

2 PALLISER ROAD

LONDON, W14

Shared Ownership - Price List

2 Palliser Road, W14 9AJ
Published 16/10/2025

**SOUTHERN
HOUSING**
new homes

Availability	Plot	Address	Floor	Gross Internal Area (ft²)	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 £	Maximum Household Income £
S106 One Bedroom Apartments															
AVAILABLE	1.03	12 Lewis Court, 2 Palliser Road, W14 9EF	1	544	Balcony	£580,000	25%	£145,000	£14,500	0.8%	£290.00	£688.83	£259.03	£1,237.86	£60,000
AVAILABLE	2.03	21 Lewis Court, 2 Palliser Road, W14 9AJ	2	560	Balcony	£580,000	25%	£145,000	£14,500	0.8%	£290.00	£688.83	£259.03	£1,237.86	£60,000
AVAILABLE	2.07	25 Lewis Court, 2 Palliser Road, W14 9AJ	2	544	Balcony	£580,000	25%	£145,000	£14,500	0.8%	£290.00	£688.83	£242.68	£1,221.51	£60,000
One Bedroom Apartments															
UNDER OFFER	1.05	14 Lewis Court, 2 Palliser Road, W14 9AJ													
UNDER OFFER	1.08	17 Lewis Court, 2 Palliser Road, W14 9AJ													
UNDER OFFER	3.05	32 Lewis Court, 2 Palliser Road, W14 9AJ													
UNDER OFFER	3.07	34 Lewis Court, 2 Palliser Road, W14 9AJ													
UNDER OFFER	3.08	35 Lewis Court, 2 Palliser Road, W14 9AJ													

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

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S106 Two Bedroom Apartments															
AVAILABLE	1.06*	15 Lewis Court, 2 Palliser Road, W14 9AJ	1	777	Balcony	£750,000	25%	£187,500	£18,750	0.2%	£93.75	£890.72	£355.83	£1,340.30	£60,000
UNDER OFFER	1.09	18 Lewis Court, 2 Palliser Road, W14 9AJ	1	792	Balcony	£750,000	25%	£187,500	£18,750	0.2%	£93.75	£890.72	£361.47	£1,345.94	£60,000
UNDER OFFER	3.09	36 Lewis Court, 2 Palliser Road, W14 9AJ													
Two Bedroom Apartments															
ON HOLD	1.01	10 Lewis Court, 2 Palliser Road, W14 9EF	1	826	Balcony	£750,000	25%	£187,500	£18,750	1.0%	£468.75	£890.72	£373.96	£1,733.43	£90,000
UNDER OFFER	1.04#	13 Lewis Court, 2 Palliser Road, W14 9EF													
UNDER OFFER	2.01	19 Lewis Court, 2 Palliser Road, W14 9AJ													

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