. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

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 a full affordability assessment with an independent mortgage advisor from our panel. Mortgage guidance interest rate is 5.25%

Ground rent is charged at £0 and the Lease term is 999 years.

Monthly rent is calculated at 2%.

Southwark Council supports mixed tenure developments and is proud to provide homes for shared ownership. We may change the tenure of some properties subject to demand.

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.

