

# PRICE LIST

Pimento House, 20 Bridle Mews, London E1 8ZD

Plot	Type	Address	Floor	Beds	Market Price	Share Offered	Share to Purchase	Deposit 10%	Mortgage Amount	Mortgage Repayments (Pcm)	Rent Payment (Pcm)	Service Charge (Pcm)	Total spend (Pcm)	Minimum Income (Per Household)
1.10	4	101 Goodmans Field	1	1B/2P	£610,000	25%	£152,500	£15,250	£137,250	£645.18	£571.88	£191.57	£1,408.62	£55,240
1.11	9	102 Goodmans Field	1	2B/3P	£740,000	25%	£185,000	£18,500	£166,500	£782.67	£693.75	£240.17	£1,716.59	£67,317
1.12	8	103 Goodmans Field	1	2B/3P	£740,000	25%	£185,000	£18,500	£166,500	£782.67	£693.75	£245.03	£1,721.45	£67,508
1.13	1A	104 Goodmans Field	1	1B/2P	£620,000	25%	£155,000	£15,500	£139,500	£655.75	£581.25	£199.20	£1,436.20	£56,322
1.14	1	105 Goodmans Field	1	1B/2P	£620,000	25%	£155,000	£15,500	£139,500	£655.75	£581.25	£188.80	£1,425.80	£55,914
1.15	2	106 Goodmans Field	1	1B/2P	£620,000	25%	£155,000	£15,500	£139,500	£655.75	£581.25	£188.80	£1,425.80	£55,914
1.16	7	107 Goodmans Field	1	2B/3P	£720,000	25%	£180,000	£18,000	£162,000	£761.52	£675.00	£232.18	£1,668.70	£65,439
1.17	10	108 Goodmans Field	1	2B/3P	£730,000	25%	£182,500	£18,250	£164,250	£772.10	£684.38	£232.84	£1,689.31	£66,248
1.18	5	109 Goodmans Field	1	1B/2P	£620,000	25%	£155,000	£15,500	£139,500	£655.75	£581.25	£193.98	£1,430.98	£56,117
1.19	3	110 Goodmans Field	1	1B/2P	£620,000	25%	£155,000	£15,500	£139,500	£655.75	£581.25	£203.04	£1,440.04	£56,472
2.12	4	201 Goodmans Field	2	1B/2P	£630,000	25%	£157,500	£15,750	£141,750	£666.33	£590.63	£191.57	£1,448.52	£56,805
2.13	9	202 Goodmans Field	2	2B/3P	£750,000	25%	£187,500	£18,750	£168,750	£793.25	£703.13	£240.17	£1,736.54	£68,100
2.14	8	203 Goodmans Field	2	2B/3P	£750,000	25%	£187,500	£18,750	£168,750	£793.25	£703.13	£245.03	£1,741.40	£68,290
2.15	1A	204 Goodmans Field	2	1B/2P	-	-	-	-	-	-	-	-	-	RESERVED
2.16	1	205 Goodmans Field	2	1B/2P	£640,000	25%	£160,000	£16,000	£144,000	£676.91	£600.00	£188.80	£1,465.71	£57,479
2.17	1	206 Goodmans Field	2	1B/2P	£640,000	25%	£160,000	£16,000	£144,000	£676.91	£600.00	£188.80	£1,465.71	£57,479
2.18	7	207 Goodmans Field	2	2B/3P	£730,000	25%	£182,500	£18,250	£164,250	£772.10	£684.38	£232.18	£1,688.65	£66,222
2.19	10	208 Goodmans Field	2	2B/3P	£740,000	25%	£185,000	£18,500	£166,500	£782.67	£693.75	£232.85	£1,709.27	£67,030

## NOTES:

MINIMUM INCOME SHOWN ASSUMES NO FINANCIAL COMMITMENTS ARE IN PLACE, I.E. PERSONAL LOANS, CREDIT CARDS

SHARED OWNERSHIP MORTGAGE INTEREST RATE SHOWN IS FIXED FOR 2 YEARS

ALL FIGURES ARE BASED ON A 25 YEAR REPAYMENT MORTGAGE



*Pimento*

# PRICE LIST

Pimento House, 20 Bridle Mews, London E1 8ZD

Plot	Type	Address	Floor	Beds	Market Price	Share Offered	Share to Purchase	Deposit 10%	Mortgage Amount	Mortgage Repayments (Pcm)	Rent Payment (Pcm)	Service Charge (Pcm)	Total spend (Pcm)	Minimum Income (Per Household)
2.20	11	209 Goodmans Field	2	2B/4P	£840,000	25%	£210,000	£21,000	£189,000	£888.44	£525.00	£271.40	£1,684.84	£66,072
2.21	6	210 Goodmans Field	2	1B/2P	£640,000	25%	£160,000	£16,000	£144,000	£676.91	£600.00	£186.70	£1,463.61	£57,396
3.12	4	301 Goodmans Field	3	1B/2P	£640,000	25%	£160,000	£16,000	£144,000	£676.91	£600.00	£191.57	£1,468.48	£57,587
3.13	9	302 Goodmans Field	3	2B/3P	£760,000	25%	£190,000	£19,000	£171,000	£803.83	£712.50	£240.17	£1,756.50	£68,882
3.14	8	303 Goodmans Field	3	2B/3P	£760,000	25%	£190,000	£19,000	£171,000	£803.83	£712.50	£245.03	£1,761.36	£69,073
3.15	1A	304 Goodmans Field	3	1B/2P	£650,000	25%	£162,500	£16,250	£146,250	£687.48	£609.38	£199.16	£1,496.02	£58,667
3.16	1	305 Goodmans Field	3	1B/2P	£650,000	25%	£162,500	£16,250	£146,250	£687.48	£609.38	£188.80	£1,485.66	£58,261
3.17	1	306 Goodmans Field	3	1B/2P	£650,000	25%	£162,500	£16,250	£146,250	£687.48	£609.38	£188.80	£1,485.66	£58,261
3.18	7	307 Goodmans Field	3	2B/3P	£740,000	25%	£185,000	£18,500	£166,500	£782.67	£693.75	£232.18	£1,708.60	£67,004
3.19	10	308 Goodmans Field	3	2B/3P	£750,000	25%	£187,500	£18,750	£168,750	£793.25	£703.13	£232.84	£1,729.21	£67,812
3.20	11	309 Goodmans Field	3	2B/4P	£860,000	25%	£215,000	£21,500	£193,500	£909.59	£537.50	£271.40	£1,718.49	£67,392
3.21	6	310 Goodmans Field	3	1B/2P	£650,000	25%	£162,500	£16,250	£146,250	£687.48	£609.38	£186.70	£1,483.56	£58,179
4.12	4	401 Goodmans Field	4	1B/2P	£640,000	25%	£160,000	£16,000	£144,000	£676.91	£600.00	£191.57	£1,468.48	£57,587
4.13	9A	402 Goodmans Field	4	2B/3P	-	-	-	-	-	-	-	-	-	RESERVED
4.14	8	403 Goodmans Field	4	2B/3P	£760,000	25%	£190,000	£19,000	£171,000	£803.83	£712.50	£245.03	£1,761.36	£69,073
4.15	1A	404 Goodmans Field	4	1B/2P	£650,000	25%	£162,500	£16,250	£146,250	£687.48	£609.38	£199.20	£1,496.06	£58,669
4.16	1	405 Goodmans Field	4	1B/2P	£650,000	25%	£162,500	£16,250	£146,250	£687.48	£609.38	£188.80	£1,485.66	£58,261
4.17	1	406 Goodmans Field	4	1B/2P	£650,000	25%	£162,500	£16,250	£146,250	£687.48	£609.38	£188.80	£1,485.66	£58,261

## NOTES:

MINIMUM INCOME SHOWN ASSUMES NO FINANCIAL COMMITMENTS ARE IN PLACE, I.E. PERSONAL LOANS, CREDIT CARDS

SHARED OWNERSHIP MORTGAGE INTEREST RATE SHOWN IS FIXED FOR 2 YEARS

ALL FIGURES ARE BASED ON A 25 YEAR REPAYMENT MORTGAGE



*Pimento*

# PRICE LIST

Pimento House, 20 Bridle Mews, London E1 8ZD

Plot	Type	Address	Floor	Beds	Market Price	Share Offered	Share to Purchase	Deposit 10%	Mortgage Amount	Mortgage Repayments (Pcm)	Rent Payment (Pcm)	Service Charge (Pcm)	Total spend (Pcm)	Minimum Income (Per Household)
4.18	7	407 Goodmans Field	4	2B/3P	£740,000	25%	£185,000	£18,500	£166,500	£782.67	£693.75	£233.18	£1,709.60	£67,043
4.19	10	408 Goodmans Field	4	2B/3P	£750,000	25%	£187,500	£18,750	£168,750	£793.25	£703.13	£232.85	£1,729.22	£67,813
4.20	11	409 Goodmans Field	4	2B/4P	-	-	-	-	-	-	-	-	-	RESERVED
4.21	6	410 Goodmans Field	4	1B/2P	£650,000	25%	£162,500	£16,250	£146,250	£687.48	£609.38	£186.70	£1,483.56	£58,179
5.12	4	501 Goodmans Field	5	1B/2P	£650,000	25%	£162,500	£16,250	£146,250	£687.48	£609.38	£191.57	£1,488.43	£58,370
5.13	9A	502 Goodmans Field	5	2B/3P	-	-	-	-	-	-	-	-	-	RESERVED
5.14	8	503 Goodmans Field	5	2B/3P	£770,000	25%	£192,500	£19,250	£173,250	£814.40	£721.88	£245.03	£1,781.31	£69,855
5.15	1A	504 Goodmans Field	5	1B/2P	-	-	-	-	-	-	-	-	-	RESERVED
5.16	1	505 Goodmans Field	5	1B/2P	£660,000	25%	£165,000	£16,500	£148,500	£698.06	£618.75	£188.80	£1,505.61	£59,044
5.17	1	506 Goodmans Field	5	1B/2P	£660,000	25%	£165,000	£16,500	£148,500	£698.06	£618.75	£188.80	£1,505.61	£59,044
5.18	7	507 Goodmans Field	5	2B/3P	-	-	-	-	-	-	-	-	-	RESERVED
5.19	10	508 Goodmans Field	5	2B/3P	£760,000	25%	£190,000	£19,000	£171,000	£803.83	£712.50	£232.85	£1,749.18	£68,595
5.20	11	509 Goodmans Field	5	2B/4P	£880,000	25%	£220,000	£22,000	£198,000	£930.75	£550.00	£271.40	£1,752.15	£68,712
5.21	6	510 Goodmans Field	5	1B/2P	£670,000	25%	£167,500	£16,750	£150,750	£708.64	£628.13	£186.70	£1,523.46	£59,744
6.14	10A	601 Goodmans Field	6	2B/3P	£800,000	25%	£200,000	£20,000	£180,000	£846.13	£750.00	£232.85	£1,828.98	£71,725
6.15	6	602 Goodmans Field	6	1B/2P	£690,000	25%	£172,500	£17,250	£155,250	£729.79	£646.88	£186.70	£1,563.36	£61,308

## NOTES:

MINIMUM INCOME SHOWN ASSUMES NO FINANCIAL COMMITMENTS ARE IN PLACE, I.E. PERSONAL LOANS, CREDIT CARDS

SHARED OWNERSHIP MORTGAGE INTEREST RATE SHOWN IS FIXED FOR 2 YEARS

ALL FIGURES ARE BASED ON A 25 YEAR REPAYMENT MORTGAGE



*Pimento*

**IMPORTANT NOTES – PLEASE READ CAREFULLY**

**PRICES ARE BASED ON A VALUATION CARRIED OUT IN OCTOBER 2018 (VALUATION SUBJECT TO REVIEW AFTER SIX MONTHS).**

**A BREAKDOWN OF THE ESTIMATED SERVICE CHARGE, INCLUDING ITEMS SUCH AS BUILDING INSURANCE, MANAGEMENT FEE AND CLEANING/MAINTENANCE OF COMMUNAL AREAS ETC, WILL BE MADE AVAILABLE TO YOUR SOLICITOR IF YOU DECIDE TO PROCEED WITH THE PURCHASE.**

**MORTGAGE RATE BASED ON 85% REPAYMENT LOAN OVER 25 YEARS, AT AN INITIAL INTEREST RATE OF 2.84%.**

**THE MORTGAGE FIGURES ARE INTENDED AS A GUIDE ONLY – MORTGAGE ADVICE MUST BE OBTAINED FROM A QUALIFIED ADVISER.**

**SHARED OWNERSHIP RENT FOR 1 BED/2 PERSON & 2 BED/3 PERSON BASED ON 1.5% OF UNSOLD EQUITY PER ANNUM.**

**SHARED OWNERSHIP RENT FOR 2 BED/4 PERSON BASED ON 1.00% OF UNSOLD EQUITY PER ANNUM.**

**APPLICANTS WILL BE ENCOURAGED TO PURCHASE THE MAXIMUM SHARE THEY ARE ABLE TO AFFORD, WHICH WILL BE DETERMINED BY AN INDEPENDENT FINANCIAL ADVISER.**

**THE MAXIMUM INCOME THRESHOLD FOR ONE AND TWO BED APARTMENTS IS £90,000.**

**YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT AND MORTGAGE. PLEASE MAKE SURE YOU CAN AFFORD THE REPAYMENT BEFORE COMMITTING YOURSELF TO A PURCHASE.**