

**Merle Court**  
**Merle Court, 182 Carlton Vale, Kilburn, London, NW6 5HH**



Plot No.	Postal address	Type	Floor	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
43	43 Merle Court, 182 Carlton Vale, Kilburn, London, NW6 5HH	Apartment	Sixth Floor	1	46.54	No	£450,000	25%	£112,500	£5,625	£773.44	£282.33	£590	£1,646	£62,500
44	44 Merle Court, 182 Carlton Vale, Kilburn, London, NW6 5HH	Apartment	Sixth Floor	1	49	No	£450,000	25%	£112,500	£5,625	£773.44	£282.33	£590	£1,646	£62,500
46	46 Merle Court, 182 Carlton Vale, Kilburn, London, NW6 5HH	Apartment	Sixth Floor	1	51	No	£465,000	25%	£116,250	£5,813	£799.22	£282.33	£610	£1,692	£64,500
47	47 Merle Court, 182 Carlton Vale, Kilburn, London, NW6 5HH	Apartment	Seventh Floor	1	47.7	No	£460,000	25%	£115,000	£5,750	£790.63	£282.33	£603	£1,676	£64,000

	AVAILABLE
	UNDER OFFER
	RESERVED
	SOLD

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

**MERLE COURT IS A CAR FREE DEVELOPMENT AND YOU CANNOT OBTAIN A PARKING PERMIT FROM BRENT 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 purchaser within 28 days of issue of the memorandum of sale. Speak to a sales consultant for more details.

