

**Lux @Leven Wharf**  
**Leven Wharf Road, Poplar, E14 0LL**

Plot No.	Postal address	Type	Floor or type	No. of bedrooms	M <sup>2</sup>	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Estimated Mortgage total pcm	Estimated Total pcm	Guidance min income
A003	1 Cityview Point	Apartment	Upper Ground	1	54.6	No	£340,000	25%	£85,000	£4,250	£584.38	£116.44	£363	£1,063	£38,556
A002	2 Cityview Point	Apartment	Upper Ground	2	74.1	No	£480,000	25%	£120,000	£6,000	£825.00	£158.03	£512	£1,495	£53,954
A004	3 Cityview Point	Apartment	Upper Ground	2	71.6	No	£465,000	25%	£116,250	£5,813	£799.22	£124.93	£496	£1,420	£52,283
A104	7 Cityview Point	Apartment	First floor	2	75.0	No	£490,000	25%	£122,500	£6,125	£842.19	£159.95	£523	£1,525	£55,029
A114	41 Cityview Point	Apartment	First floor	2	76.0	No	£490,000	25%	£122,500	£6,125	£842.19	£162.08	£523	£1,527	£55,627
A204	11 Cityview Point	Apartment	Second floor	2	75.1	No	£495,000	25%	£123,750	£6,375	£876.56	£160.16	£527	£1,564	£55,549
A214	48 Cityview Point	Apartment	Second floor	2	76.0	No	£495,000	25%	£123,750	£6,313	£867.97	£162.08	£527	£1,557	£55,594
A509	71 Cityview Point	Apartment	Fifth floor	1	50.0	No	£355,000	25%	£88,750	£4,438	£610.16	£106.63	£379	£1,095	£39,866
A506	120 Cityview Point	Apartment	Fifth floor	2	63.5	No	£445,000	25%	£111,250	£5,563	£764.84	£135.42	£564	£1,442	£49,799
A801	32 Cityview Point	Apartment	Eighth floor	1	50.0	No	£365,000	25%	£91,250	£4,563	£618.75	£106.63	£389	£1,115	£40,893
A803	34 Cityview Point	Apartment	Eighth floor	2	60.7	No	£450,000	25%	£112,500	£5,625	£773.44	£130.31	£570	£1,453	£50,204
B401	26 East Thames House	Apartment	Fourth floor	2	75.1	No	£510,000	25%	£127,500	£6,375	£876.56	£135.00	£544	£1,555	£57,271
B402	27 East Thames House	Apartment	Fourth floor	1	50.0	No	£350,000	25%	£87,500	£4,375	£601.56	£135.00	£373	£1,110	£40,830
B403	28 East Thames House	Apartment	Fourth floor	2	65.5	No	£465,000	25%	£116,250	£5,813	£799.22	£135.00	£496	£1,430	£52,647
B501	29 East Thames House	Apartment	Fifth floor	2	75.1	No	£515,000	25%	£128,750	£6,438	£885.16	£135.00	£549	£1,569	£57,784
B502	30 East Thames House	Apartment	Fifth floor	1	50.0	No	£360,000	25%	£90,000	£4,500	£618.75	£135.00	£456	£1,210	£41,857
B503	31 East Thames House	Apartment	Fifth floor	2	65.5	No	£470,000	25%	£117,500	£5,875	£807.81	£135.00	£501	£1,444	£53,160

**RESERVED**  
**SOLD**

Reservations are subject to a £99 reservation deposit (until end May 2021). NLMHA reserves the right to review the property prices until the reservation deposit has been paid.

One year free service charge offered until end May 2021.

Annual ground rent is charged at £0 per annum. The estimated mortgage rates are based on a 3.5% mortgage rate over a 30 year term.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract.

The above price examples are valid as at April 2021. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be. You must obtain advice from a qualified independent mortgage advisor.

(you will be asked to have an affordability assessment with an independent mortgage advisor from our panel).

Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of £90,000 are not eligible for shared ownership in this area.

Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

Network supports mixed tenure developments and is proud to provide homes for shared ownership. We may change the tenure of some properties subject to demand.

The logo for redloft, featuring the word "redloft" in a bold, lowercase, red sans-serif font.





