

Plot	Flat No	Block	Floor	SQ/FT	Parking	Market Value	Shares From %	Equity Price	Mortgage (est.)*	Monthly Rent 2.75%	Service Charge (est.)**	Total Monthly Outgoings (est.)	Guidance Household Income*** (est.)
1 Bed Apartments													
23	2	C	0	50.0	Yes	£347,500	45%	£156,380	£822	£438	£110	£1,370	£49,366
24	3	C	0	52.0	Yes	£350,000	45%	£157,500	£828	£441	£110	£1,379	£49,693
26	5	C	1	50.0	Yes	£345,000	45%	£155,250	£816	£435	£110	£1,361	£49,040
27	6	C	1	52.0	Yes	£352,500	45%	£158,630	£834	£444	£110	£1,388	£50,019
2 Bed Apartments													
1	1	A	0	72.0	Yes	£450,000	40%	£180,000	£946	£619	£160	£1,725	£62,156
2	2	A	0	74.0	Yes	£450,000	40%	£180,000	£946	£619	£160	£1,725	£62,156
3	3	A	1	74.0	Yes	£445,000	40%	£178,000	£936	£612	£160	£1,707	£61,530
4	4	A	1	74.0	Yes	£445,000	40%	£178,000	£936	£612	£160	£1,707	£61,530
22	1	C	0	61.0	Yes	£432,500	40%	£173,000	£909	£595	£160	£1,664	£59,964
25	4	C	1	61.0	Yes	£430,000	40%	£172,000	£904	£591	£160	£1,655	£59,650

PLEASE NOTE THE FOLLOWING:

➤ The information provided on your Notting Hill online application will be used to allocate the homes. It is therefore essential that this information is fully up to date

➤ The show home (Flat 1, Block A) includes the furniture at an additional cost of £3,500.

➤ **The minimum share available is shown on the price list. You will be offered the most affordable share based on your income and savings, and in line with the Homes & Communities Agency's affordability assessment.**

* Mortgage costs are estimated with a 10% deposit at an interest rate of 4.99% over 25 years on a repayment basis. The actual interest rate can vary, particularly if a larger deposit is available. For further information, please speak to the Independent Financial Advisors, JDC IFA at the viewing or call 0208 755 5577.

** Service Charge is an estimate and may increase in the future.

***The guidance household income is an estimate and will vary depending on your personal circumstances.

ALDER GROVE

Working in partnership with Harrow

Plot	House No	Block	Floor	SQ/FT	Parking	Market Value	Shares From %	Equity Price	Mortgage (est.)*	Monthly Rent 2.75%	Service Charge (est.)**	Total Monthly Outgoings (est.)	Guidance Household Income*** (est.)
3 Bed Houses													
5	1	n/a	n/a	106.0	Yes	£625,000	30%	£187,500	£986	£1,003	£70	£2,058	£74,166
6	2	n/a	n/a	106.0	Yes	£625,000	30%	£187,500	£986	£1,003	£70	£2,058	£74,166
7	3	n/a	n/a	106.0	Yes	£625,000	30%	£187,500	£986	£1,003	£70	£2,058	£74,166
8	4	n/a	n/a	106.0	Yes	£625,000	30%	£187,500	£986	£1,003	£70	£2,058	£74,166
9	5	n/a	n/a	106.0	Yes	£625,000	30%	£187,500	£986	£1,003	£70	£2,058	£74,166
10	6	n/a	n/a	106.0	Yes	£625,000	30%	£187,500	£986	£1,003	£70	£2,058	£74,166

PLEASE NOTE THE FOLLOWING:

➤The information provided on your Notting Hill online application will be used to allocate the homes. It is therefore essential that this information is fully up to date

➤The show home (Flat 1, Block A) includes the furniture at an additional cost of £3,500.

➤**The minimum share available is shown on the price list. You will be offered the most affordable share based on your income and savings, and in line with the Homes & Communities Agency's affordability assessment.**

* Mortgage costs are estimated with a 10% deposit at an interest rate of 4.99% over 25 years on a repayment basis. The actual interest rate can vary, particularly if a larger deposit is available. For further information, please speak to the Independent Financial Advisors, JDC IFA at the viewing or call 0208 755 5577.

** Service Charge is an estimate and may increase in the future.

Description of Building	This is a mixed tenure development. 27 properties in total, 16 Shared Ownership Units - 4 x 1 bed flats, 6 x 2 bed flats and 6 x 3 bed houses and 11 affordable rented housing.
Estimated Completion	Dec 2017 (subject to change)
Address	St George's View, Pinner View, HA1
Council Tax Band	TBC. For more details please visit www.harrow.gov.uk
Lease Length	125 years
Insurance Cover	10 years Premier Warranty.
Service Charge Estimates	1 bed: £110, 2 bed: £160 and 3 bed: £70
Service charge includes	Landlords electricity and landlords water supply, buildings insurance, maintenance and cleaning of communal areas, door entry system, refuse collection, window cleaning, and ground maintenance. A full breakdown of the service charge schedule will be supplied to all solicitors during the buying process.
Grout Rent	Ground rent payable: 1 bedroom apartment:£250; 2 bedroom apartment:£300; 3 bedroom houses: £375
Managing Agent	Managed directly by Notting Hill Housing
Utilities	Heating and hot water is via individual boilers
Builders	Bugler
Spec Highlights	Zanussi, hob, oven, extractor fan, Fridge Freezer & Washing machine. Cappuccino Premiere gloss range fitted kitchen units. Laminate flooring to lounge/hall and kitchen. Carpet to bedrooms. Slip resistant ceramic tiling to bathroom in Canada Silver Tiles to bathroom
Lifts	No Lift
Ensuites	Please note that only the 3 bedroom houses have an en-suite bathroom.
Entry system	Zonal fob system. Coded access for Trades.
Bicycle Storage	Bicycle store area provided for the flats. A secure cycle store for residents can be found at the rear of the building.
TV / Satellite	There is a communal satellite dish suitable for Sky to the block, buyers must pay any connection fees and additional charges may apply for each room for packages direct from supplier. Ready for Freeview viewing.
Parking Allocation	Parking available for each property
Telephone	BT Landlines are installed but buyers must pay connection charges. Additional charges may apply for each room.
NHHO Admin Fee	£13.50 will be charged on a monthly basis in addition to your service charge.
Reservation fee	£350 payment will be taken via debit card on instruction of solicitors.

Appliances/finishes and materials may vary to those shown in the show flat or brochure.