



**LATIMER**  
by Clarion Housing Group

# Shared Ownership Price List

## One Goodmayes

Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR

Plot	Postal address	Floor	No. of bedrooms	Floorplan type	No. of bathrooms	m <sup>2</sup>	ft <sup>2</sup>	Full market value	Shares available from	Share value	5% mortgage deposit	Rent pcm	Service charge pcm	Status
1	Flat 1, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	0	2	A3	1	70.9	763	£360,000	30%	£108,000	£5,400	£556.50	£171.85	Reserved
2	Flat 2, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	0	2	A4	2	62.7	675	£340,000	30%	£102,000	£5,100	£525.58	£171.85	Reserved
3	Flat 3, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	0	2	A5	2	65.5	705	£343,000	30%	£102,900	£5,145	£530.22	£171.85	Reserved
4	Flat 4, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	0	2	A6	1	71.8	773	£360,000	30%	£108,000	£5,400	£556.50	£171.85	Reserved
6	Flat 6, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	1	2	A3	1	70.8	762	£365,000	30%	£109,500	£5,475	£564.23	£171.85	Reserved
7	Flat 7, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	1	2	A4	2	62.4	672	£345,000	30%	£103,500	£5,175	£533.31	£171.85	Reserved
8	Flat 8, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	1	2	A5	2	65.2	702	£348,000	30%	£104,400	£5,220	£537.95	£171.85	Reserved
9	Flat 9, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	1	2	A6	1	71.6	771	£365,000	30%	£109,500	£5,475	£564.23	£171.85	Reserved
11	Flat 11, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	2	2	A1	2	60.9	656	£350,000	30%	£105,000	£5,250	£541.04	£171.85	Reserved
12	Flat 12, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	2	2	A1*	2	61.2	659	£350,000	30%	£105,000	£5,250	£541.04	£171.85	Reserved
14	Flat 14, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	2	2	A3	1	70.8	762	£370,000	30%	£111,000	£5,550	£571.96	£171.85	Reserved
15	Flat 15, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	2	2	A4	2	62.4	672	£350,000	30%	£105,000	£5,250	£541.04	£171.85	Reserved
16	Flat 16, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	2	2	A5	2	65.2	702	£353,000	30%	£105,900	£5,295	£545.68	£171.85	Reserved
17	Flat 17, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	2	2	A6	1	71.6	771	£370,000	30%	£111,000	£5,550	£571.96	£171.85	Reserved
22	Flat 22, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	3	2	A3	1	70.8	762	£375,000	30%	£112,500	£5,625	£579.69	£171.85	Reserved
23	Flat 23, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	3	2	A4	2	62.4	672	£355,000	30%	£106,500	£5,325	£548.77	£171.85	Available
24	Flat 24, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	3	2	A5	2	65.2	702	£358,000	30%	£107,400	£5,370	£553.41	£171.85	Reserved
25	Flat 25, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	3	2	A6	1	71.6	771	£375,000	30%	£112,500	£5,625	£579.69	£171.85	Reserved
30	Flat 30, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	4	2	A3	1	70.8	762	£380,000	30%	£114,000	£5,700	£587.42	£171.85	Reserved
31	Flat 31, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	4	2	A4	2	62.4	672	£360,000	30%	£108,000	£5,400	£556.50	£171.85	Reserved
41	Flat 41, Starling Heights, 5 Teal Road, Goodmayes, Ilford, IG3 8FR	5	2	A8	2	71.6	771	£402,000	25%	£100,500	£5,025	£665.81	£171.85	Reserved

Reservations are subject to a **£350** reservation deposit. Latimer reserves the right to review the property prices until the reservation deposit has been paid.

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.

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

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.

Monthly rent is calculated at 2.65% 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

Latimer by Clarion Housing Group supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand.

Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited. Clarion Housing Association Limited is registered with Regulator of Social Housing (4865); and is a charitable Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014



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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).

and to a charitable Community Benefit Society and to be operated as Community Benefit Societies for 2011 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is at 5th Floor, Greater London House, Hampstead Road, London, NW1 7QX.