



Heathfield Square Pricelist

Heathfield Square, London, SW18 3HZ



Availability	Plot	Address	No. of bedrooms	Size m2	Floor	Full Market Value	Initial share available	Share Value	Estimated Monthly Mortgage*	Monthly Rent %	Monthly rent on unsold (£)	Estimated Service Charge p/m	Total Monthly Charges	Maximum Income*	Private Amenity	Parking Benefit
RESERVED	8	1 Sycamore Lodge, 72 Heathfield Square	2	88.2	G	£585,000	25%	£146,250	£694.00	1.70%	£621.56	£200.00	£1,515.56	£56,000	Patio	Surface Bay
RESERVED	13	2 Sycamore Lodge, 72 Heathfield Square	1	50.0	1	£400,000	25%	£100,000	£475.00	2.25%	£562.50	£150.00	£1,187.50	£46,000	Balcony	Surface Bay
AVAILABLE	15	4 Wild Oak Lodge, 63 Heathfield Square	3	133.6	2/3	£800,000	25%	£200,000	£950.00	1.90%	£950.00	£220.00	£2,120.02	£90,000	Balcony	Surface Bay

*The mentioned maximum salary requirements are a guide to affordability. You will only be eligible for these plots if your income is at or below the figures mentioned, and live or work in the London Borough of Wandsworth as per the Section 106 for this development. You may still qualify should your income be lower than that mentioned but have a larger deposit. Please speak to our sales team or financial advisor for more information

1 & 2 BEDROOM APARTMENTS

Availability	Plot	Address	No. of bedrooms	Size m2	Floor	Full Market Value	Initial share available	Share Value	Estimated Monthly Mortgage*	Monthly Rent %	Monthly rent on unsold (£)	Estimated Service Charge p/m	Total Monthly Charges	Suggested Minimum Income**	Private Amenity	Parking Benefit
AVAILABLE	10	3 Wild Oak Lodge, 63 Heathfield Square	1	50	1	£400,000	25%	£100,000	£475.00	2.75%	£687.50	£150.00	£1,312.50	£51,000	Balcony	Surface Bay
AVAILABLE	16	4 Sycamore Lodge, 72 Heathfield Square	1	50.4	2	£405,000	25%	£101,250	£481.00	2.75%	£696.09	£150.00	£1,327.09	£52,000	Balcony	Surface Bay
SHOW HOME*	1	1 Wild Oak Lodge, 63 Heathfield Square	2	109.4	G	£635,000	25%	£158,750	£754.00	2.75%	£1,091.41	£200.00	£2,045.41	£80,000	Private Entrance & Patio	Garage
AVAILABLE	9	2 Wild Oak Lodge, 63 Heathfield Square	2	83.4	1	£575,000	25%	£143,750	£682.00	2.75%	£988.28	£200.00	£1,870.28	£70,000	Balcony	Surface Bay
AVAILABLE	14	3 Sycamore Lodge, 72 Heathfield Square	2	83.2	1	£575,000	25%	£143,750	£682.00	2.75%	£988.28	£200.00	£1,870.28	£70,000	Balcony	Surface Bay
AVAILABLE	17	5 Sycamore Lodge, 72 Heathfield Square	2	83.2	2	£580,000	25%	£145,000	£688.00	2.75%	£996.88	£200.00	£1,884.88	£71,500	Balcony	Surface Bay

*Show Home not currently available

Wandsworth Council will not issue or transfer parking permits to residents at Heathfield Square

1. Prices are based on a valuation carried out in April 2019. Valuations are subject to review every three months.

2. *The mortgage rate is based on a 90% repayment loan over 25 years at an interest rate of 3.99% (this assumes you will be paying a 10% deposit).

3. Applicants will be required to purchase the maximum share they are able to afford as determined by an independent financial advisor.

4. **The mentioned minimum salary requirements are a guide to affordability. You may still qualify should your income be lower than that mentioned but have a larger deposit. Please speak to our sales team or financial advisor for more information

5. Service charge estimates are provided by Optivo and are reviewed annually. Service charge will increase year on year. You are recommended to factor in any increases into your costings.

6. YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.



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3 BEDROOM DUPLEXES

Availability	Plot	Address	No. of bedrooms	Size m2	Floor	Full Market Value	Initial share available	Share Value	Estimated Monthly Mortgage*	Monthly Rent (%)	Monthly rent on unsold (£)	Estimated Service Charge p/m	Total Monthly Charges	Suggested Minimum Income**	Amenities	Parking Benefit
AVAILABLE	11	64 Heathfield Square	3	119.4	G/1/2	£765,000	25%	£191,250	£908.00	1.80%	£860.63	£145.00	£1,913.64	£77,000	Private Entrance & Balcony	Under-Croft
RESERVED	12	65 Heathfield Square	3	119.4	G/1/2	£765,000	25%	£191,250	£908.00	1.80%	£860.63	£145.00	£1,913.64	£77,000	Private Entrance & Balcony	Under-Croft
AVAILABLE	18	6 Sycamore Lodge, 72 Heathfield Square	3	134.6	3/4	£805,000	25%	£201,250	£955.00	1.85%	£930.78	£220.00	£2,105.80	£84,000	Balcony	Surface Bay

4 BEDROOM HOUSES

Availability	Plot	Address	No. of bedrooms	Size m2	Full Market Value	Initial share available	Share Value	Estimated Monthly Mortgage*	Monthly Rent (%)	Rent on unsold (£)	Estimated Service Charge p/m	Total Monthly Charges	Suggested Minimum Income**	Amenities	Parking Benefit
RESERVED	2	66 Heathfield Square	4	170.0	£980,000	25%	£245,000	£1,163.00	1.30%	£796.25	£150.00	£2,109.25	£83,000	Garden & Balcony	Under-Croft
AVAILABLE	3	67 Heathfield Square	4	169.3	£980,000	25%	£245,000	£1,163.00	1.30%	£796.25	£150.00	£2,109.25	£83,000	Garden & Balcony	Under-Croft
AVAILABLE	4	68 Heathfield Square	4	157.2	£945,000	25%	£236,250	£1,121.00	1.40%	£826.88	£150.00	£2,097.88	£82,500	Garden & Balcony	Under-Croft
AVAILABLE	5	69 Heathfield Square	4	157.2	£945,000	25%	£236,250	£1,121.00	1.40%	£826.88	£150.00	£2,097.88	£82,500	Garden & Balcony	Under-Croft
AVAILABLE	6	70 Heathfield Square	4	169.3	£985,000	25%	£246,250	£1,169.00	1.35%	£831.09	£150.00	£2,150.09	£84,500	Garden & Balcony	Garage
RESERVED	7	71 Heathfield Square	4	170.0	£985,000	25%	£246,250	£1,169.00	1.30%	£800.31	£150.00	£2,119.31	£84,500	Garden & Balcony	Garage

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