

2 PALLISER ROAD

LONDON, W14

Shared Ownership - Price List

2 Palliser Road, W14 9AJ
Published 23/04/2025

**SOUTHERN
HOUSING**
new homes

Availability	Plot	Address	Floor	Gross Internal Area (R ²)	Outdoor Space	Full Market Value £ [1]	Minimum Share %	Minimum Share £ [2]	10% Deposit £	Monthly Rent % [3]	Monthly Rent £	Estimated Monthly Mortgage £ [4]	Estimated Monthly Service Charge £ [5]	Estimated Total Monthly Cost £	Guide Minimum Household Income £
One Bedroom Apartments															
AVAILABLE	1.02	11 Lewis Court, 2 Palliser Road, W14 9EF	1	624	Balcony	£600,000	25%	£150,000	£15,000	1.0%	£375.00	£712.58	£357.95	£1,445.53	£62,328
AVAILABLE	1.05	14 Lewis Court, 2 Palliser Road, W14 9AJ	1	592	Balcony	£585,000	25%	£146,250	£14,625	1.0%	£365.63	£694.77	£357.95	£1,418.34	£61,155
AVAILABLE	1.08	17 Lewis Court, 2 Palliser Road, W14 9AJ	1	893	Balcony	£600,000	25%	£150,000	£15,000	1.0%	£375.00	£712.58	£357.95	£1,445.53	£62,328
AVAILABLE	2.02	20 Lewis Court, 2 Palliser Road, W14 9AJ	2	624	Balcony	£600,000	25%	£150,000	£15,000	1.0%	£375.00	£712.58	£357.95	£1,445.53	£62,328
AVAILABLE	2.05	23 Lewis Court, 2 Palliser Road, W14 9AJ	2	592	Balcony	£585,000	25%	£146,250	£14,625	1.0%	£365.63	£694.77	£357.95	£1,418.34	£61,155
AVAILABLE	2.08	26 Lewis Court, 2 Palliser Road, W14 9AJ	2	624	Balcony	£600,000	25%	£150,000	£15,000	1.0%	£375.00	£712.58	£357.95	£1,445.53	£62,328
AVAILABLE	3.02	29 Lewis Court, 2 Palliser Road, W14 9AJ	3	635	Balcony	£605,000	25%	£151,250	£15,125	1.0%	£378.13	£718.52	£357.95	£1,454.59	£62,719
AVAILABLE	3.05	32 Lewis Court, 2 Palliser Road, W14 9AJ	3	549	Balcony	£585,000	25%	£146,250	£14,625	1.0%	£365.63	£694.77	£357.95	£1,418.34	£61,155
AVAILABLE	3.06	33 Lewis Court, 2 Palliser Road, W14 9AJ	3	635	Balcony	£605,000	25%	£151,250	£15,125	1.0%	£378.13	£718.52	£357.95	£1,454.59	£62,719
AVAILABLE	3.07	34 Lewis Court, 2 Palliser Road, W14 9AJ	3	560	Balcony	£585,000	25%	£146,250	£14,625	1.0%	£365.63	£694.77	£357.95	£1,418.34	£61,155
AVAILABLE	3.08	35 Lewis Court, 2 Palliser Road, W14 9AJ	3	635	Balcony	£605,000	25%	£151,250	£15,125	1.0%	£378.13	£718.52	£357.95	£1,454.59	£62,719

Show home not currently available to reserve.

Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.

#Wheelchair adaptable unit

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 levels vary per plot and are based on 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 90% repayment loan over 25 years with interest rate of 4% (this assumes you will be paying a 10% deposit). Subject to affordability criteria you may be eligible for a 5% deposit.

[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

2 PALLISER ROAD

LONDON, W14

Shared Ownership - Price List

2 Palliser Road, W14 9AJ
Published 23/04/2025

**SOUTHERN
HOUSING**
new homes

Availability	Plot	Address	Floor	Gross Internal Area (R ²)	Outdoor Space	Full Market Value £ [1]	Minimum Share %	Minimum Share £ [2]	10% Deposit £	Monthly Rent % [3]	Monthly Rent £	Estimated Monthly Mortgage £ [4]	Estimated Monthly Service Charge £ [5]	Estimated Total Monthly Cost £	Guide Minimum Household Income £
Two Bedroom Apartments															
AVAILABLE	1.01	10 Lewis Court, 2 Palliser Road, W14 9EF	1	807	Balcony	£750,000	25%	£187,500.00	£18,750.00	1.0%	£468.75	£890.72	£367.32	£1,359.47	£74,465.00
AVAILABLE	1.04#	13 Lewis Court, 2 Palliser Road, W14 9EF	1	893	Balcony	£780,000	25%	£195,000.00	£19,500.00	0.8%	£390.00	£926.35	£367.32	£1,316.35	£72,633.00
AVAILABLE	2.01	19 Lewis Court, 2 Palliser Road, W14 9AJ	2	807	Balcony	£750,000	25%	£187,500.00	£18,750.00	1.0%	£468.75	£890.72	£367.32	£1,359.47	£74,465.00
AVAILABLE	2.04#	22 Lewis Court, 2 Palliser Road, W14 9AJ	2	883	Balcony	£780,000	25%	£195,000.00	£19,500.00	0.8%	£390.00	£926.35	£367.32	£1,316.35	£72,633.00
AVAILABLE	2.09	27 Lewis Court, 2 Palliser Road, W14 9AJ	2	797	Balcony	£750,000	25%	£187,500.00	£18,750.00	1.0%	£468.75	£890.72	£367.32	£1,359.47	£74,465.00
AVAILABLE	3.01	28 Lewis Court, 2 Palliser Road, W14 9AJ	3	807	Balcony	£755,000	25%	£188,750.00	£18,875.00	1.0%	£471.88	£896.66	£367.32	£1,368.54	£74,856.00
AVAILABLE	3.04#	31 Lewis Court, 2 Palliser Road, W14 9AJ	3	958	Balcony	£785,000	25%	£196,250.00	£19,625.00	0.8%	£392.50	£932.29	£367.32	£1,324.79	£72,997.00

*Show home not currently available to reserve.

Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.

#Wheelchair adaptable unit

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 levels vary per plot and are based on 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 90% repayment loan over 25 years with interest rate of 4% (this assumes you will be paying a 10% deposit). Subject to affordability criteria you may be eligible for a 5% deposit.

[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