

PHASE

1

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)
1.01	Flat 1 Millstream Tower, 5 Station Road	1st												SOLD
1.02	Flat 2 Millstream Tower, 5 Station Road	1st												SOLD
1.03	Flat 3 Millstream Tower, 5 Station Road	1st												SOLD
1.04	Flat 4 Millstream Tower, 5 Station Road	1st	1	55.9	£350,000	25%	£87,500	£8,750	£78,750	£517.27	£492.19	£272.03	£1,281.49	£46,927
1.05	Flat 5 Millstream Tower, 5 Station Road	1st	1	55.9	£350,000	25%	£87,500	£8,750	£78,750	£517.27	£492.19	£272.03	£1,281.49	£46,927
1.06	Flat 6 Millstream Tower, 5 Station Road	1st	1	55.9	£365,000	25%	£91,250	£9,125	£82,125	£539.44	£513.28	£272.03	£1,324.75	£48,518
1.07	Flat 7 Millstream Tower, 5 Station Road	1st	1	55.9	£365,000	25%	£91,250	£9,125	£82,125	£539.44	£513.28	£272.03	£1,324.75	£48,518
1.08	Flat 8 Millstream Tower, 5 Station Road	1st												SOLD
1.09	Flat 9 Millstream Tower, 5 Station Road	1st												SOLD
2.01	Flat 10 Millstream Tower, 5 Station Road	2nd												SOLD
2.02	Flat 11 Millstream Tower, 5 Station Road	2nd												SOLD
2.03	Flat 12 Millstream Tower, 5 Station Road	2nd												SOLD
2.04	Flat 13 Millstream Tower, 5 Station Road	2nd												SOLD
2.05	Flat 14 Millstream Tower, 5 Station Road	2nd	1	55.9	£352,500	25%	£88,125	£8,813	£79,313	£520.97	£495.70	£272.03	£1,288.70	£47,192
2.06	Flat 15 Millstream Tower, 5 Station Road	2nd	1	55.9	£367,500	25%	£91,875	£9,188	£82,688	£543.14	£516.80	£272.03	£1,331.96	£48,783
2.07	Flat 16 Millstream Tower, 5 Station Road	2nd	1	55.9	£367,500	25%	£91,875	£9,188	£82,688	£543.14	£516.80	£272.03	£1,331.96	£48,783
2.08	Flat 17 Millstream Tower, 5 Station Road	2nd	1	55.9	£367,500	25%	£91,875	£9,188	£82,688	£543.14	£516.80	£272.03	£1,331.96	£48,783
2.09	Flat 18 Millstream Tower, 5 Station Road	2nd												SOLD
3.01	Flat 19 Millstream Tower, 5 Station Road	3rd												SOLD
3.02	Flat 20 Millstream Tower, 5 Station Road	3rd												SOLD
3.03	Flat 21 Millstream Tower, 5 Station Road	3rd												SOLD
3.04	Flat 22 Millstream Tower, 5 Station Road	3rd	1	55.9	£355,000	25%	£88,750	£8,875	£79,875	£524.66	£499.22	£272.03	£1,295.91	£47,457
3.05	Flat 23 Millstream Tower, 5 Station Road	3rd	1	55.9	£355,000	25%	£88,750	£8,875	£79,875	£524.66	£499.22	£272.03	£1,295.91	£47,457
3.06	Flat 24 Millstream Tower, 5 Station Road	3rd	1	55.9	£370,000	25%	£92,500	£9,250	£83,250	£546.83	£520.31	£272.03	£1,339.17	£49,048
3.07	Flat 25 Millstream Tower, 5 Station Road	3rd	1	55.9	£370,000	25%	£92,500	£9,250	£83,250	£546.83	£520.31	£272.03	£1,339.17	£49,048
3.08	Flat 26 Millstream Tower, 5 Station Road	3rd	1	55.9	£370,000	25%	£92,500	£9,250	£83,250	£546.83	£520.31	£272.03	£1,339.17	£49,048
3.09	Flat 27 Millstream Tower, 5 Station Road	3rd												SOLD

IMPORTANT NOTES – PLEASE READ CAREFULLY

PRICES ARE BASED ON A VALUATION CARRIED OUT IN MAY 2023 (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 6.08%. 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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4.01	Flat 28 Millstream Tower, 5 Station Road	4th												SOLD
4.02	Flat 29 Millstream Tower, 5 Station Road	4th												SOLD
4.03	Flat 30 Millstream Tower, 5 Station Road	4th												SOLD
4.04	Flat 31 Millstream Tower, 5 Station Road	4th												RESERVED
4.05	Flat 32 Millstream Tower, 5 Station Road	4th	1	55.9	£357,500	25%	£89,375	£8,938	£80,438	£528.36	£502.73	£272.03	£1,303.12	£47,722
4.06	Flat 33 Millstream Tower, 5 Station Road	4th	1	55.9	£372,500	25%	£93,125	£9,313	£83,813	£550.52	£523.83	£272.03	£1,346.38	£49,313
4.07	Flat 34 Millstream Tower, 5 Station Road	4th	1	55.9	£372,500	25%	£93,125	£9,313	£83,813	£550.52	£523.83	£272.03	£1,346.38	£49,313
4.08	Flat 35 Millstream Tower, 5 Station Road	4th	1	55.9	£372,500	25%	£93,125	£9,313	£83,813	£550.52	£523.83	£272.03	£1,346.38	£49,313
4.09	Flat 36 Millstream Tower, 5 Station Road	4th												SOLD
5.01	Flat 37 Millstream Tower, 5 Station Road	5th												SOLD
5.02	Flat 38 Millstream Tower, 5 Station Road	5th	1	56.5	£395,000	25%	£98,750	£9,875	£88,875	£583.78	£555.47	£272.03	£1,411.28	£51,700
5.03	Flat 39 Millstream Tower, 5 Station Road	5th												SOLD
5.04	Flat 40 Millstream Tower, 5 Station Road	5th	1	55.9	£360,000	25%	£90,000	£9,000	£81,000	£532.05	£506.25	£272.03	£1,310.33	£47,988
5.05	Flat 41 Millstream Tower, 5 Station Road	5th												RESERVED
5.06	Flat 42 Millstream Tower, 5 Station Road	5th	1	55.9	£375,000	25%	£93,750	£9,375	£84,375	£554.22	£527.34	£272.03	£1,353.59	£49,579
5.07	Flat 43 Millstream Tower, 5 Station Road	5th	1	55.9	£375,000	25%	£93,750	£9,375	£84,375	£554.22	£527.34	£272.03	£1,353.59	£49,579
5.08	Flat 44 Millstream Tower, 5 Station Road	5th	1	55.9	£375,000	25%	£93,750	£9,375	£84,375	£554.22	£527.34	£272.03	£1,353.59	£49,579
5.09	Flat 45 Millstream Tower, 5 Station Road	5th												SOLD
6.01	Flat 46 Millstream Tower, 5 Station Road	6th												SOLD
6.02	Flat 47 Millstream Tower, 5 Station Road	6th												SOLD
6.03	Flat 48 Millstream Tower, 5 Station Road	6th												SOLD
6.04	Flat 49 Millstream Tower, 5 Station Road	6th	1	55.9	£362,500	25%	£90,625	£9,063	£81,563	£535.75	£509.77	£272.03	£1,317.54	£48,253
6.05	Flat 50 Millstream Tower, 5 Station Road	6th	1	55.9	£362,500	25%	£90,625	£9,063	£81,563	£535.75	£509.77	£272.03	£1,317.54	£48,253
6.06	Flat 51 Millstream Tower, 5 Station Road	6th	1	55.9	£377,500	25%	£94,375	£9,438	£84,938	£557.91	£530.86	£272.03	£1,360.80	£49,844
6.07	Flat 52 Millstream Tower, 5 Station Road	6th	1	55.9	£377,500	25%	£94,375	£9,438	£84,938	£557.91	£530.86	£272.03	£1,360.80	£49,844
6.08	Flat 53 Millstream Tower, 5 Station Road	6th	1	55.9	£377,500	25%	£94,375	£9,438	£84,938	£557.91	£530.86	£272.03	£1,360.80	£49,844
6.09	Flat 54 Millstream Tower, 5 Station Road	6th												SOLD

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7.01	Flat 55 Millstream Tower, 5 Station Road	7th	1	57.1	£402,500	25%	£100,625	£10,063	£90,563	£594.86	£566.02	£272.03	£1,432.91	£52,495
7.02	Flat 56 Millstream Tower, 5 Station Road	7th	1	56.5	£400,000	25%	£100,000	£10,000	£90,000	£591.17	£562.50	£272.03	£1,425.70	£52,230
7.03	Flat 57 Millstream Tower, 5 Station Road	7th												SOLD
7.04	Flat 58 Millstream Tower, 5 Station Road	7th												SOLD
7.05	Flat 59 Millstream Tower, 5 Station Road	7th												SOLD
7.06	Flat 60 Millstream Tower, 5 Station Road	7th	1	51.0	£395,000	25%	£98,750	£9,875	£88,875	£583.78	£555.47	£272.03	£1,411.28	£51,700
8.01	Flat 61 Millstream Tower, 5 Station Road	8th	2	71.6	£483,000	25%	£120,750	£12,075	£108,675	£713.83	£679.22	£272.03	£1,665.08	£61,034
8.02	Flat 62 Millstream Tower, 5 Station Road	8th	2	83.1	£538,000	25%	£134,500	£13,450	£121,050	£795.12	£672.50	£272.03	£1,739.65	£63,838
8.03	Flat 63 Millstream Tower, 5 Station Road	8th												RESERVED
8.04	Flat 64 Millstream Tower, 5 Station Road	8th												SOLD
8.05	Flat 65 Millstream Tower, 5 Station Road	8th												SOLD
9.01	Flat 66 Millstream Tower, 5 Station Road	9th												SOLD
9.02	Flat 67 Millstream Tower, 5 Station Road	9th	2	83.1	£512,000	25%	£128,000	£12,800	£115,200	£756.69	£640.00	£272.81	£1,668.72	£61,227
9.03	Flat 68 Millstream Tower, 5 Station Road	9th	2	78.2	£492,000	25%	£123,000	£12,300	£110,700	£727.14	£691.88	£272.03	£1,691.04	£61,989
9.04	Flat 69 Millstream Tower, 5 Station Road	9th	1	55.9	£370,000	25%	£92,500	£9,250	£83,250	£546.83	£520.31	£272.03	£1,339.17	£49,048
9.05	Flat 70 Millstream Tower, 5 Station Road	9th												RESERVED
10.01	Flat 71 Millstream Tower, 5 Station Road	10th	2	71.6	£481,000	25%	£120,250	£12,025	£108,225	£710.88	£676.41	£272.03	£1,659.32	£60,822
10.02	Flat 72 Millstream Tower, 5 Station Road	10th	2	83.1	£516,000	25%	£129,000	£12,900	£116,100	£762.61	£645.00	£272.03	£1,679.64	£61,629
10.03	Flat 73 Millstream Tower, 5 Station Road	10th	2	78.2	£496,000	25%	£124,000	£12,400	£111,600	£733.05	£697.50	£272.03	£1,702.58	£62,413
10.04	Flat 74 Millstream Tower, 5 Station Road	10th	1	55.9	£372,500	25%	£93,125	£9,313	£83,813	£550.52	£523.83	£272.03	£1,346.38	£49,313
10.05	Flat 75 Millstream Tower, 5 Station Road	10th												SOLD
11.01	Flat 76 Millstream Tower, 5 Station Road	11th												SOLD
11.02	Flat 77 Millstream Tower, 5 Station Road	11th												SOLD
11.03	Flat 78 Millstream Tower, 5 Station Road	11th												RESERVED
11.04	Flat 79 Millstream Tower, 5 Station Road	11th	1	55.9	£375,000	25%	£93,750	£9,375	£84,375	£554.22	£527.34	£272.03	£1,353.59	£49,579
11.05	Flat 80 Millstream Tower, 5 Station Road	11th												SOLD

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PRICE LIST

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12.01	Flat 81 Millstream Tower, 5 Station Road	12th	2	71.6	£489,000	25%	£122,250	£12,225	£110,025	£722.70	£687.66	£272.03	£1,682.39	£61,670
12.02	Flat 82 Millstream Tower, 5 Station Road	12th	2	83.1	£524,000	25%	£131,000	£13,100	£117,900	£774.43	£655.00	£272.03	£1,701.46	£62,432
12.03	Flat 83 Millstream Tower, 5 Station Road	12th	2	78.2	£504,000	25%	£126,000	£12,600	£113,400	£744.87	£630.00	£272.03	£1,646.90	£60,424
12.04	Flat 84 Millstream Tower, 5 Station Road	12th	1	55.9	£377,500	25%	£94,375	£9,438	£84,938	£557.91	£530.86	£272.03	£1,360.80	£49,844
12.05	Flat 85 Millstream Tower, 5 Station Road	12th	1	55.9										RESERVED
13.01	Flat 86 Millstream Tower, 5 Station Road	13th	2	71.6	£493,000	25%	£123,250	£12,325	£110,925	£728.61	£693.28	£272.03	£1,693.93	£62,095
13.02	Flat 87 Millstream Tower, 5 Station Road	13th	2	83.1	£528,000	25%	£132,000	£13,200	£118,800	£780.34	£660.00	£272.03	£1,712.37	£62,834
13.03	Flat 88 Millstream Tower, 5 Station Road	13th	2	78.2	£508,000	25%	£127,000	£12,700	£114,300	£750.78	£635.00	£272.03	£1,657.81	£60,825
13.04	Flat 89 Millstream Tower, 5 Station Road	13th	1	55.9	£380,000	25%	£95,000	£9,500	£85,500	£561.61	£534.38	£272.03	£1,368.01	£50,109
13.05	Flat 90 Millstream Tower, 5 Station Road	13th	1	55.9	£395,000	25%	£98,750	£9,875	£88,875	£583.78	£555.47	£272.03	£1,411.28	£51,700
14.01	Flat 91 Millstream Tower, 5 Station Road	14th	2	71.6	£512,000	25%	£128,000	£12,800	£115,200	£756.69	£640.00	£272.03	£1,668.72	£61,227
14.02	Flat 92 Millstream Tower, 5 Station Road	14th	2	83.1	£547,000	25%	£136,750	£13,675	£123,075	£808.42	£683.75	£272.03	£1,764.20	£64,742
14.03	Flat 93 Millstream Tower, 5 Station Road	14th	2	78.2	£512,000	25%	£128,000	£12,800	£115,200	£756.69	£640.00	£272.03	£1,668.72	£61,227
14.04	Flat 94 Millstream Tower, 5 Station Road	14th	1	55.9	£382,500	25%	£95,625	£9,563	£86,063	£565.30	£537.89	£272.03	£1,375.22	£50,374
14.05	Flat 95 Millstream Tower, 5 Station Road	14th	1	55.9	£397,500	25%	£99,375	£9,938	£89,438	£587.47	£558.98	£272.03	£1,418.49	£51,965
15.01	Flat 96 Millstream Tower, 5 Station Road	15th	2	71.6	£516,000	25%	£129,000	£12,900	£116,100	£762.61	£645.00	£272.03	£1,679.64	£61,629
15.02	Flat 97 Millstream Tower, 5 Station Road	15th	2	83.1	£551,000	25%	£137,750	£13,775	£123,975	£814.33	£688.75	£272.03	£1,775.11	£65,144
15.03	Flat 98 Millstream Tower, 5 Station Road	15th	2	78.2	£516,000	25%	£129,000	£12,900	£116,100	£762.61	£645.00	£272.03	£1,679.64	£61,629
15.04	Flat 99 Millstream Tower, 5 Station Road	15th	1	55.9	£385,000	25%	£96,250	£9,625	£86,625	£569.00	£541.41	£272.03	£1,382.44	£50,639

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15.05	Flat 100 Millstream Tower, 5 Station Road	15th	1	55.9	£400,000	25%	£100,000	£10,000	£90,000	£591.17	£562.50	£272.03	£1,425.70	£52,230
16.01	Flat 101 Millstream Tower, 5 Station Road	16th	2	71.6	£520,000	25%	£130,000	£13,000	£117,000	£768.52	£650.00	£272.03	£1,690.55	£62,031
16.02	Flat 102 Millstream Tower, 5 Station Road	16th	2	83.1										RESERVED
16.03	Flat 103 Millstream Tower, 5 Station Road	16th	2	78.2	£535,000	25%	£133,750	£13,375	£120,375	£790.69	£668.75	£272.03	£1,731.47	£63,537
16.04	Flat 104 Millstream Tower, 5 Station Road	16th	1	55.9	£397,500	25%	£99,375	£9,938	£89,438	£587.47	£558.98	£272.03	£1,418.49	£51,965
16.05	Flat 105 Millstream Tower, 5 Station Road	16th	1	55.9	£407,500	25%	£101,875	£10,188	£91,688	£602.25	£573.05	£272.03	£1,447.33	£53,026
17.01	Flat 106 Millstream Tower, 5 Station Road	17th	2	71.6	£524,000	25%	£131,000	£13,100	£117,900	£774.43	£655.00	£272.03	£1,701.46	£62,432
17.02	Flat 107 Millstream Tower, 5 Station Road	17th												RESERVED
17.03	Flat 108 Millstream Tower, 5 Station Road	17th	2	78.2	£539,000	25%	£134,750	£13,475	£121,275	£796.60	£673.75	£272.03	£1,742.38	£63,939
17.04	Flat 109 Millstream Tower, 5 Station Road	17th	1	55.9	£400,000	25%	£100,000	£10,000	£90,000	£591.17	£562.50	£272.03	£1,425.70	£52,230
17.05	Flat 110 Millstream Tower, 5 Station Road	17th												RESERVED
18.01	Flat 111 Millstream Tower, 5 Station Road	18th	2	71.6	£528,000	25%	£132,000	£13,200	£118,800	£780.34	£660.00	£272.03	£1,712.37	£62,834
18.02	Flat 112 Millstream Tower, 5 Station Road	18th	2	83.1										SOLD
18.03	Flat 113 Millstream Tower, 5 Station Road	18th	2	78.2	£543,000	25%	£135,750	£13,575	£122,175	£802.51	£678.75	£272.03	£1,753.29	£64,341
18.04	Flat 114 Millstream Tower, 5 Station Road	18th	1	55.9	£402,500	25%	£100,625	£10,063	£90,563	£594.86	£566.02	£272.03	£1,432.91	£52,495
18.05	Flat 115 Millstream Tower, 5 Station Road	18th	1	55.9	£412,500	25%	£103,125	£10,313	£92,813	£609.64	£580.08	£272.03	£1,461.75	£53,556
19.03	Flat 118 Millstream Tower, 5 Station Road	19th	2	78.2	£547,000	25%	£136,750	£13,675	£123,075	£808.42	£683.75	£272.03	£1,764.20	£64,742
19.04	Flat 119 Millstream Tower, 5 Station Road	19th	1	55.9	£405,000	25%	£102,500	£10,250	£92,250	£598.56	£569.53	£272.03	£1,440.12	£52,761

IMPORTANT NOTES – PLEASE READ CAREFULLY

PRICES ARE BASED ON A VALUATION CARRIED OUT IN MAY 2023 (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 6.08%. 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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