



**LATIMER**  
by Clarion Housing Group

# Shared Ownership Price List

## One Goodmayes - Phase 2

Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ

Plot	Postal address	Floor	Bedrooms	Floorplan type	m <sup>2</sup>	ft <sup>2</sup>	Full market value	Shares available from	Min share value	5% mortgage deposit	Rent pcm	Service charge pcm	Estimated completion
407	Flat 3, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	Ground	1	D15	50.4	543	£320,000	25%	£80,000	£4,000	£530.00	£173.19	Mar 2026
417	Flat 12, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	2nd floor	1	D1	51.0	549	£315,000	25%	£78,750	£3,938	£521.72	£173.19	Mar 2026
418	Flat 13, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	2nd floor	1	D1	51.0	549	£315,000	25%	£78,750	£3,938	£521.72	£173.19	Mar 2026
424	Flat 19, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	3rd floor	1	D7	51.6	555	£313,000	25%	£78,250	£3,913	£518.41	£173.19	Mar 2026
427	Flat 22, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	3rd floor	1	D2	56.6	609	£328,000	25%	£82,000	£4,100	£543.25	£173.19	Mar 2026
430	Flat 25, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	3rd floor	2	D5	70.1	755	£395,000	30%	£118,500	£5,925	£610.60	£173.19	Mar 2026
431	Flat 26, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	3rd floor	1	D6	50.4	543	£318,000	25%	£79,500	£3,975	£526.69	£173.19	Mar 2026
436	Flat 31, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	4th floor	2	D4	71.9	774	£405,000	30%	£121,500	£6,075	£626.06	£173.19	Mar 2026
437	Flat 32, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	4th floor	1	D3	51.5	554	£320,000	25%	£80,000	£4,000	£530.00	£173.19	Mar 2026
439	Flat 34, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	4th floor	1	D6	50.4	543	£320,000	25%	£80,000	£4,000	£530.00	£173.19	Mar 2026
442	Flat 37, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	5th floor	1	D1	51.0	549	£323,000	25%	£80,750	£4,038	£534.97	£173.19	Mar 2026
443	Flat 38, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	5th floor	1	D8	51.0	549	£318,000	25%	£79,500	£3,975	£526.69	£173.19	Mar 2026

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 June 2025. 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.

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).

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.

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