



**POP @ Feature 17**  
**Two 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 |
|----------|----------------------|-----------|---------------|----------------|----------------|---------|-------------------|-----------------------|---------------------|---------------|------------------------------|--------------------|------------------------|---------------------|
| 251      | 75 Marlowe Road      | Apartment | Ground floor  | 2              | 73             | No      | £465,000          | £279,000              | £23,250             | £186,000      | 103.78                       | £120               | £931                   | £1,155              |
| 255      | 5 Braithwaite House  | Apartment | First floor   | 2              | 78             | No      | £495,000          | £297,000              | £24,750             | £198,000      | 109.71                       | £120               | £991                   | £1,221              |
| 258      | 8 Braithwaite House  | Apartment | First floor   | 2              | 79             | No      | £495,000          | £297,000              | £24,750             | £198,000      | 110.31                       | £120               | £991                   | £1,222              |
| 262      | 12 Braithwaite House | Apartment | Second Floor  | 2              | 78             | No      | £499,000          | £299,400              | £24,950             | £199,600      | 109.71                       | £120               | £999                   | £1,229              |
| 265      | 15 Braithwaite House | Apartment | Second Floor  | 2              | 79             | No      | £499,000          | £299,400              | £24,950             | £199,600      | 110.31                       | £120               | £999                   | £1,230              |
| 269      | 19 Braithwaite House | Apartment | Third floor   | 2              | 78             | No      | £504,000          | £302,400              | £25,200             | £201,600      | 109.71                       | £120               | £1,009                 | £1,239              |
| 271      | 21 Braithwaite House | Apartment | Third floor   | 2              | 76             | No      | £499,000          | £299,400              | £24,950             | £199,600      | 106.63                       | £120               | £999                   | £1,226              |
| 272      | 22 Braithwaite House | Apartment | Third floor   | 2              | 79             | No      | £504,000          | £302,400              | £25,200             | £201,600      | 110.31                       | £120               | £1,009                 | £1,240              |
| 276      | 26 Braithwaite house | Apartment | Fourth Floor  | 2              | 78             | No      | £509,000          | £305,400              | £25,450             | £203,600      | 109.71                       | £120               | £1,019                 | £1,249              |

**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.

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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.

