



Waterside Heights

Block B : Lutchet House, 4 Portage Place, West Drayton, UB7 8FG

Flat No.	Finish	Type	Floor	No. of beds	M ²	Parking	Full market value	Min. Share	Share value	Estimated Deposit 5%	Rent pcm	Estimated S/C pcm	Estimated Mortgage pcm	Total Monthly Outgoings
1WCH	White Gloss	Apartment	Ground floor	2	78.7	Allocated space	£400,000	30%	£120,000	£6,000	£642	£121.71	£576	£1,339
2 WCH	Reserved													
3 WCH	Reserved													
4WCH	Reserved													
5	White Gloss	Apartment	First floor	1	53	Allocated space	£310,000	30%	£93,000	£4,650	£497	£75.98	£446	£1,020
6	White Gloss	Apartment	First floor	2	71.9	Allocated space	£390,000	30%	£117,000	£5,850	£626	£103.08	£562	£1,290
7	Reserved													
8	Reserved													
9	Reserved													
10	White Gloss	Apartment	First floor	2	69.3	Allocated space	£385,000	25%	£96,250	£4,813	£662	£99.35	£462	£1,223
11	Reserved													
12	Quartz Noir	Apartment	First floor	1	52.9	Allocated space	£310,000	30%	£93,000	£4,650	£497	£75.84	£446	£1,020
13	Quartz Noir	Apartment	Second floor	1	53	Allocated space	£312,500	30%	£93,750	£4,688	£501	£75.98	£450	£1,027
14	Quartz Noir	Apartment	Second floor	2	71.9	Allocated space	£392,500	30%	£117,750	£5,888	£630	£103.08	£565	£1,298
15	Reserved													
16	Reserved													
17	Reserved													
18	Quartz Noir	Apartment	Second floor	2	69.3	Allocated space	£387,500	30%	£116,250	£5,813	£622	£99.35	£558	£1,279
19	Reserved													
20	White Gloss	Apartment	Second floor	1	52.9	Allocated space	£312,500	30%	£93,750	£4,688	£501	£75.84	£450	£1,027
21	Reserved													
22	White Gloss	Apartment	Third floor	2	71.9	Allocated space	£395,000	30%	£118,500	£5,925	£634	£103.08	£569	£1,306
23	Reserved													
24	Reserved													
25	Reserved													

26	White Gloss	Apartment	Third floor	2	69.3	Allocated space	£390,000	30%	£117,000	£5,850	£626	£99.35	£562	£1,287
27	Reserved													
28	Quartz Noir	Apartment	Third floor	1	52.9	No	£300,000	30%	£90,000	£4,500	£481	£75.84	£432	£989
29	Quartz Noir	Apartment	Fourth floor	1	53	No	£297,500	30%	£89,250	£4,463	£477	£75.98	£428	£982
30	Quartz Noir	Apartment	Fourth floor	2	71.9	Allocated space	£392,500	30%	£117,750	£5,888	£630	£103.08	£565	£1,298
31	Reserved													
32	Reserved													
33	Reserved													
34	Reserved													
35	Reserved													
36	White Gloss	Apartment	Fourth floor	1	52.9	No	£297,500	30%	£89,250	£4,463	£477	£75.84	£428	£981

	Minimum Joint Household Income from	Deposit from
1 bed	£32,500	£7,375
2 bed	£45,000	£11,100

Reservations are subject to successful receipt of a reservation deposit.

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 May 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. Monthly mortgage is assumed with a 4% interest rate

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.