



Arcadia View - Price List

Legrave Street, London, E5 9QX

SOUTHERN HOUSING

new homes

Availability	Estimated Completion	Plot	Address	Beds	Baths	Floor	Gross Internal Area (m ²)	Private Outdoor Space	Full Market Value [1]	25% Minimum Share £ [2]	Deposit (10%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage Payment [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
1 Bedroom Apartments															
RESERVED	Autumn 2023	A0 / 1	Flat 1, 2 Legrave Street, London, E5 9UJ	1	1	Ground	59.7	Large Terrace	£432,500	£108,125	£10,813	£743	£583	£208.77	£1,536
RESERVED	Autumn 2023	A1 / 4	Flat 5, 2 Legrave Street, London, E5 9UJ	1	1	1	54.1	2 x Balconies	£422,500	£105,625	£10,563	£726	£570	£191.72	£1,488
RESERVED	Autumn 2023	A2 / 4	Flat 11, 2 Legrave Street, London, E5 9UJ	1	1	2	54.1	2 x Balconies	£427,500	£106,875	£10,688	£735	£577	£191.72	£1,503
RESERVED	Autumn 2023	A3 / 4	Flat 17, 2 Legrave Street, London, E5 9UJ	1	1	3	52.4	Balcony	£430,000	£107,500	£10,750	£739	£580	£186.63	£1,506
MARKETING SUITE	Autumn 2023	B0 / 2	Flat 2, 4 Legrave Street, London, E5 9UJ	1	1	Ground	51.3	Terrace	£430,000	£107,500	£10,750	£739	£580	£172.97	£1,492
RESERVED	Autumn 2023	C1 / 3	Flat 7, 6 Legrave Street, London, E5 9UN	1	1	1	49.6	Balcony	£420,000	£105,000	£10,500	£722	£567	£134.52	£1,423
RESERVED	Autumn 2023	C2 / 3	Flat 12, 6 Legrave Street, London, E5 9UN	1	1	2	49.6	Balcony	£425,000	£106,250	£10,625	£730	£573	£134.52	£1,438
RESERVED	Autumn 2023	C3 / 3	Flat 17, 6 Legrave Street, London, E5 9UN	1	1	3	49.6	Balcony	£430,000	£107,500	£10,750	£739	£580	£134.44	£1,454
2 Bedroom Apartments															
UNDER OFFER	Autumn 2023	B0 / 3	Flat 3, 4 Legrave Street, London, E5 9UL	2	2	Ground	69.9	Terrace	£560,000	£140,000	£19,600	£963	£1,058	£225.66	£2,117
AVAILABLE	Autumn 2023	B1 / 3	Flat 6, 4 Legrave Street, London, E5 9UL	2	2	1	70.4	Balcony	£560,000	£140,000	£19,600	£963	£1,058	£227.03	£2,119
AVAILABLE	Autumn 2023	B2 / 3	Flat 9, 4 Legrave Street, London, E5 9UL	2	2	2	70.4	Balcony	£565,000	£141,250	£19,775	£971	£1,067	£227.03	£2,136
AVAILABLE	Autumn 2023	B3 / 3	Flat 12, 4 Legrave Street, London, E5 9UL	2	2	3	61.3	Balcony	£560,000	£140,000	£19,600	£963	£1,058	£201.19	£2,093

Show home(s) not initially available to reserve.

Car free development.

Lease period - 999 years.

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

Priority will be given to those living or working in the London Borough of Hackney

[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 90% repayment loan over 30 years with interest rate of 6% (this assumes you will be paying a 10% 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.



Arcadia View - Price List

Leagrave Street, London, E5 9QX

SOUTHERN HOUSING

new homes

Availability	Estimated Completion	Plot	Address	Beds	Baths	Floor	Gross Internal Area (ft ²)	Private Outdoor Space	Full Market Value [1]	25% Minimum Share £ [2]	Deposit (10%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage Payment [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
2 Bedroom Apartments															
AVAILABLE	Autumn 2023	A1 / 1	Flat 2, 2 Leagrave Street, London, E5 9UJ	2	1	1	61.3	Balcony	£550,000	£137,500	£13,750	£945	£742	£213.61	£1,901
RESERVED	Autumn 2023	A1 / 2	Flat 3, 2 Leagrave Street, London, E5 9UJ	2	1	1	63.4	Balcony	£550,000	£137,500	£13,750	£945	£742	£220.06	£1,907
AVAILABLE	Autumn 2023	A1 / 5	Flat 6, 2 Leagrave Street, London, E5 9UJ	2	1	1	66.6	Balcony	£550,000	£137,500	£13,750	£945	£742	£229.87	£1,917
AVAILABLE	Autumn 2023	A1 / 6	Flat 7, 2 Leagrave Street, London, E5 9UJ	2	1	1	62.7	2 x Balconies	£552,500	£138,125	£13,813	£950	£745	£217.87	£1,913
AVAILABLE	Autumn 2023	A2 / 1	Flat 8, 2 Leagrave Street, London, E5 9UJ	2	1	2	61.3	Balcony	£555,000	£138,750	£13,875	£954	£749	£213.61	£1,916
AVAILABLE	Autumn 2023	A2 / 2	Flat 9, 2 Leagrave Street, London, E5 9UJ	2	1	2	63.4	Balcony	£555,000	£138,750	£13,875	£954	£749	£220.09	£1,923
AVAILABLE	Autumn 2023	A2 / 5	Flat 12, 2 Leagrave Street, London, E5 9UJ	2	1	2	66.5	Balcony	£555,000	£138,750	£13,875	£954	£749	£229.57	£1,932
RESERVED	Autumn 2023	A2 / 6	Flat 13, 2 Leagrave Street, London, E5 9UJ	2	1	2	62.7	2 x Balconies	£557,500	£139,375	£13,938	£958	£752	£217.87	£1,928
RESERVED	Autumn 2023	A3 / 1	Flat 14, 2 Leagrave Street, London, E5 9UJ	2	1	3	61.3	Balcony	£560,000	£140,000	£14,000	£963	£755	£213.61	£1,932
AVAILABLE	Autumn 2023	A3 / 2	Flat 15, 2 Leagrave Street, London, E5 9UJ	2	1	3	63.4	Balcony	£560,000	£140,000	£14,000	£963	£755	£220.09	£1,938
AVAILABLE	Autumn 2023	A3 / 5	Flat 18, 2 Leagrave Street, London, E5 9UJ	2	1	3	60.2	Balcony	£560,000	£140,000	£14,000	£963	£755	£210.50	£1,928
RESERVED	Autumn 2023	A3 / 6	Flat 19, 2 Leagrave Street, London, E5 9UJ	2	1	3	62.7	2 x Balconies	£562,500	£140,625	£14,063	£967	£759	£217.87	£1,943
SHOW HOME (RESERVED)	Autumn 2023	B0 / 1	Flat 1, 4 Leagrave Street, London, E5 9UL	2	1	Ground	64.6	Large Terrace	£552,500	£138,125	£13,813	£950	£745	£210.57	£1,905
RESERVED	Autumn 2023	B1 / 1	Flat 4, 4 Leagrave Street, London, E5 9UL	2	1	1	64.6	2 x Balconies	£552,500	£138,125	£13,813	£950	£745	£210.57	£1,905
AVAILABLE	Autumn 2023	B1 / 2	Flat 5, 4 Leagrave Street, London, E5 9UL	2	1	1	63.1	Balcony	£550,000	£137,500	£13,750	£945	£742	£206.30	£1,894
AVAILABLE	Autumn 2023	B2 / 1	Flat 7, 4 Leagrave Street, London, E5 9UL	2	1	2	64.6	2 x Balconies	£557,500	£139,375	£13,938	£958	£752	£210.57	£1,921
AVAILABLE	Autumn 2023	B2 / 2	Flat 8, 4 Leagrave Street, London, E5 9UL	2	1	2	63.1	Balcony	£555,000	£138,750	£13,875	£954	£749	£206.30	£1,909
RESERVED	Autumn 2023	B3 / 1	Flat 10, 4 Leagrave Street, London, E5 9UL	2	1	3	64.6	2 x Balconies	£562,500	£140,625	£14,063	£967	£759	£210.57	£1,936
AVAILABLE	Autumn 2023	B3 / 2	Flat 11, 4 Leagrave Street, London, E5 9UL	2	1	3	60.0	Balcony	£560,000	£140,000	£14,000	£963	£755	£197.64	£1,916
AVAILABLE	Autumn 2023	C1 / 1	Flat 5, 6 Leagrave Street, London, E5 9UN	2	1	1	60.3	Balcony	£550,000	£137,500	£13,750	£945	£742	£157.57	£1,845
AVAILABLE	Autumn 2023	C1 / 4	Flat 8, 6 Leagrave Street, London, E5 9UN	2	1	1	62.2	Balcony	£550,000	£137,500	£13,750	£945	£742	£161.68	£1,849
RESERVED	Autumn 2023	C1 / 5	Flat 9, 6 Leagrave Street, London, E5 9UN	2	1	1	61.0	Balcony	£550,000	£137,500	£13,750	£945	£742	£159.13	£1,846
AVAILABLE	Autumn 2023	C2 / 1	Flat 10, 6 Leagrave Street, London, E5 9UN	2	1	2	60.3	Balcony	£555,000	£138,750	£13,875	£954	£749	£157.57	£1,860
AVAILABLE	Autumn 2023	C2 / 4	Flat 13, 6 Leagrave Street, London, E5 9UN	2	1	2	62.2	Balcony	£555,000	£138,750	£13,875	£954	£749	£161.68	£1,864
RESERVED	Autumn 2023	C2 / 5	Flat 14, 6 Leagrave Street, London, E5 9UN	2	1	2	61.0	Balcony	£555,000	£138,750	£13,875	£954	£749	£159.13	£1,862

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Car free development

Lease period - 999 years from 2022

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3 Bedroom Apartments															
AVAILABLE	Autumn 2023	A1 / 3	Flat 4, 2 Leagrave Street, London, E5 9UJ	3	2	1	82.0	Balcony	£600,000	£150,000	£15,000	£1,031	£809	£276.82	£2,117
RESERVED	Autumn 2023	A2 / 3	Flat 10, 2 Leagrave Street, London, E5 9UJ	3	2	2	82.0	Balcony	£605,000	£151,250	£15,125	£1,040	£816	£276.82	£2,133
RESERVED	Autumn 2023	A3 / 3	Flat 16, 2 Leagrave Street, London, E5 9UJ	3	2	3	82.0	Balcony	£610,000	£152,500	£15,250	£1,048	£823	£276.82	£2,148
RESERVED	Autumn 2023	C1 / 2	Flat 6, 6 Leagrave Street, London, E5 9UN	3	2	1	95.0	2 x Balconies	£612,500	£153,125	£15,313	£1,053	£826	£232.74	£2,112
RESERVED	Autumn 2023	C2 / 2	Flat 11, 6 Leagrave Street, London, E5 9UN	3	2	2	95.2	2 x Balconies	£607,500	£151,875	£15,188	£1,044	£820	£233.11	£2,097
RESERVED	Autumn 2023	C3 / 1	Flat 15, 6 Leagrave Street, London, E5 9UN	3	2	3	98.5	Terrace + Balcony	£625,000	£156,250	£15,625	£1,074	£843	£240.25	£2,158
RESERVED	Autumn 2023	C3 / 2	Flat 16, 6 Leagrave Street, London, E5 9UN	3	2	3	92.3	Balcony	£620,000	£155,000	£15,500	£1,066	£836	£226.84	£2,129

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