



Price List

ISLINGTON WHARF

William Sutton Building, 4 Old Mill Street, Manchester, M4 6NA

| Plot No. | Postal address | Property type | Floor plans | No. of bedrooms | Sq ft | Parking | Full market value | Shares available from: | Share value | 5% mortgage deposit | Rent pcm | Estimated service charge pcm | Annual ground rent |
|----------|---|---------------|-----------------|-----------------|-------|---------|-------------------|------------------------|-------------|---------------------|----------|------------------------------|--------------------|
| IW.03.01 | 301 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NA | Apartment | Third floor | 2 | 829 | No | £339,500 | 35% | £118,825 | £5,941 | £505.71 | £177.69 | £0 |
| IW.05.04 | 504 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NA | Apartment | Fifth floor | 2 | 883 | No | £367,500 | 35% | £128,625 | £6,431 | £547.42 | £189.23 | £0 |
| IW.06.01 | 601 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NA | Apartment | Sixth floor | 2 | 829 | No | £349,500 | 35% | £122,325 | £6,116 | £520.61 | £177.69 | £0 |
| IW.06.03 | 603 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NA | Apartment | Sixth floor | 2 | 818 | No | £345,500 | 35% | £120,925 | £6,046 | £514.65 | £175.38 | £0 |
| IW.07.03 | 703 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NA | Apartment | Seventh floor | 2 | 818 | No | £348,500 | 35% | £121,975 | £6,099 | £519.12 | £175.38 | £0 |
| IW.08.01 | 801 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NA | Apartment | Eighth floor | 2 | 829 | No | £356,000 | 35% | £124,600 | £6,230 | £530.29 | £177.69 | £0 |
| IW.10.03 | 1003 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NB | Apartment | Tenth floor | 2 | 818 | No | £358,500 | 35% | £125,475 | £6,274 | £534.02 | £175.38 | £0 |
| IW.10.07 | 1007 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NB | Apartment | Tenth floor | 2 | 850 | No | £371,500 | 35% | £130,025 | £6,501 | £553.38 | £182.31 | £0 |
| IW.15.02 | 1502 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NB | Apartment | Fifteenth Floor | 2 | 807 | No | £370,000 | 35% | £129,500 | £6,475 | £551.15 | £173.08 | £0 |
| IW.15.03 | 1503 William Sutton Building, 4 Old Mill Street, Manchester, M4 6NB | Apartment | Fifteenth Floor | 2 | 807 | No | £370,000 | 35% | £129,500 | £6,475 | £551.15 | £173.08 | £0 |

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 2.75% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of £80,000 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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