

**PRICE LIST**

<b>Development</b>
Moat at Kidbrooke Village
<b>Location</b>
Meridian Gate, Kidbrooke, SE3

Plot No.	Address	No. of Bedrooms	Sqm <sup>2</sup>	Apartment Floor Level or House Type	Council Tax Band	Annual Council Tax Amount	Full Market Value	Min share value	Status	Example of monthly repayments							
										Purchase price	10% (deposit for mortgage)	Mortgage required (excluding deposit)	Estimated mortgage repayments	Rental rate (% of unsold equity)	Monthly rent payable	Estimated monthly service charge	Estimated total monthly costs
D1.02.04	Flat 206 Noble House, SE3 9GF	2	64	2nd Floor	D	£1,429	£435,000	25%	RESERVED	£108,750	£10,875	£97,875.00	£437.70	2.75%	£747.66	£275.52	£1,460.88
D1.02.05	Flat 207 Noble House, SE3 9GF	2	64	2nd Floor	D	£1,429	£435,000	25%	Available	£108,750	£10,875	£97,875.00	£437.70	2.75%	£747.66	£276.28	£1,461.64
D2.G.04	* Flat 3 Perkins House, SE3 9GG	2	73	Ground Floor	D	£1,429	£437,500	25%	RESERVED	£109,375	£10,938	£98,437.50	£440.21	2.75%	£751.95	£345.77	£1,537.93
D1.01.05	Flat 107 Noble House, SE3 9GF	2	71	1st Floor	D	£1,429	£450,000	25%	RESERVED	£112,500	£11,250	£101,250.00	£452.79	2.75%	£773.44	£304.75	£1,530.98
D2.01.05	Flat 102 Perkins House, SE3 9GG	2	71	1st Floor	D	£1,429	£450,000	25%	Available	£112,500	£11,250	£101,250.00	£452.79	2.75%	£773.44	£302.45	£1,528.68
D1.03.04	Flat 306 Noble House, SE3 9GF	2	64	3rd Floor	D	£1,429	£455,000	25%	Available	£113,750	£11,375	£102,375.00	£457.82	2.75%	£782.03	£275.52	£1,515.37
D1.03.05	Flat 307 Noble House, SE3 9GF	2	64	3rd Floor	D	£1,429	£455,000	25%	RESERVED	£113,750	£11,375	£102,375.00	£457.82	2.75%	£782.03	£276.28	£1,516.13
D1.03.08	Flat 302 Noble House, SE3 9GF	2	62	3rd Floor	D	£1,429	£455,000	25%	Available	£113,750	£11,375	£102,375.00	£457.82	2.75%	£782.03	£268.21	£1,508.06
D2.03.02	Flat 307 Perkins House, SE3 9GG	2	62	3rd Floor	D	£1,429	£455,000	25%	Available	£113,750	£11,375	£102,375.00	£457.82	2.75%	£782.03	£271.28	£1,511.13
D2.03.03	Flat 308 Perkins House, SE3 9GG	2	63	3rd Floor	D	£1,429	£455,000	25%	Available	£113,750	£11,375	£102,375.00	£457.82	2.75%	£782.03	£271.67	£1,511.52
D1.02.03	* Flat 205 Noble House, SE3 9GF	2	72	2nd Floor	D	£1,429	£460,000	25%	Available	£115,000	£11,500	£103,500.00	£462.85	2.75%	£790.63	£337.28	£1,590.76
D2.02.05	Flat 202 Perkins House, SE3 9GG	2	71	2nd Floor	D	£1,429	£460,000	25%	Available	£115,000	£11,500	£103,500.00	£462.85	2.75%	£790.63	£302.45	£1,555.93
D1.04.04	Flat 406 Noble House, SE3 9GF	2	64	4th Floor	D	£1,429	£465,000	25%	Available	£116,250	£11,625	£104,625.00	£467.88	2.75%	£799.22	£275.52	£1,542.62
D1.04.05	Flat 407 Noble House, SE3 9GF	2	64	4th Floor	D	£1,429	£465,000	25%	Available	£116,250	£11,625	£104,625.00	£467.88	2.75%	£799.22	£276.28	£1,543.38
D1.04.08	Flat 402 Noble House, SE3 9GF	2	62	4th Floor	D	£1,429	£465,000	25%	Available	£116,250	£11,625	£104,625.00	£467.88	2.75%	£799.22	£267.83	£1,534.93
D2.04.03	Flat 408 Perkins House, SE3 9GG	2	63	4th Floor	D	£1,429	£465,000	25%	Available	£116,250	£11,625	£104,625.00	£467.88	2.75%	£799.22	£271.67	£1,538.77
D1.03.06	Flat 308 Noble House, SE3 9GF	2	73	3rd Floor	D	£1,429	£470,000	25%	RESERVED	£117,500	£11,750	£105,750.00	£472.91	2.75%	£807.81	£311.68	£1,592.40
D1.03.07	Flat 301 Noble House, SE3 9GF	2	73	3rd Floor	D	£1,429	£470,000	25%	Available	£117,500	£11,750	£105,750.00	£472.91	2.75%	£807.81	£311.68	£1,592.40
D2.03.05	Flat 302 Perkins House, SE3 9GG	2	71	3rd Floor	D	£1,429	£470,000	25%	Available	£117,500	£11,750	£105,750.00	£472.91	2.75%	£807.81	£302.45	£1,583.17
D1.05.04	Flat 506 Noble House, SE3 9GF	2	64	5th Floor	D	£1,429	£475,000	25%	Available	£118,750	£11,875	£106,875.00	£477.94	2.75%	£816.41	£275.52	£1,569.87
D1.05.05	Flat 507 Noble House, SE3 9GF	2	64	5th Floor	D	£1,429	£475,000	25%	Available	£118,750	£11,875	£106,875.00	£477.94	2.75%	£816.41	£276.28	£1,570.63
D1.05.08	Flat 502 Noble House, SE3 9GF	2	62	5th Floor	D	£1,429	£475,000	25%	Available	£118,750	£11,875	£106,875.00	£477.94	2.75%	£816.41	£267.83	£1,562.18
D1.04.03	Flat 405 Noble House, SE3 9GF	2	72	4th Floor	D	£1,429	£480,000	25%	Available	£120,000	£12,000	£108,000.00	£482.97	2.75%	£825.00	£306.29	£1,614.26
D2.04.05	Flat 402 Perkins House, SE3 9GG	2	71	4th Floor	D	£1,429	£480,000	25%	Available	£120,000	£12,000	£108,000.00	£482.97	2.75%	£825.00	£302.45	£1,610.42
D1.04.06	Flat 408 Noble House, SE3 9GF	2	73	4th Floor	D	£1,429	£480,000	25%	Available	£120,000	£12,000	£108,000.00	£482.97	2.75%	£825.00	£311.68	£1,619.65
D1.05.06	Flat 508 Noble House, SE3 9GF	2	73	5th Floor	D	£1,429	£490,000	25%	Available	£122,500	£12,250	£110,250.00	£493.04	2.75%	£842.19	£311.68	£1,646.91
D1.05.07	Flat 501 Noble House, SE3 9GF	2	73	5th Floor	D	£1,429	£490,000	25%	RESERVED	£122,500	£12,250	£110,250.00	£493.04	2.75%	£842.19	£311.68	£1,646.91
D1.06.05	Flat 606 Noble House, SE3 9GF	2	77	6th Floor	D	£1,429	£490,000	25%	RESERVED	£122,500	£12,250	£110,250.00	£493.04	2.75%	£842.19	£326.30	£1,661.53

Reservations are subject to a £500 reservation deposit which will be taken once eligibility and affordability are confirmed. Moat reserves the right to review the property prices quoted until the reservation deposit has been taken. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, or constitute a representation warranty, or part of any contract.

The above costs are indicative examples only. Mortgage amounts are estimates only and are based on a repayment mortgage over 25 years with a 10% deposit, at an interest rate of 2.5%. The interest rate could be higher or lower subject to your circumstances and will likely rise after the initial 2 years. You will be asked to have an assessment with Clark Marshall Associates from our panel of mortgage advisors prior to making a reservation.

Moat operates an affordability policy which limits the mortgage interest rate we can accept - currently 7% (as at March 2018). Interest only and 100% mortgages are not acceptable; purchasers will need a minimum 5% deposit.

Service charges are estimates and can change before and after completion. Access to a gym will be provided in Kidbrooke Village Centre which is likely to be ready in March 2019. \* Includes a parking space which will increase the total service charge amount by £32.18pm.

The Council Tax bands supplied are based on estimates. For full information and to check for updates to the Council Tax band go to [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

Please note that households with an income in excess of £90,000 are not eligible for Shared Ownership Properties.

The figures above assume a 10% deposit, lower deposits maybe available depending on your circumstances.

The above purchase price examples are valid for three months from 17 January 2019. Prospective purchasers should be aware that prices may change after 16 April 2019 if the property remains unreserved.

Your home is at risk if you do not keep up repayments on a mortgage, rent or other loans secured on it. Please note that the value of properties can go down as well as up. Moat supports the development of mixed tenure developments and is proud to provide homes for shared ownership at Moat at Kidbrooke Village. We may change the tenure of some properties subject to demand. Details are correct at time of going to press.

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										Purchase price	10% (deposit for mortgage)	Mortgage required (excluding deposit)	Estimated mortgage repayments	Rental rate (% of unsold equity)	Monthly rent payable	Estimated monthly service charge	Estimated total monthly costs
*D1.G.04	Flat 2 Noble House, SE3 9GF	3	87	Ground Floor	E	£1,747	£500,000	25%	RESERVED	£125,000	£12,500	£112,500.00	£503.10	2.75%	£859.38	£401.87	£1,764.35
*D2.G.01	Flat 4 Perkins House, SE3 9GG	3	91	Ground Floor	E	£1,747	£515,000	25%	Available	£128,750	£12,875	£115,875.00	£518.19	2.75%	£885.16	£415.72	£1,819.07
D2.02.06	* Flat 203 Perkins House, SE3 9GG	3	87	2nd Floor	E	£1,747	£520,000	25%	RESERVED	£130,000	£13,000	£117,000.00	£523.22	2.75%	£893.75	£402.63	£1,819.60
D1.02.01	* Flat 203 Noble House, SE3 9GF	3	88	2nd Floor	E	£1,747	£520,000	25%	Available	£130,000	£13,000	£117,000.00	£523.22	2.75%	£893.75	£404.18	£1,821.15
D2.03.01	* Flat 306 Perkins House, SE3 9GG	3	86	3rd Floor	E	£1,747	£530,000	25%	Available	£132,500	£13,250	£119,250.00	£533.28	2.75%	£910.94	£398.40	£1,842.62
D2.03.06	* Flat 303 Perkins House, SE3 9GG	3	87	3rd Floor	E	£1,747	£530,000	25%	Available	£132,500	£13,250	£119,250.00	£533.28	2.75%	£910.94	£402.63	£1,846.85
D1.03.01	* Flat 303 Noble House, SE3 9GF	3	88	3rd Floor	E	£1,747	£530,000	25%	Available	£132,500	£13,250	£119,250.00	£533.28	2.75%	£910.94	£404.18	£1,848.40
*D1.G.03	Flat 1 Noble House, SE3 9GF	3	102	Ground Floor	E	£1,747	£535,000	25%	RESERVED	£133,750	£13,375	£120,375.00	£538.31	2.75%	£919.53	£459.18	£1,917.02
D2.04.01	* Flat 406 Perkins House, SE3 9GG	3	86	4th Floor	E	£1,747	£540,000	25%	Available	£135,000	£13,500	£121,500.00	£543.35	2.75%	£928.13	£398.40	£1,869.88
D2.04.06	* Flat 403 Perkins House, SE3 9GG	3	87	4th Floor	E	£1,747	£540,000	25%	RESERVED	£135,000	£13,500	£121,500.00	£543.35	2.75%	£928.13	£402.63	£1,874.11
D1.05.01	* Flat 503 Noble House, SE3 9GF	3	88	5th Floor	E	£1,747	£550,000	25%	Available	£137,500	£13,750	£123,750.00	£553.41	2.75%	£945.31	£404.18	£1,902.90
D1.06.01	* Flat 602 Noble House, SE3 9GF	3	89	6th Floor	E	£1,747	£560,000	25%	Available	£140,000	£14,000	£126,000.00	£563.47	2.75%	£962.50	£408.03	£1,934.00
D1.06.03	* Flat 604 Noble House, SE3 9GF	3	88	6th Floor	E	£1,747	£560,000	25%	Available	£140,000	£14,000	£126,000.00	£563.47	2.75%	£962.50	£404.56	£1,930.53
D1.06.04	* Flat 605 Noble House, SE3 9GF	3	89	6th Floor	E	£1,747	£560,000	25%	RESERVED	£140,000	£14,000	£126,000.00	£563.47	2.75%	£962.50	£408.40	£1,934.37

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