WICKSIDE SHARED OWNERSHIP

# Wickside - Phase 1 and 2 - Price List

Bridge House - 2 Davey Square, London, E9 5ZF
Phase 2 (W1, W2, W3) - 10 Trego Road, E9 5XG,
3 Lock Road and 5 Lock Road, E9 5YF
Published 28/09/2026

SOUTHERN HOUSING *new homes*

| Availability | Plot | Address | Floor | Internal Sqm | Full Market Value £ [1] | Minimum Share % | Minimum Share £ [2] | Monthly Rent % [4] | Monthly Rent £ [4] | Estimated Monthly Service Charge £ [6] | Maximum Household Income | Based on a 5% Deposit | | | Based on a 10% Deposit | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | Deposit Amount [3] | Monthly Mortgage [5] | Estimated Total Monthly Cost | Deposit Amount [3] | Monthly Mortgage [5] | Estimated Total Monthly Cost |
| **1 Bedroom Apartments (Phase 1 - Bridge House)** | | | | | | | | | | | | | | | | | |
| AVAILABLE | P3-03-05 | 305, 2 Davey Square, London, E9 5ZF | 3 | 54.60 | £482,500 | 25% | £120,625 | 1.10% | £331.72 | £228.66 | £50,000 | £6,031 | £622.19 | £1,182.57 | £12,063 | £589.44 | £1,149.82 |
| AVAILABLE | P3-05-03 | 503, 2 Davey Square, London, E9 5ZF | 5 | 57.40 | £500,000 | 25% | £125,000 | 1.75% | £546.88 | £239.31 | £65,000 | £6,250 | £644.75 | £1,430.94 | £12,500 | £610.82 | £1,397.00 |
| AVAILABLE | P3-05-04 | 504, 2 Davey Square, London, E9 5ZF | 5 | 57.20 | £500,000 | 25% | £125,000 | 1.75% | £546.88 | £238.93 | £65,000 | £6,250 | £644.75 | £1,430.56 | £12,500 | £610.82 | £1,396.62 |
| SOLD | P3-05-05 | 505, 2 Davey Square, London, E9 5ZF | 5 | | | | | | | | | | | | | | |
| **2 Bedroom Apartments (Phase 2 - Blocks W1, W2, W3)** | | | | | | | | | | | | | | | | | |
| AVAILABLE | W3-01-01 | 101, 5 Lock Road, London, E9 5YF | 1 | 66.53 | £590,000 | 25% | £147,500 | 1.45% | £534.69 | £235.73 | £90,000 | £7,375 | £760.81 | £1,531.23 | £14,750 | £720.77 | £1,491.18 |
| UNDER OFFER | W3-01-03 | 103, 5 Lock Road, London, E9 5YF | 1 | | | | | | | | | | | | | | |
| AVAILABLE | W1-01-02 | 102,10 Trego Road, London, E9 5XG | 1 | 68.83 | £602,500 | 25% | £150,625 | 1.45% | £546.02 | £246.13 | £90,000 | £7,531 | £776.93 | £1,569.07 | £15,063 | £736.04 | £1,528.18 |
| AVAILABLE | W3-02-03 | 203, 5 Lock Road, London, E9 5YF | 2 | 67.65 | £602,500 | 25% | £150,625 | 1.45% | £546.02 | £240.04 | £90,000 | £7,531 | £776.93 | £1,562.98 | £15,063 | £736.04 | £1,522.09 |
| SHOW HOME | W1-00-01 | G01,10 Trego Road, London, E9 5XG | 0 | 73.9 | £607,500 | 25% | £151,875 | 1.45% | £550.55 | £262.64 | £90,000 | £7,594 | £783.37 | £1,596.56 | £15,188 | £742.14 | £1,555.33 |
| AVAILABLE | W1-02-03 | 203,10 Trego Road, London, E9 5XG | 2 | 68.83 | £607,500 | 25% | £151,875 | 1.45% | £550.55 | £245.78 | £90,000 | £7,594 | £783.37 | £1,579.70 | £15,188 | £742.14 | £1,538.47 |
| AVAILABLE | W3-03-03 | 303, 5 Lock Road, London, E9 5YF | 3 | 67.65 | £607,500 | 25% | £151,875 | 1.45% | £550.55 | £240.04 | £90,000 | £7,594 | £783.37 | £1,573.96 | £15,188 | £742.14 | £1,532.73 |
| AVAILABLE | W1-03-03 | 303, 10 Trego Road, London, E9 5XG | 3 | 68.83 | £612,500 | 25% | £153,125 | 1.45% | £555.08 | £245.78 | £90,000 | £7,656 | £789.82 | £1,590.68 | £15,313 | £748.25 | £1,549.11 |
| AVAILABLE | W3-04-03 | 403, 5 Lock Road, London, E9 5YF | 4 | 67.65 | £615,000 | 25% | £153,750 | 1.45% | £557.34 | £240.04 | £90,000 | £7,688 | £793.05 | £1,590.43 | £15,375 | £751.31 | £1,548.69 |
| SOLD | W3-05-01 | 501, 5 Lock Road, London, E9 5YF | 5 | | | | | | | | | | | | | | |
| RESERVED | W3-05-03 | 503, 5 Lock Road, London, E9 5YF | 5 | | | | | | | | | | | | | | |
| AVAILABLE | W1-04-03 | 403, 10 Trego Road, London, E9 5XG | 4 | 68.83 | £625,000 | 25% | £156,250 | 1.45% | £566.41 | £245.78 | £90,000 | £7,813 | £805.94 | £1,618.13 | £15,625 | £763.52 | £1,575.71 |
| AVAILABLE | W1-05-03 | 503, 10 Trego Road, London, E9 5XG | 5 | 68.83 | £625,000 | 25% | £156,250 | 1.45% | £566.41 | £245.78 | £90,000 | £7,813 | £805.94 | £1,618.13 | £15,625 | £763.52 | £1,575.71 |

| Mortgage Interest Rate | 5.10% |
|---|---|

**W1-00-01 - SHOW HOME IS NOT YET AVAILABLE TO RESERVE.**

This is a car free development. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.

**IMPORTANT INFORMATION - PLEASE READ CAREFULLY**

[1] Sale prices are based on a market valuation carried out by an Independent RICS Valuer every 3 months. Our sale prices are subject to change up until the point you have received a memorandum of sale from us, reserving your new home.

[2] Applicants will be required to purchase the amount that they can suitably afford, as assessed by a qualified and experienced advisor who is regulated to give mortgage advice.

Once you have received a memorandum of sale, the agreed sale price and any incentives are secured for the duration of that agreement. If you exceed your exchange deadline, then it is at our discretion whether we extend those terms.

[3] Both 5% and 10% deposits, and the corresponding estimated monthly mortgage, are shown. Your deposit value will vary depending on the mortgage product you are able to obtain and your personal circumstances.

[4] Rent is charged at the % shown on 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.

[5] Representative mortgage rate is based on a repayment loan over 30 years with an interest rate as indicated. Interest rates and deposit values you are eligible for will differ based on your personal circumstances.

[6] 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 charges will increase year on year. You are advised to factor in any increases into your costings.