



**POP @ Feature 17**  
**Three Bedroom Apartments**  
**Marlowe Road, Waltham Forest, E17 3GR**

Plot No.	Postal address	Type	Floor or type	No. of bedrooms	M <sup>2</sup>	Parking	Full market value	60% Mortgage required	5% mortgage deposit	40% HTB loan*	Estimated service charge pcm	Annual Ground Rent	Estimated mortgage pcm	Estimated total pcm
249	1 Braithwaite House	Apartment	Ground floor	3	91	No	£534,000	£320,400	£26,700	£213,600	150	£350	£1,069	£1,249
253	3 Braithwaite House	Apartment	Ground floor	3	91	No	£534,000	£320,400	£26,700	£213,600	124.9	£120	£1,069	£1,314
254	4 Braithwaite House	Apartment	First floor	3	91	No	£539,000	£323,400	£26,950	£215,600	124.19	£120	£1,080	£1,324
260	10 Braithwaite House	Apartment	First floor	3	91	No	£539,000	£323,400	£26,950	£215,600	124.90	£120	£1,080	£1,324
261	11 Braithwaite House	Apartment	Second Floor	3	91	No	£544,000	£326,400	£27,200	£217,600	124.19	£120	£1,090	£1,334
267	17 Braithwaite House	Apartment	Second Floor	3	91	No	£544,000	£326,400	£27,200	£217,600	124.90	£120	£1,090	£1,334
268	18 Braithwaite House	Apartment	Third floor	3	91	No	£549,000	£329,400	£27,450	£219,600	124.19	£120	£1,100	£1,344
274	24 Braithwaite House	Apartment	Third floor	3	91	No	£549,000	£329,400	£27,450	£219,600	124.90	£120	£1,100	£1,344
275	25 Braithwaite House	Apartment	Fourth Floor	3	91	No	£554,000	£332,400	£27,700	£221,600	124.19	£120	£1,110	£1,354
281	31 Braithwaite House	Apartment	Fourth Floor	3	91	No	£554,000	£332,400	£27,700	£221,600	124.90	£120	£1,110	£1,354
283	33 Braithwaite House	Apartment	Fifth floor	3	99	No	£595,000	£357,000	£29,750	£238,000	134.04	£120	£1,192	£1,446
284	34 Braithwaite House	Apartment	Fifth floor	3	94	No	£595,000	£357,000	£29,750	£238,000	127.75	£120	£1,192	£1,439

**RESERVED**

\*Homes and Community Help to Buy Loans are interest free for the first five years. After the first five years you will pay an additional fee as interest of 1.75%, rising annually by the increase (if any) in the Retail Price Index (RPI) plus 1%. A monthly management charge of £1 per month is payable via direct debit to the Homes and Community agency for the duration of the loan.

Reservations are subject to a £500 reservation deposit and are accepted in accordance with the Consumer Code for House Builders - [www.consumercode.co.uk](http://www.consumercode.co.uk).

LBWF reserves the right to review the property prices until the reservation deposit has been paid.

All properties at POP are served heating and hotwater from an onsite energy centre. The tariff consists of a fixed daily charge and consumption charge per kWh used. Further information will be provided upon request.

Annual ground rent is charged at £120.00 per annum. The estimated mortgage rates are based on a 1.89% 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 28 November 2019. 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. 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).

Your home is at risk if you do not keep up repayments on your mortgage. The value of properties can go down as well as up.

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

