



# Arcadia View - Price List

Legrave Street, London, E5 9QX

# SOUTHERN HOUSING

*new homes*

Availability	Plot	Address	Beds	Baths	Floor	Gross Internal Area (m <sup>2</sup> )	Private Outdoor Space	Full Market Value [1]	25% Minimum Share £ [2]	Deposit (5%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage Payment [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
<b>2 Bedroom Apartments</b>														
MARKETING SUITE	A1 / 1	Flat 2, 2 Legrave Street, London, E5 9UJ	2	1	1	61.3	Balcony	£550,000	£137,500	£6,875	£945	£783	£213.61	£1,942
RESERVED	A1 / 2	Flat 3, 2 Legrave Street, London, E5 9UJ												
SHOW HOME (RESERVED)	A1 / 5	Flat 6, 2 Legrave Street, London, E5 9UJ												
RESERVED	A2 / 5	Flat 12, 2 Legrave Street, London, E5 9UJ												
AVAILABLE	A3 / 5	Flat 18, 2 Legrave Street, London, E5 9UJ	2	1	3	60.2	Balcony	£560,000	£140,000	£7,000	£963	£797	£210.50	£1,970
SHOW HOME (UNDER OFFER)	B1 / 2	Flat 5, 4 Legrave Street, London, E5 9UL	2	1	1	63.1	Balcony	£550,000	£137,500	£6,875	£945	£783	£206.30	£1,935
RESERVED	B3 / 3	Flat 12, 4 Legrave Street, London, E5 9UL												
UNDER OFFER	C1 / 4	Flat 8, 6 Legrave Street, London, E5 9UN	2	1	1	62.2	Balcony	£550,000	£137,500	£6,875	£945	£783	£161.68	£1,890
RESERVED	C2 / 1	Flat 10, 6 Legrave Street, London, E5 9UN												
RESERVED	C2 / 4	Flat 13, 6 Legrave Street, London, E5 9UN												

Car free  
 Lease period - 999 years from 2022  
**IMPORTANT INFORMATION - PLEASE READ CAREFULLY**  
 [1] Prices are based on market valuation carried out by an Independent RICS Valuer every 3 months.  
 [2] Applicants will be required to purchase the optimum share they are able to afford as determined by an independent financial advisor. Please see Southern Housing's Shared Ownership Sales Policy for more information; available on request.  
 [3] Rent is based on 2.75% of 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] Mortgage rate is based on a 95% repayment loan over 30 years with interest rate of 6% (this assumes you will be paying a 5% deposit). Eligibility criteria for a 5% deposit apply. Please contact our nominated financial advisor to discuss options.  
 [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 charge 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.**