

## Argo House - Price List Shared Ownership

180 Ilderton Road/Penarth Street, SE15 1NT  
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Availability	Plot	Address	Floor	Gross Internal Area (ft <sup>2</sup> )	Private Outdoor Space	Full Market Value [1]	Minimum Share %	Minimum Share Value [2]	Minimum Deposit (5%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
<b>1 Bedroom Apartments</b>													
AVAILABLE	01.10	Flat 5, Argo House, 16 Penarth Street	1st	538	West Facing Terrace	£370,000	30%	£111,000	£5,550	£593.54	£632.23	£113.41	£1,339.18
AVAILABLE	01.13	Flat 2, Argo House, 16 Penarth Street	1st	549	East Facing Balcony	£370,000	30%	£111,000	£5,550	£593.54	£632.23	£113.41	£1,339.18
AVAILABLE	<b>*02.09</b>	<b>Flat 13, Argo House, 16 Penarth Street</b>	2nd	560	West Facing Balcony	£375,000	30%	£112,500	£5,625	£601.56	£640.77	£113.41	£1,355.74
AVAILABLE	<b>*02.10</b>	<b>Flat 12, Argo House, 16 Penarth Street</b>	2nd	538	West Facing Balcony	£375,000	30%	£112,500	£5,625	£601.56	£640.77	£113.41	£1,355.74
AVAILABLE	03.09	Flat 20, Argo House, 16 Penarth Street	3rd	560	West Facing Balcony	£380,000	30%	£114,000	£5,700	£609.58	£649.31	£113.41	£1,372.31
AVAILABLE	03.10	Flat 19, Argo House, 16 Penarth Street	3rd	538	West Facing Balcony	£380,000	30%	£114,000	£5,700	£609.58	£649.31	£113.41	£1,372.31
AVAILABLE	03.13	Flat 16, Argo House, 16 Penarth Street	3rd	549	East Facing Balcony	£375,000	30%	£112,500	£5,625	£601.56	£640.77	£113.41	£1,355.74
AVAILABLE	04.09	Flat 27, Argo House, 16 Penarth Street	4th	560	West Facing Balcony	£385,000	30%	£115,500	£5,775	£617.60	£657.86	£113.41	£1,388.87
RESERVED	04.10	Flat 26, Argo House, 16 Penarth Street	4th	538	West Facing Balcony	£385,000	30%	£115,500	£5,775	£617.60	£657.86	£113.41	£1,388.87
AVAILABLE	04.14	Flat 22, Argo House, 16 Penarth Street	4th	538	West Facing Balcony	£385,000	30%	£115,500	£5,775	£617.60	£657.86	£113.41	£1,388.87
AVAILABLE	05.10	Flat 32, Argo House, 16 Penarth Street	5th	538	West Facing Balcony	£390,000	30%	£117,000	£5,850	£625.63	£666.40	£113.41	£1,405.44
RESERVED	05.14	Flat 28, Argo House, 16 Penarth Street	5th	538	West Facing Balcony	£390,000	30%	£117,000	£5,850	£625.63	£666.40	£113.41	£1,405.44
RESERVED	06.09	Flat 39, Argo House, 16 Penarth Street	6th	560	West Facing Balcony	£400,000	30%	£120,000	£6,000	£641.67	£683.49	£113.41	£1,438.56
AVAILABLE	06.10	Flat 38, Argo House, 16 Penarth Street	6th	538	West Facing Balcony	£400,000	30%	£120,000	£6,000	£641.67	£683.49	£113.41	£1,438.56
AVAILABLE	07.03	Flat 44, Argo House, 16 Penarth Street	7th	538	West Facing Balcony	£405,000	30%	£121,500	£6,075	£649.69	£692.03	£113.41	£1,455.13

#Wheelchair adaptable unit | \*These are S106 apartments, in order to be eligible for these apartments your debt to income ratio cannot be more than 40% of your net monthly income

**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)

Availability	Plot	Address	Floor	Gross Internal Area (ft²)	Private Outdoor Space	Full Market Value [1]	Minimum Share %	Minimum Share Value [2]	Minimum Deposit (5%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
<b>2 Bedroom Apartments</b>													
AVAILABLE	01.12	Flat 3, Argo House, 16 Penarth Street	1st	775	East Facing Balcony	£450,000	30%	£135,000	£6,750	£721.88	£768.92	£141.54	£1,632.34
AVAILABLE	<b>*02.12</b>	<b>Flat 10, Argo House, 16 Penarth Street</b>	2nd	775	East Facing Balcony	£455,000	30%	£136,500	£6,825	£729.90	£777.47	£141.54	£1,648.90
AVAILABLE	<b>*02.14</b>	<b>Flat 8, Argo House, 16 Penarth Street</b>	2nd	786	North Facing Balcony	£480,000	30%	£144,000	£7,200	£770.00	£820.19	£141.54	£1,731.73
EXCHANGED	03.12	Flat 17, Argo House, 16 Penarth Street	3rd	775	East Facing Balcony	£460,000	30%	£138,000	£6,900	£737.92	£786.01	£141.54	£1,665.47
AVAILABLE	03.14	Flat 15, Argo House, 16 Penarth Street	3rd	786	North Facing Balcony	£485,000	30%	£145,500	£7,275	£778.02	£828.73	£141.54	£1,748.29
AVAILABLE	04.12	Flat 24, Argo House, 16 Penarth Street	4th	775	East Facing Balcony	£465,000	30%	£139,500	£6,975	£745.94	£794.55	£141.54	£1,682.03
AVAILABLE	05.12	Flat 30, Argo House, 16 Penarth Street	5th	775	East Facing Balcony	£470,000	30%	£141,000	£7,050	£753.96	£803.10	£141.54	£1,698.60
AVAILABLE	06.12	Flat 36, Argo House, 16 Penarth Street	6th	775	East Facing Balcony	£475,000	30%	£142,500	£7,125	£761.98	£811.64	£141.54	£1,715.16
AVAILABLE	07.05	Flat 42, Argo House, 16 Penarth Street	7th	775	East Facing Balcony	£480,000	30%	£144,000	£7,200	£770.00	£820.19	£141.54	£1,731.73
SHOW HOME	# 01.11	Flat 4, Argo House, 16 Penarth Street	1st	829	East Facing Balcony	£485,000	30%	£145,500	£7,275	£778.02	£828.73	£141.54	£1,748.29
AVAILABLE	# 03.11	Flat 18, Argo House, 16 Penarth Street	3rd	829	East Facing Balcony	£495,000	30%	£148,500	£7,425	£794.06	£845.82	£141.54	£1,781.42
AVAILABLE	# 04.11	Flat 25, Argo House, 16 Penarth Street	4th	829	East Facing Balcony	£500,000	30%	£150,000	£7,500	£802.08	£854.36	£141.54	£1,797.98
AVAILABLE	# 05.11	Flat 31, Argo House, 16 Penarth Street	5th	829	East Facing Balcony	£505,000	30%	£151,500	£7,575	£810.10	£862.90	£141.54	£1,814.55
<b>3 Bedroom Apartments</b>													
AVAILABLE	<b>*02.15</b>	<b>Flat 14, Argo House, 16 Penarth Street</b>	2nd	980	South Facing Balcony	£555,000	25%	£138,750	£6,938	£953.91	£790.28	£176.68	£1,920.87
AVAILABLE	<b>*04.13</b>	<b>Flat 23, Argo House, 16 Penarth Street</b>	4th	807	East Facing Balcony	£525,000	25%	£131,250	£6,563	£902.34	£747.56	£176.68	£1,826.59
AVAILABLE	<b>*05.13</b>	<b>Flat 29, Argo House, 16 Penarth Street</b>	5th	807	East Facing Balcony	£530,000	25%	£132,500	£6,625	£910.94	£754.68	£176.68	£1,842.30

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