



Arcadia View - Price List

Leagrave Street, London, E5 9QX

SOUTHERN HOUSING

new homes

Availability	Plot	Address	Beds	Baths	Floor	Gross Internal Area (m ²)	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
1 Bedroom Apartments														
MARKETING SUITE (RESERVED)	B0 / 2	Flat 2, 4 Leagrave Street, London, E5 9UJ	1	1	Ground	51.3	Terrace	£430,000	£107,500	£5,375	£739	£612	£172.97	£1,524
RESERVED	C2 / 3	Flat 12, 6 Leagrave Street, London, E5 9UN	1	1	2	49.6	Balcony	£425,000	£106,250	£5,313	£730	£605	£134.52	£1,470
RESERVED	C3 / 3	Flat 17, 6 Leagrave Street, London, E5 9UN	1	1	3	49.6	Balcony	£430,000	£107,500	£5,375	£739	£612	£134.44	£1,454
2 Bedroom Apartments														
RESERVED	B1 / 3	Flat 6, 4 Leagrave Street, London, E5 9UL	2	2	1	70.4	Balcony	£560,000	£140,000	£7,000	£963	£797	£227.03	£1,987
RESERVED	B2 / 3	Flat 9, 4 Leagrave Street, London, E5 9UL	2	2	2	70.4	Balcony	£565,000	£141,250	£7,063	£971	£805	£227.03	£2,003
AVAILABLE	B3 / 3	Flat 12, 4 Leagrave Street, London, E5 9UL	2	2	3	61.3	Balcony	£560,000	£140,000	£7,000	£963	£797	£201.19	£1,961
2 Bedroom Apartments														
AVAILABLE	A1 / 1	Flat 2, 2 Leagrave Street, London, E5 9UJ	2	1	1	61.3	Balcony	£550,000	£137,500	£6,875	£945	£783	£213.61	£1,942
AVAILABLE	A1 / 2	Flat 3, 2 Leagrave Street, London, E5 9UJ	2	1	1	63.4	Balcony	£550,000	£137,500	£6,875	£945	£783	£220.06	£1,949
AVAILABLE	A1 / 5	Flat 6, 2 Leagrave Street, London, E5 9UJ	2	1	1	66.6	Balcony	£550,000	£137,500	£6,875	£945	£783	£229.87	£1,958
UNDER OFFER	A1 / 6	Flat 7, 2 Leagrave Street, London, E5 9UJ	2	1	1	62.7	2 x Balconies	£552,500	£138,125	£6,906	£950	£787	£217.87	£1,955
RESERVED	A2 / 1	Flat 8, 2 Leagrave Street, London, E5 9UJ	2	1	2	61.3	Balcony	£555,000	£138,750	£6,938	£954	£790	£213.61	£1,958
AVAILABLE	A2 / 5	Flat 12, 2 Leagrave Street, London, E5 9UJ	2	1	2	66.5	Balcony	£555,000	£138,750	£6,938	£954	£790	£229.57	£1,974
AVAILABLE	A3 / 5	Flat 18, 2 Leagrave Street, London, E5 9UJ	2	1	3	60.2	Balcony	£560,000	£140,000	£7,000	£963	£797	£210.50	£1,970
SHOW HOME	B1 / 2	Flat 5, 4 Leagrave Street, London, E5 9UL	2	1	1	63.1	Balcony	£550,000	£137,500	£6,875	£945	£783	£206.30	£1,935
SHOW HOME (RESERVED)	B2 / 1	Flat 7, 4 Leagrave Street, London, E5 9UL	2	1	2	64.6	2 x Balconies	£557,500	£139,375	£6,969	£958	£794	£210.57	£1,963
AVAILABLE	B2 / 2	Flat 8, 4 Leagrave Street, London, E5 9UL	2	1	2	63.1	Balcony	£555,000	£138,750	£6,938	£954	£790	£206.30	£1,950
AVAILABLE	B3 / 2	Flat 11, 4 Leagrave Street, London, E5 9UL	2	1	3	60.0	Balcony	£560,000	£140,000	£7,000	£963	£797	£197.64	£1,958
AVAILABLE	C1 / 1	Flat 5, 6 Leagrave Street, London, E5 9UN	2	1	1	60.3	Balcony	£550,000	£137,500	£6,875	£945	£783	£157.57	£1,886
AVAILABLE	C1 / 4	Flat 8, 6 Leagrave Street, London, E5 9UN	2	1	1	62.2	Balcony	£550,000	£137,500	£6,875	£945	£783	£161.68	£1,890
UNDER OFFER	C2 / 1	Flat 10, 6 Leagrave Street, London, E5 9UN	2	1	2	60.3	Balcony	£555,000	£138,750	£6,938	£954	£790	£157.57	£1,902
UNDER OFFER	C2 / 4	Flat 13, 6 Leagrave Street, London, E5 9UN	2	1	2	62.2	Balcony	£555,000	£138,750	£6,938	£954	£790	£161.68	£1,906

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 maximum share they are able to afford as determined by an independent financial advisor.

[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.