



**IVERHURST**  
CLOSE  
BEXLEYHEATH



## A STYLISH COLLECTION OF TEN 4-BEDROOM HOMES AND ONE 3-BEDROOM HOME

IVERHURST CLOSE, BEXLEYHEATH. DA6 8HY

| APT SIZE/<br>Max Persons | Council<br>Tax<br>Band | Plot<br>No | House<br>No | Full Market<br>Price | Approx<br>Sqm2 | Approx<br>Sqft2 | Min Share<br>Price<br>25% | Monthly<br>Mortgage<br>Estimated | Monthly<br>Rental<br>on unsold<br>equity (2.75%) | Est<br>Service<br>Charge | Est<br>Monthly<br>Cost |
|--------------------------|------------------------|------------|-------------|----------------------|----------------|-----------------|---------------------------|----------------------------------|--------------------------------------------------|--------------------------|------------------------|
| 4B6P                     | tbc                    | 1 O        | 13          | £ 650,000            | 123.0          | 1324            | £162,500                  | £953.39                          | £1,117.19                                        | £70.00                   | £2,140.58              |
| 4B6P                     | tbc                    | 2 O        | 15          | £ 650,000            | 124.0          | 1335            | £162,500                  | £953.39                          | £1,100.00                                        | £70.00                   | £2,140.58              |
| 4B6P                     | tbc                    | 3 A        | 52          | £ 640,000            | 124.0          | 1335            | £160,000                  | £938.72                          | £1,082.81                                        | £70.00                   | £2,108.72              |
| 4B6P                     | tbc                    | 4 A        | 50          | £ 630,000            | 123.0          | 1324            | £157,500                  | £924.05                          | £1,082.81                                        | £70.00                   | £2,076.87              |
| 4B6P                     | tbc                    | 5 A        | 48          | £ 630,000            | 123.0          | 1324            | £157,500                  | £924.05                          | £1,082.81                                        | £70.00                   | £2,076.87              |
| 4B6P                     | tbc                    | 6 A        | 46          | £ 630,000            | 125.0          | 1346            | £157,500                  | £924.05                          | £1,082.81                                        | £70.00                   | £2,076.87              |
| 4B6P                     | tbc                    | 7 A        | 44          | £ 630,000            | 125.0          | 1346            | £157,500                  | £924.05                          | £1,082.81                                        | £70.00                   | £2,076.87              |
| 4B6P                     | tbc                    | 8 O        | 42          | £ 630,000            | 125.0          | 1346            | £157,500                  | £924.05                          | £1,100.00                                        | £70.00                   | £2,076.87              |
| 4B6P                     | tbc                    | 9 O        | 40          | £ 640,000            | 124.0          | 1335            | £160,000                  | £938.72                          | £1,117.19                                        | £70.00                   | £2,108.72              |
| 4B6P                     | tbc                    | 10 O       | 38          | £ 650,000            | 124.0          | 1335            | £162,500                  | £953.39                          | £1,022.66                                        | £70.00                   | £2,140.58              |
| 3B5P WC                  | tbc                    | 11 A       | 36          | £ 595,000            | 123.0          | 1324            | £148,750                  | £872.72                          | £1,117.19                                        | £70.00                   | £1,965.37              |

4 FEBRUARY 2025



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### IMPORTANT INFORMATION BELOW - PLEASE READ CAREFULLY

- 1 Prices are based on a valuation carried out by a RICS approved surveyor
- 2 A breakdown of the estimated service charge, including items such as building insurance, management fees and cleaning/maintenance of communal areas, etc will be made available at viewings and to your solicitor.
- 3 The mortgage rate is based on a 90% repayment loan over 25 years at an interest of 6% (this assumes you will be paying a 10% deposit). The figure is a guide only - you must obtain advice from a qualified financial advisor.
- 4 The minimum income stated is based on a 10% deposit with no outstanding financial commitments. If you have a larger deposit the minimum income required will reduce. Outstanding financial commitments could increase the minimum income.
- 5 Applicants from all boroughs who qualify for shared ownership may apply to purchase. However, initially priority for purchase will be given on certain properties to current residents of the London Borough of Bexley, as well as workers within the borough.
- 6 **SUBLETTING** In line with the lease, subletting is not allowed
- 7 **PARKING** The sale price includes a designated parking space
- 8 Applicants will be required to have a financial assessment by an Independent Financial Advisor appointed by Hexagon to assess affordability in line with the Affordable Homes guidelines set by the HCA/GLA. You will also be required to submit a credit report. Your home is at risk if you fail to keep up the repayments on your rent or mortgage. Please make sure you can afford the repayments before committing to purchase.
- 9 The maximum income threshold for all properties is £90,000 per household, regardless of property size.

Microsite [www.iverhurstclose.co.uk](http://www.iverhurstclose.co.uk) Email [sales@hexagon.org.uk](mailto:sales@hexagon.org.uk) Sales Line 0208 768 7989 [www.hexagon.org.uk](http://www.hexagon.org.uk)

Hexagon

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