

# ROYAL ALBERT WHARF

Shared Ownership  
Riverside Duplex Collection



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Floor Plans

# ROYAL ALBERT WHARF

Riverside Duplex Collection

Introducing the final phase of new homes at the iconic Royal Albert Wharf, the newest riverside neighbourhood in London's vibrant Royal Docks.

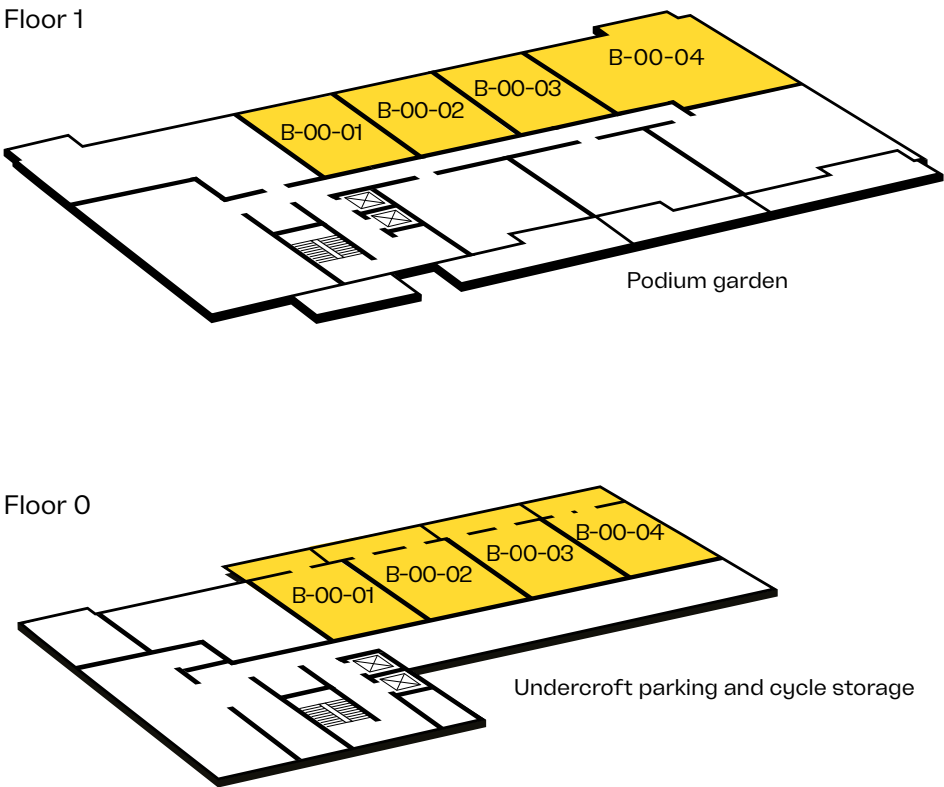
Choose from one, two and three-bedroom homes available for shared ownership exclusively from NHG Homes.



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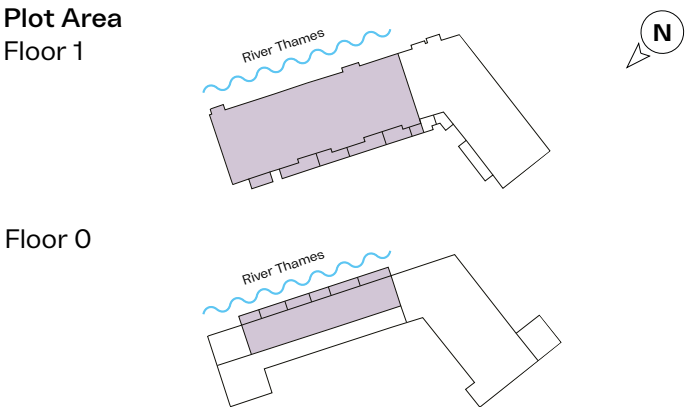
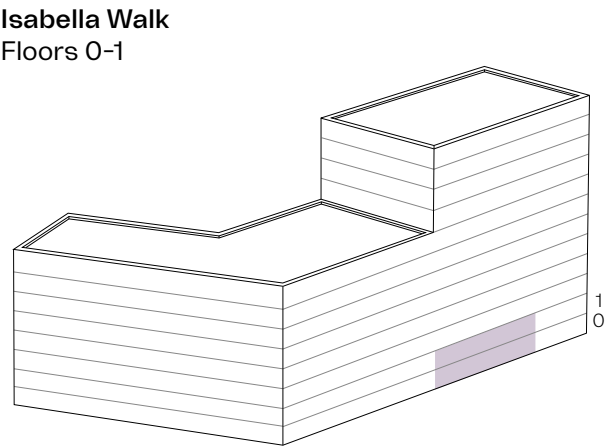


# Isabella Walk Plot locator



Stacker Key

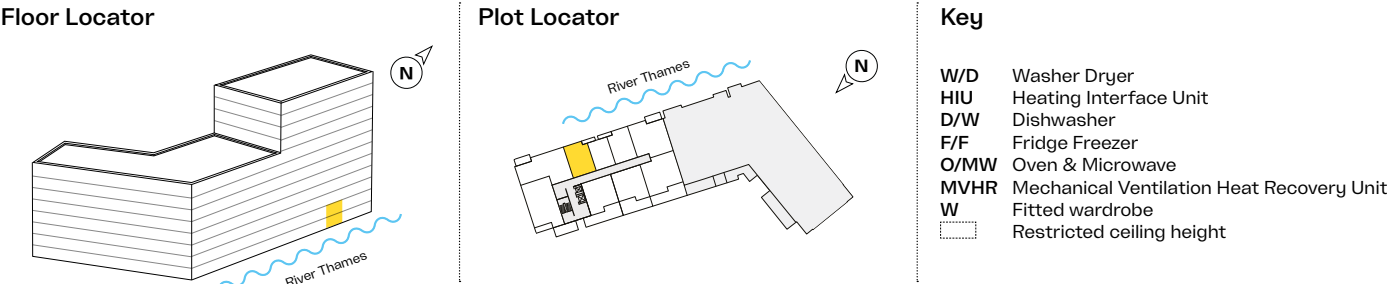
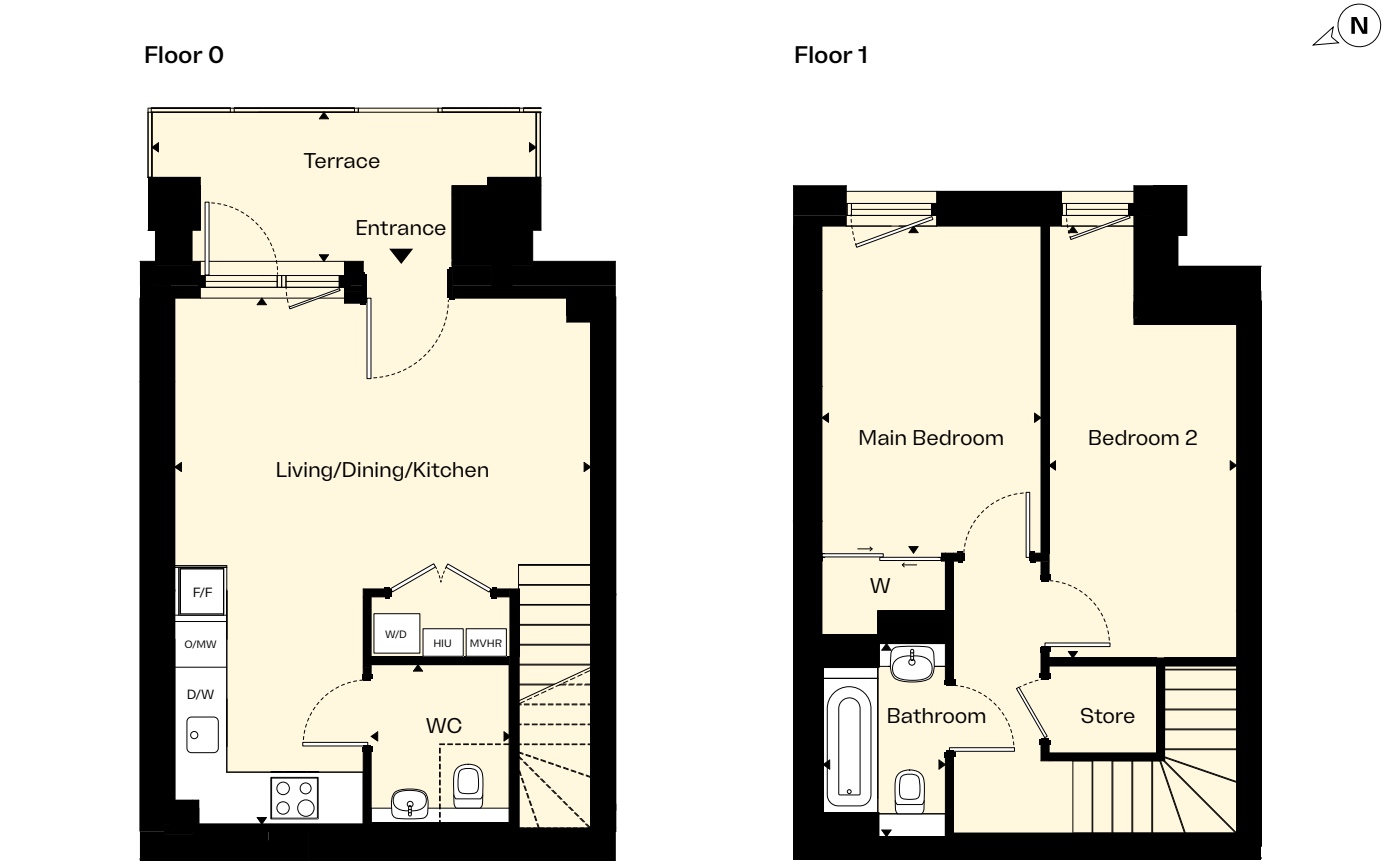
2 Bedroom





# 2 Bedroom Duplex Apartment

## Plot B-00-01-D

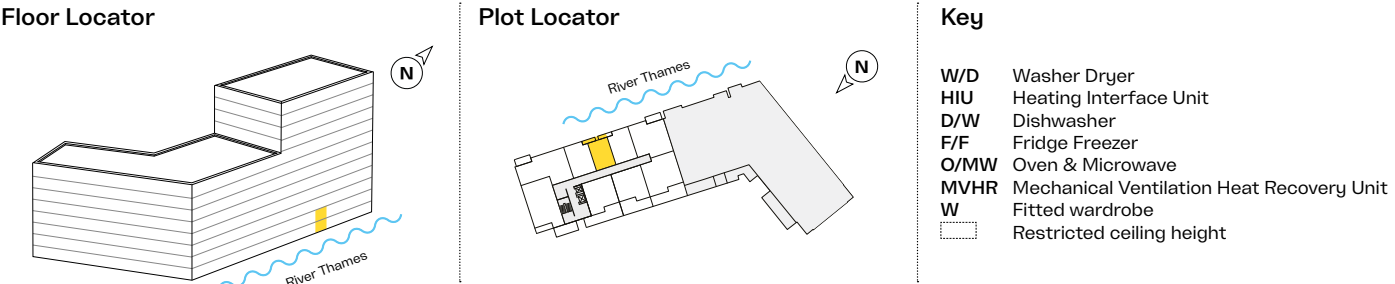
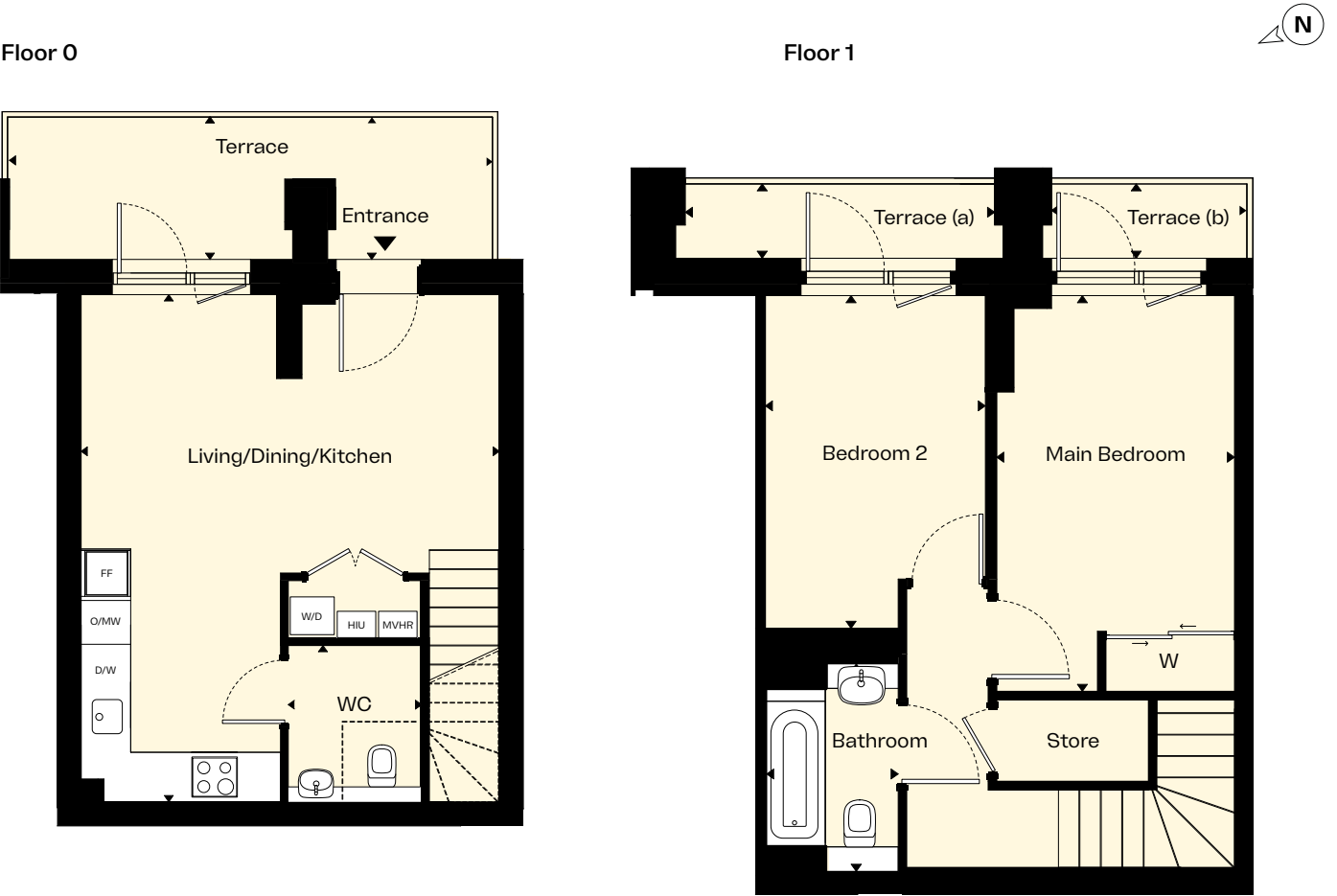


Room	Dimensions – Metres	Dimensions – Feet
Living/Dining/Kitchen	5.2m x 6.6m	17'-1" x 21'-8"ft
Main Bedroom	2.8m x 4.1m	9'-0" x 13'-5"ft
Bedroom 2	2.4m x 5.4m	7'-9" x 17'-9"ft
Apartment area	3.4 sq m	789 sq ft
Terrace	2.0m x 4.8m	6'-9" x 15'-10"ft
Total outdoor space	10 sq m	107 sq ft

Floor plans depict a typical layout of this apartment type. Actual layouts, window positions and dimensions may be subject to variation. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, consult your Sales Executive. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Floor plans are not shown to scale.

# 2 Bedroom Duplex Apartment

## Plot B-00-02-D

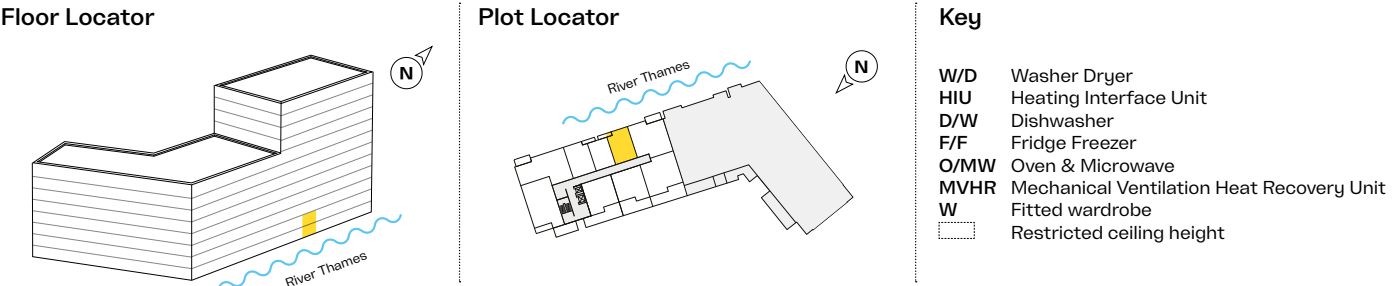
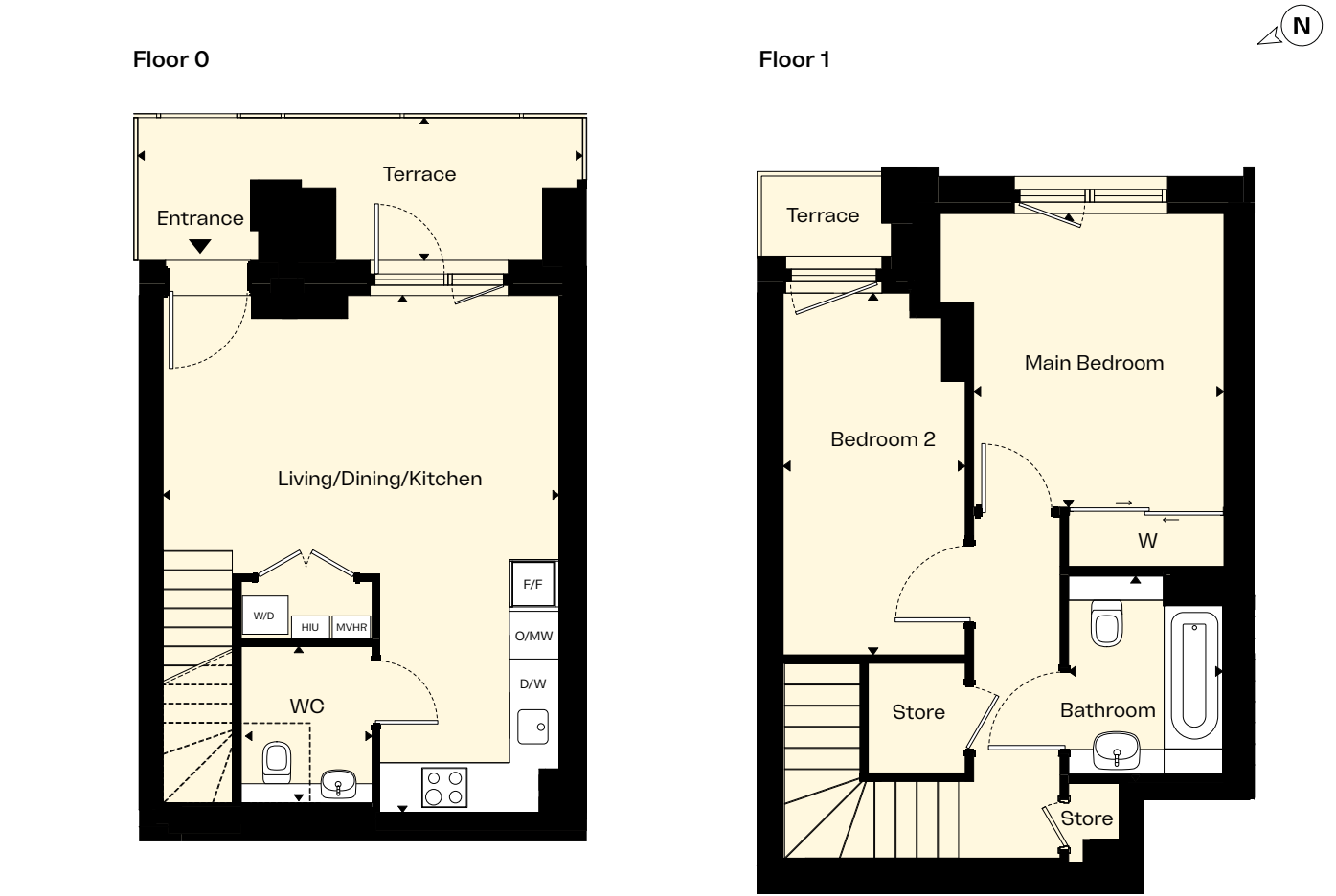


Room	Dimensions – Metres	Dimensions – Feet
Living/Dining/Kitchen	5.5m x 6.7m	18'-0" x 21'-10"ft
Main Bedroom	2.8m x 4.6m	9'-1" x 15'-2"ft
Bedroom 2	2.6m x 3.9m	8'-5" x 12'-9"ft
Apartment area	73.7 sq m	792 sq ft
Ground Floor Terrace	1.9m x 6.3m	6'-3" x 20'-8"ft
First Floor Terrace (a)	0.9m x 3.6m	2'-11" x 11'-10"ft
First Floor Terrace (b)	0.9m x 2.1m	2'-11" x 6'-11"ft
Total outdoor space	17 sq m	183 sq ft

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# 2 Bedroom Duplex Apartment

## Plot B-00-03-D

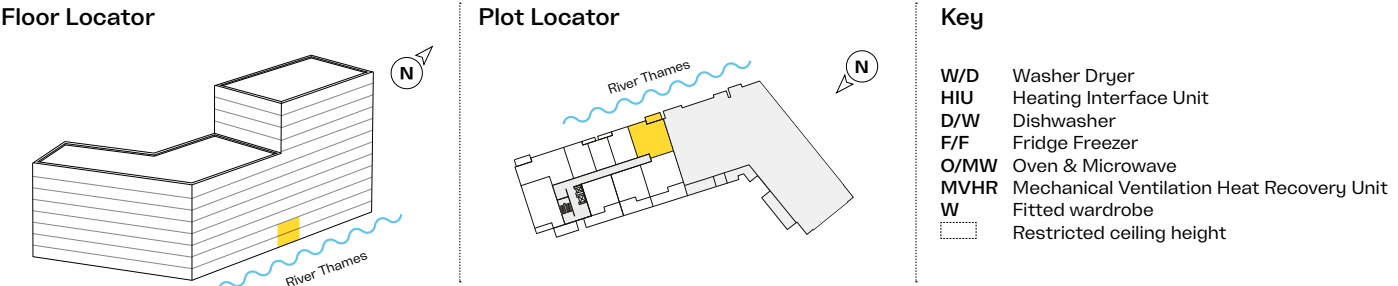


Room	Dimensions – Metres	Dimensions – Feet
Living/Dining/Kitchen	5.2m x 6.8m	17'-0" x 22'-3"ft
Main Bedroom	3.0m x 3.5m	9'-8" x 11'-4"ft
Bedroom 2	2.2m x 4.3m	7'-1" x 14'-0"ft
Apartment area	72.4 sq m	778 sq ft
Ground Floor Terrace	1.9m x 5.8m	6'-2" x 19'-1"ft
First Floor Terrace	0.9m x 1.5m	2'-10 x 4'-9ft
Total outdoor space	12 sq m	131 sq ft

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# 2 Bedroom Duplex Apartment

## Plot B-00-04-D



Room	Dimensions – Metres	Dimensions – Feet
Living/Dining/Kitchen	3.4m x 7.7m	11'-3" x 25'-2"ft
Main bedroom	2.9m x 5.0m	9'-5" x 16'-5"ft
Bedroom 2	2.8m x 5.0m	9'-0" x 16'-6"ft
Study	3.0m x 4.6m	9'-10" x 15'-0"ft
Apartment area	104.4 sq m	1,123 sq ft
Balcony	1.7m x 4.3m	5'-6" x 5'-11"ft
Terrace	1.9m x 4.8m	6'-2" x 15'-7"ft
Total outdoor space	9 sq m	96 sq ft

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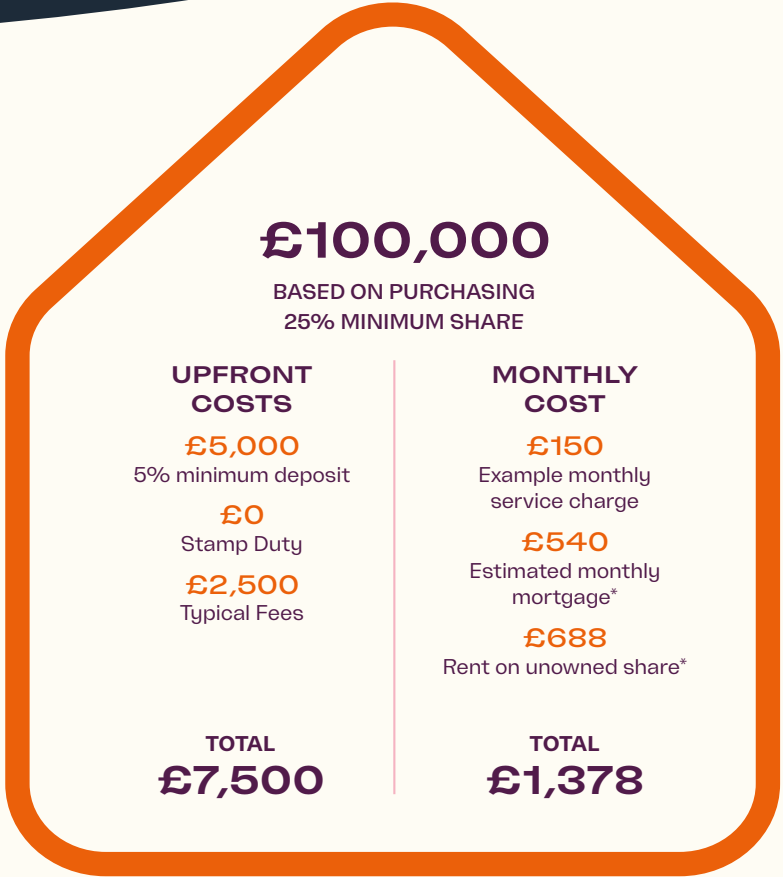


# What is Shared Ownership?

Shared Ownership is a government-backed scheme aimed at helping people take their first steps onto the property ladder. Shared Ownership can make the buying process a lot more accessible, making it possible for you to buy a home you might have thought was out of reach.

With Shared Ownership, you purchase the share of your home that you can afford, starting from as little as 25% and up to 75% of the property's value. This means you need a much smaller deposit than if you were to take out a mortgage on the whole value of your home. You then pay a subsidised rent on the remaining share of your home alongside your mortgage payments. If you choose to, you can buy more shares of your home at any time until you own it outright, or you can sell on the share that you own.

Example cost of buying a one-bedroom Shared Ownership home with a full market value of £400,000:



\*Monthly mortgage based on an example interest rate of 5.5%. Rent is calculated based on paying 2.75% of the unowned share per annum, paid over 12 months.

## WHO IS IT FOR?

Shared Ownership providers have a duty of care to ensure that you purchase a share that is affordable to you, so buyers will require a financial assessment and approval from an Independent Financial Adviser in order to buy a home.

To purchase a home with Shared Ownership at Royal Albert Wharf, you should meet most or all of the following criteria:

- You should have a regular income to cover your mortgage and rent, and your household income cannot be higher than £90,000 (£80,000 for homes outside of London).
- You must be 18 or older at the time of completing your purchase.
- You should live full time, and have leave to remain, in the UK.
- You can't own a property, or share of a property in the UK or abroad, at the time of completing your purchase.

## WHY BUY SHARED OWNERSHIP?

### LESS DEPOSIT

Your deposit will be a minimum of 5% of the share that you are buying, not the full market value. That means you need much less deposit than when purchasing outright, so you can save money faster and buy sooner.

### MORE FREEDOM

With Shared Ownership you're an owner-occupier which means, unlike renting, you'll have long-term security and you can make your home your own with the freedom to live and decorate as you wish, and you can even keep pets.

### INVESTMENT

Unlike renting, Shared Ownership allows you to build equity in your home by paying down your mortgage. Also if the value of your home increases, so does the share you own. So when you sell your home you'll benefit from any price increase.

## WHY BUY NEW?

### PEACE OF MIND

Homes at Royal Albert Wharf have a 10 year LABC structural warranty and a 12 month defects period from building completion. You will also be protected by the Consumer Code for Homebuilders, a Trading Standards approved code to make the home buying process fairer and more transparent for purchasers.



Protection for new-build home buyers

### MORE EFFICIENT

A new build home could be up to 55% more energy efficient\* than a comparable older property of a similar size. Modern build methods, integrated energy-efficient appliances and communal heating networks all work to reduce bills without reducing your home comforts.

### NO HIDDEN COSTS

All costs will be clearly set out in your lease including itemised service charges and estimates, how much rent you will pay on your unowned share, and caps on how much your rent can be increased over time.

\*Source: hbf.co.uk







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