



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 ²	ft ²	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	Feb 2026
423	Flat 17, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	2nd floor	1	D6	50.4	543	£315,000	25%	£78,750	£3,938	£521.72	£173.19	Feb 2026
427	Flat 21, 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
429	Flat 23, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	3rd floor	1	D3	51.5	554	£318,000	25%	£79,500	£3,975	£526.69	£173.19	Mar 2026
436	Flat 30, 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
443	Flat 37, 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
451	Flat 45, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	6th floor	1	D10	50.4	543	£325,000	25%	£81,250	£4,063	£538.28	£173.19	Mar 2026
453	Flat 47, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	7th floor	1	D1	51.0	549	£328,000	25%	£82,000	£4,100	£543.25	£173.19	Feb 2026
454	Flat 48, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	7th floor	1	D1*	51.0	549	£328,000	25%	£82,000	£4,100	£543.25	£173.19	Mar 2026
461	Flat 55, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	8th floor	1	D11	51.2	551	£325,000	25%	£81,250	£4,063	£538.28	£173.19	Mar 2026
464	Flat 58, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	9th floor	1	D7	51.6	555	£328,000	25%	£82,000	£4,100	£543.25	£173.19	Mar 2026
477	Flat 71, Mistle House, 1 Teal Road, Goodmayes, Ilford, IG3 8FJ	11th floor	1	D1	51.0	549	£338,000	25%	£84,500	£4,225	£559.81	£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 Sep 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.

Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited. Clarion Housing Association Limited is registered with Regulator of Social Housing (4865); and is a charitable Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is at 5th Floor, Greater London House, Hampstead Road, London, NW1 7QX.