

# MILLSTREAM TOWER

## TOTTENHAM N17

## PRICE LIST

PLOT NUMBER	ADDRESS	FLOOR	NUMBER OF BEDS	AREA (sq m)	MARKET VALUE	SHARE OFFERED	SHARE VALUE	MINIMUM DEPOSIT	MORTGAGE AMOUNT	MORTGAGE REPAYMENTS (pcm)	RENT PAYMENTS (pcm)	SERVICE CHARGE (pcm)	TOTAL SPEND (pcm)	MINIMUM INCOME (per household)
13.01	Flat 86 Millstream Tower, 5 Station Road	13th	2	71.6	£493,000	25%	£123,250	£12,325	£110,925	£647.16	£693.28	£296.03	£1,636.47	£61,895
13.02	Flat 87 Millstream Tower, 5 Station Road	13th	2	83.1	£528,000	25%	£132,000	£13,200	£118,800	£693.11	£660.00	£296.03	£1,649.14	£62,635
14.01	Flat 91 Millstream Tower, 5 Station Road	14th	2	71.6										RESERVED

### IMPORTANT NOTES – PLEASE READ CAREFULLY

PRICES ARE BASED ON A VALUATION CARRIED OUT IN OCTOBER 2025 (VALUATIONS ARE SUBJECT TO REVIEW EVERY THREE MONTHS).

A BREAKDOWN OF THE ESTIMATED SERVICE CHARGE, INCLUDING ITEMS SUCH AS BUILDING INSURANCE, MANAGEMENT FEE AND CLEANING/MAINTENANCE OF COMMUNAL AREAS ETC WILL BE MADE AVAILABLE TO YOUR SOLICITOR IF YOU DECIDE TO PROCEED WITH THE PURCHASE.

MORTGAGE RATE BASED ON 90% REPAYMENT LOAN OVER 25 YEARS, AT AN INITIAL INTEREST RATE OF 4.98%. THE MORTGAGE FIGURES ARE INTENDED AS A GUIDE ONLY – MORTGAGE ADVICE MUST BE OBTAINED FROM A QUALIFIED ADVISER. SHARED OWNERSHIP RENT FOR PROPERTY VALUED UP TO £500,000 BASED ON 2.25% OF UNSOLD EQUITY PER ANNUM. SHARED OWNERSHIP RENT FOR PROPERTY VALUED £500,000 AND ABOVE BASED ON 2.00% OF UNSOLD EQUITY PER ANNUM. APPLICANTS WILL BE ENCOURAGED TO PURCHASE THE MAXIMUM SHARE THEY ARE ABLE TO AFFORD, WHICH WILL BE DETERMINED BY AN INDEPENDENT FINANCIAL ADVISER. THE MAXIMUM INCOME THRESHOLD IS £90,000 YOUR HOME IS AT RISK IF YOU

FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT AND MORTGAGE. PLEASE MAKE SURE YOU CAN AFFORD THE REPAYMENT BEFORE COMMITTING YOURSELF TO A PURCHASE.

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