

# PRICE LIST & AFFORDABILITY SCHEDULE



1 & 2 bedroom apartments for Sale on a New Build Homebuy basis (part-buy part-rent)

## WE2

17 Seagull Lane, London E16

Plot no.	Flat no.	Apartment Style	Unit Type	Floor Level	Car Parking Space#	Approx sqm.	Full Market Value*	Minimum Share Available	Amount Purchased	Monthly Payments		Income Required		Status
										Unsold Share Rent per month**	Service Charges***	Single #	Joint #	
LG01	1	Style D	1 bed	LG	No	58								OCCUPIED
LG02	2	Style C	1 bed	LG	No	43	£165,000	40%	£66,000	£144	£120.00	£22,030	£25,173	
LG03	3	Style A	1 bed	LG	No	53	£165,000	40%	£66,000	£144	£120.00	£22,030	£25,173	RESERVED
LG04	4	Style B	1 bed	LG	No	59								OCCUPIED
G03	5	Style A	1 bed	GF	No	51	£175,000	40%	£70,000	£153	£120.00	£23,278	£26,611	
G04	6	Style E	1 bed	GF	No	47								OCCUPIED
G05	7	Style F	2 bed	GF	No	62								SOLD
G06	8	Style G	1 bed	GF	No	48	£182,000	40%	£72,800	£159	£120.00	£24,151	£27,618	
G07	9	Style H	2 bed	GF	No	62								SOLD
110	10	Style A	1 bed	First	No	51	£176,000	40%	£70,400	£154	£120.00	£23,402	£26,755	
111	11	Style E	1 bed	First	No	46								SOLD
112	12	Style F	2 bed	First	No	62								RESERVED
113	13	Style G	1 bed	First	No	52								OCCUPIED
114	14	Style H	2 bed	First	No	65								SOLD
210	15	Style A	1 bed	Second	No	51	£177,000	40%	£70,800	£155	£120.00	£23,527	£26,899	
211	16	Style E	1 bed	Second	No	46								OCCUPIED
212	17	Style F	2 bed	Second	No	62								SOLD
213	18	Style G	1 bed	Second	No	52								OCCUPIED
214	19	Style H	2 bed	Second	No	65								SOLD
310	20	Style A	1 bed	Third	No	51								SOLD
311	21	Style E	1 bed	Third	No	46								OCCUPIED
312	22	Style F	2 bed	Third	No	62								SOLD
313	23	Style G	1 bed	Third	No	52								SOLD
314	24	Style H	2 bed	Third	No	65								SOLD
410	25	Style A	1 bed	Fourth	No	51	£179,000	40%	£71,600	£157	£120.00	£23,777	£27,186	
411	26	Style E	1 bed	Fourth	No	46								OCCUPIED
412	27	Style F	2 bed	Fourth	No	62								OCCUPIED
413	28	Style G	1 bed	Fourth	No	52								RESERVED
414	29	Style H	2 bed	Fourth	No	65								SOLD

\*Prices are subject to change but correct at print date.

\*\*Rent per annum is 1.75% of the unsold equity paid in 12 monthly payments (for the 1st financial year) and will be reviewed annually.

\*\*\* Please note these are estimated service charges and may vary, final service charge figures will be provided to buyers and their solicitors as part of the purchase process.

#This is a car free development and you will not be issued a residents permit from Newham Council.

There is a car park next to WE2 managed by ExCel Exhibition Centre from £999 a year, please contact ExCel for further information.

##Minimum incomes are calculated with no deposit based on 3.5x single income and 3x joint income with no outstanding credit commitments.

Deposits and savings can help reduce the minimum incomes required. In most cases a deposit will be required to obtain a mortgage.

**REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**

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										Unsold Share Rent per month**	Service Charges***	Single #	Joint #	
510	30	Style A	1 bed	Fifth	No	50.90	£180,000	40%	£72,000	£158	£120.00	£23,901	£27,330	
511	31	Style E	1 bed	Fifth	No	46.00	£185,000	40%	£74,000	£162	£120.00	£24,525	£28,049	
512	32	Style F	2 bed	Fifth	No	61.60								SOLD
513	33	Style G	1 bed	Fifth	No	51.90								SOLD
514	34	Style H	2 bed	Fifth	No	65.20								SOLD
610	35	Style A	1 bed	Sixth	No	50.90								SOLD
611	36	Style E	1 bed	Sixth	No	46.00	£186,000	40%	£74,400	£163	£120.00	£24,650	£28,193	
612	37	Style F	2 bed	Sixth	No	61.60								OCCUPIED
613	38	Style G	1 bed	Sixth	No	51.90								OCCUPIED
614	39	Style H	2 bed	Sixth	No	65.20								SOLD
710	40	Style A	1 bed	Seventh	No	50.90	£182,000	40%	£72,800	£159	£120.00	£24,151	£27,618	
711	41	Style E	1 bed	Seventh	No	46.00	£187,000	40%	£74,800	£164	£120.00	£24,775	£28,337	
712	42	Style F	2 bed	Seventh	No	61.6								RESERVED
713	43	Style G	1 bed	Seventh	No	51.9								SOLD
714	44	Style H	2 bed	Seventh	No	65.2								SOLD
810	45	Style A	1 bed	Eighth	No	50.90	£183,000	40%	£73,200	£160	£120.00	£24,276	£27,762	
811	46	Style E	1 bed	Eighth	No	46.00	£188,000	40%	£75,200	£165	£120.00	£24,900	£28,481	
812	47	Style F	2 bed	Eighth	No	61.60								OCCUPIED
813	48	Style G	1 bed	Eighth	No	51.90								SOLD
814	49	Style H	2 bed	Eighth	No	65.20								SOLD
909	50	Style A	1 bed	Ninth	No	51.10	£184,000	40%	£73,600	£161	£120.00	£24,401	£27,905	
910	51	Style E	1 bed	Ninth	No	46.30								RESERVED
911	52	Style F	2 bed	Ninth	No	61.60								SOLD
912	53	Style G	1 bed	Ninth	No	52.00								RESERVED
913	54	Style H	2 bed	Ninth	No	65.90								SOLD
1009	55	Style A	1 bed	Tenth	No	51.10								SOLD
1010	56	Style E	1 bed	Tenth	No	46.30	£190,000	40%	£76,000	£166	£120.00	£25,149	£28,768	
1011	57	Style F	2 bed	Tenth	No	61.60								SOLD
1012	58	Style G	1 bed	Tenth	No	52.00								SOLD
1013	59	Style H	2 bed	Tenth	No	65.10								SOLD

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