

# The Rise - Alperton

## Shared Ownership Price List - Phase 1



Plot Number	Apt Number	Address	Parking	Unit Type	Area m2	Current Valuation	Minimum Share (%)	Share Purchased	-10% deposit	Monthly Mortgage *	Monthly Rent	Service Charges (1st year estimate)	Monthly Service Charge **	Total Monthly Costs (approx)	Minimum Income Single	Minimum Income Joint	Approx Costs Required*
A-1	6	Grand Union House, 257 Ealing Road, Wembley, HA0 1GH	Bay 56	2 Bed Flat (Ensuite) – 1st Floor (Type 11)	73.96	£465,000	25	£116,250	£104,625	£551.37	£799.22	£1,811.88	£150.99	£1,501.58	£47,912	£52,894	£18,600
A-2	9	Grand Union House, 257 Ealing Road, Wembley, HA0 1GH	Bay 47	2 Bed Flat (Ensuite) – 1st Floor (Type 10) ***	76.71	£472,500	25	£118,125	£106,313	£560.27	£812.11	£1,811.88	£150.99	£1,523.37	£48,655	£53,718	£18,900
B1-2	2	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL	Bay 20	1 Bed Flat – Grd Floor (Type 5) ***	61.5	£385,000	25	£96,250	£86,625	£456.51	£661.72	£1,820.09	£151.67	£1,269.91	£39,989	£44,114	£15,400
B1-3	6	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 1st Floor (Type 14)	53.01	£362,500	25	£90,625	£81,563	£429.83	£623.05	£1,820.09	£151.67	£1,204.56	£37,758	£41,642	£14,500
B1-13	16	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 3rd Floor (Type 14)	53.01	£362,500	25	£90,625	£81,563	£429.83	£623.05	£1,820.09	£151.67	£1,204.56	£37,758	£41,642	£14,500
B1-17	17	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Flat (Ensuite) – 3rd Floor (Type 16)	61	£427,500	25	£106,875	£96,188	£506.91	£734.77	£1,853.33	£154.44	£1,396.12	£44,236	£48,816	£17,100
B1-19	24	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 4th Floor (Type 15)	50.8	£355,000	25	£88,750	£79,875	£420.94	£610.16	£1,820.09	£151.67	£1,182.77	£37,015	£40,818	£14,200
B1-20	23	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 4th Floor (Type 17)	53.22	£360,000	25	£90,000	£81,000	£426.87	£618.75	£1,820.09	£151.67	£1,197.29	£37,510	£41,368	£14,400
B1-23	20	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Flat – 4th Floor (Type 44)	66.69	£442,500	25	£110,625	£99,563	£524.69	£760.55	£1,853.33	£154.44	£1,439.69	£45,723	£50,464	£17,700
B1-24	19	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Flat – 4th Floor (Type 45)	66.98	£452,500	25	£113,125	£101,813	£536.55	£777.73	£1,853.33	£154.44	£1,468.73	£46,714	£51,562	£18,100
B1-25	18	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL	Bay 27	3 Bed Flat (Ensuite) – 4th Floor (Type 46)	79.16	£527,500	25	£131,875	£118,688	£625.48	£906.64	£2,002.71	£166.89	£1,699.02	£54,299	£59,951	£21,100
B1-26	26	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Flat (Ensuite) – 4th Floor (Type 16)	61	£430,000	25	£107,500	£96,750	£509.87	£739.06	£1,853.33	£154.44	£1,403.38	£44,483	£49,091	£17,200
B1-28	31	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 5th Floor (Type 15)	50.8	£355,000	25	£88,750	£79,875	£420.94	£610.16	£1,820.09	£151.67	£1,182.77	£37,015	£40,818	£14,200
B1-29	30	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 5th Floor (Type 17)	53.22	£360,000	25	£90,000	£81,000	£426.87	£618.75	£1,820.09	£151.67	£1,197.29	£37,510	£41,368	£14,400
B1-31	28	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Flat – 5th Floor (Type 49)	69.23	£447,500	25	£111,875	£100,688	£530.62	£769.14	£1,853.33	£154.44	£1,454.21	£46,218	£51,013	£17,900
B1-33	33	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Flat (Ensuite) – 5th Floor (Type 16)	60.8	£430,000	25	£107,500	£96,750	£509.87	£739.06	£1,853.33	£154.44	£1,403.38	£44,483	£49,091	£17,200
C-5	5	Gateway House, 1A Carlyon Road, Wembley, HA0 1HA		2 Bed Flat (Ensuite) – 2nd Floor (Type 25)	76.8	£457,500	25	£114,375	£102,938	£542.48	£786.33	£1,938.30	£161.53	£1,490.33	£47,295	£52,197	£18,300

Rent charged at (2.75 %) of the unsold equity.

Minimum share available of 25% but customers will purchase a share based on their individual affordability assessment which will be carried out by an Independent Financial Adviser.

Minimum income requirements are a guide to affordability only. All applicants are required to meet the eligibility and affordability requirements as advised by the GLA.

Total monthly cost calculation based on 90% mortgage at average 5.99% rate. Please note that this rate is just an example and will vary depending on your mortgage options.

\*Estimated Costs required will include - Mortgage deposit, Legal fees and stamp duty (where applicable). Please refer to your Solicitor and Financial Advisers for further information on likely purchase costs.

\*\*Account charges are estimates and may vary but are correct as on 17th August 2018. 1st year service charge estimates are for the period ending 31st March 2019. Management fees are included within the service charge figures quoted. Ground rent is payable on final staircasing 1bed=£175 2 bed=£200 3 bed=£225

\*\*\*2nd year service charges commences 1st April 2019

\*\*\* Wheelchair Adaptable Unit

RESERVED

# The Rise - Alperton

## Shared Ownership Price List - Phase 2



Plot Number	Apt Number	Address	Parking	Unit Type	Area m2	Current Valuation	Minimum Share (%)	Share Purchased	-10% deposit	Monthly Mortgage *	Monthly Rent	Service Charges (1st year estimate)	Monthly Service Charge **	Total Monthly Costs (approx)	Minimum Income Single	Minimum Income Joint	Approx Costs Required*
A1-2	1	Grand Union House, 257 Ealing Road, Wembley, HA0 1GH	Bay 18	1 Bed Flat – Grd Floor (Type 2) ***	52.57	£365,000	25	£91,250	£82,125	£432.80	£627.34	£1,820.09	£151.67	£1,211.82	£38,006	£41,917	£14,600
A1-3	4	Grand Union House, 257 Ealing Road, Wembley, HA0 1GH		2 Bed Flat – 1st Floor (Type 7)	61.01	£422,500	25	£105,625	£95,063	£500.98	£726.17	£1,986.37	£165.53	£1,392.68	£43,873	£48,400	£16,900
A1-4	5	Grand Union House, 257 Ealing Road, Wembley, HA0 1GH		2 Bed Flat (Ensuite) – 1st Floor (Type 9)	70.12	£442,500	25	£110,625	£99,563	£524.69	£760.55	£1,986.37	£165.53	£1,450.77	£45,856	£50,597	£17,700
B1-4	5	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 1st Floor (Type 15)	50.8	£352,500	25	£88,125	£79,313	£417.98	£605.86	£1,820.09	£151.67	£1,175.51	£36,767	£40,544	£14,100
B1-5	4	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 1st Floor (Type 17)	53.22	£357,500	25	£89,375	£80,438	£423.91	£614.45	£1,820.09	£151.67	£1,190.03	£37,263	£41,093	£14,300
B1-7	7	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Flat (Ensuite) – 1st Floor (Type 16)	61	£427,500	25	£106,875	£96,188	£506.91	£734.77	£1,853.33	£154.44	£1,396.12	£44,236	£48,816	£17,100
B1-8	11	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 2nd Floor Flat (Type 14)	53.01	£362,500	25	£90,625	£81,563	£429.83	£623.05	£1,820.09	£151.67	£1,204.56	£37,758	£41,642	£14,500
B1-9	10	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 2nd Floor Flat (Type 15)	50.8	£352,500	25	£88,125	£79,313	£417.98	£605.86	£1,820.09	£151.67	£1,175.51	£36,767	£40,544	£14,100
B1-10	9	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 2nd Floor Flat (Type 17)	53.22	£357,500	25	£89,375	£80,438	£423.91	£614.45	£1,820.09	£151.67	£1,190.03	£37,263	£41,093	£14,300
B1-12	12	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Flat (Ensuite) – 2nd Floor Flat (Type 16)	61	£427,500	25	£106,875	£96,188	£506.91	£734.77	£1,853.33	£154.44	£1,396.12	£44,236	£48,816	£17,100
B1-14	15	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 3rd Floor (Type 15)	50.8	£352,500	25	£88,125	£79,313	£417.98	£605.86	£1,820.09	£151.67	£1,175.51	£36,767	£40,544	£14,100
B1-16	13	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 3rd Floor (Type 18)	50	£350,000	25	£87,500	£78,750	£415.01	£601.56	£1,820.09	£151.67	£1,168.25	£36,519	£40,269	£14,000
B1-18	25	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 4th Floor (Type 14)	53.01	£365,000	25	£91,250	£82,125	£432.80	£627.34	£1,820.09	£151.67	£1,211.82	£38,006	£41,917	£14,600
B1-22	21	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Flat – 4th Floor (Type 43)	71.34	£452,500	25	£113,125	£101,813	£536.55	£777.73	£1,853.33	£154.44	£1,468.73	£46,714	£51,562	£18,100
C-1	1	Gateway House, 1A Carlyon Road, Wembley, HA0 1GR		1 Bed Flat – Grd Floor (Type 3)	41.17	£330,000	25	£82,500	£74,250	£391.30	£567.19	£1,776.82	£148.07	£1,106.55	£34,493	£38,029	£13,200
C-2	2	Gateway House, 1A Carlyon Road, Wembley, HA0 1GR		2 Bed Flat – 1st Floor (Type 26)	71.24	£445,000	25	£111,250	£100,125	£527.66	£764.84	£1,938.30	£161.53	£1,454.03	£46,055	£50,823	£17,800
C-4	4	Gateway House, 1A Carlyon Road, Wembley, HA0 1HA		2 Bed Flat – 2nd Floor (Type 26)	71.24	£445,000	25	£111,250	£100,125	£527.66	£764.84	£1,938.30	£161.53	£1,454.03	£46,055	£50,823	£17,800

Rent charged at (2.75)% of the unsold equity.

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\*\*2nd year service charges commences 1st April 2019

\*\*\* Wheelchair Adaptable Unit

# The Rise - Alperton



## Shared Ownership Price List - Phase 3

Plot Number	Apt Number	Address	Parking	Unit Type	Area m2	Current Valuation	Minimum Share (%)	Share Purchased	-10% deposit	Monthly Mortgage *	Monthly Rent	Service Charges (1st year estimate)	Monthly Service Charge **	Total Monthly Costs (approx)	Minimum Income Single	Minimum Income Joint	Approx Costs Required*
A-4	7	Grand Union House, 257 Ealing Road, Wembley, HA0 1GH		2 Bed Flat (Ensuite) – 1st Floor (Type 13)	68.62	£455,000	25	£113,750	£102,375	£539.52	£782.03	£1,811.88	£150.99	£1,472.54	£46,920	£51,795	£18,200
A1-5	3	Grand Union House, 257 Ealing Road, Wembley, HA0 1GH		2 Bed Flat – 1st Floor (Type 8)	62.27	£425,000	25	£106,250	£95,625	£503.94	£730.47	£1,986.37	£165.53	£1,399.94	£44,121	£48,674	£17,000
B1-1	1	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL	Bay 19	1 Bed Flat – Grd Floor (Type 6) ***	72.64	£410,000	25	£102,500	£92,250	£486.16	£704.69	£1,820.09	£151.67	£1,342.52	£42,467	£46,860	£16,400
B1-6	3	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 1st Floor (Type 18)	50	£350,000	25	£87,500	£78,750	£415.01	£601.56	£1,820.09	£151.67	£1,168.25	£36,519	£40,269	£14,000
B1-11	8	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 2nd Floor Flat (Type 18)	50	£350,000	25	£87,500	£78,750	£415.01	£601.56	£1,820.09	£151.67	£1,168.25	£36,519	£40,269	£14,000
B1-21	22	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 4th Floor (Type 42)	42.79	£337,500	25	£84,375	£75,938	£400.19	£580.08	£1,820.09	£151.67	£1,131.94	£35,280	£38,896	£13,500
B1-27	32	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 5th Floor (Type 14)	53.01	£365,000	25	£91,250	£82,125	£432.80	£627.34	£1,820.09	£151.67	£1,211.82	£38,006	£41,917	£14,600
B1-30	29	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		1 Bed Flat – 5th Floor (Type 42)	42.79	£337,500	25	£84,375	£75,938	£400.19	£580.08	£1,820.09	£151.67	£1,131.94	£35,280	£38,896	£13,500
B1-36	36	Waterfield House, 259 Ealing Road, Wembley, HA0 1GL		2 Bed Duplex - 6/7th Fl (Type 64)	63.35	£432,500	25	£108,125	£97,313	£512.84	£743.36	£1,853.33	£154.44	£1,410.64	£44,731	£49,365	£17,300

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\*\*2nd year service charges commences 1st April 2019

\*\*\* Wheelchair Adaptable Unit