

Harbard Close IG11, Barking

Price List - Block 1

Door number	Floor	Block	Floorplan type	Bedrooms	Area (sqm)	Outside space	Purchase price	Est. monthly service charge	Status
1	GF	1	14	1	37.9	Patio	£198,400	£104	Available
2	GF	1	13	1	38.7	Patio	£198,400	£106	Available
3	GF	1	16	1	38.7	Patio	£200,000	£106	Available
4	GF	1	15	1	38.7	Patio	£200,000	£106	Available
5	GF	1	7	1	45.3	Patio	£212,000	£124	Available*
6	GF	1	8	1	45.3	Patio	£212,000	£124	Available*
7	GF	1	13	1	38.7	Patio	£200,000	£106	Available
8	GF	1	14	1	37.9	Patio	£200,000	£104	Show Flat
9	1	1	6	1	37.9	None	£200,400	£104	Available
10	1	1	2	1	38.7	None	£200,400	£106	Available
11	1	1	1	1	38.7	None	£200,400	£106	Available
12	1	1	4	1	38.7	None	£202,000	£106	Available
13	1	1	3	1	38.7	None	£202,000	£106	Available
14	1	1	4	1	38.7	None	£202,000	£106	Available
15	1	1	4	1	38.7	None	£200,400	£106	Available
16	1	1	3	1	38.7	None	£200,400	£106	Available
17	1	1	4	1	38.7	None	£200,400	£106	Available
18	1	1	1	1	38.7	None	£202,000	£106	Available
19	1	1	2	1	38.7	None	£202,000	£106	Available
20	1	1	6	1	37.9	None	£202,000	£104	Available
21	2	1	5	1	37.9	None	£202,400	£104	Available
22	2	1	4	1	38.7	None	£202,400	£106	Available
23	2	1	3	1	38.7	None	£202,400	£106	Available
24	2	1	2	1	38.7	None	£204,000	£106	Available
25	2	1	1	1	38.7	None	£204,000	£106	Available
26	2	1	2	1	38.7	None	£204,000	£106	Available
27	2	1	2	1	38.7	None	£202,400	£106	Available
28	2	1	1	1	38.7	None	£202,400	£106	Available
29	2	1	2	1	38.7	None	£202,400	£106	Available
30	2	1	3	1	38.7	None	£204,000	£106	Available

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Price List - Block 1 - Continued

Door number	Floor	Block	Floorplan type	Bedrooms	Area (sqm)	Outside space	Purchase price	Est. monthly service charge	Status
31	2	1	4	1	38.7	None	£204,000	£106	Available
32	2	1	5	1	37.9	None	£204,000	£104	Available
33	3	1	6	1	37.9	None	£204,400	£104	Available
34	3	1	2	1	38.7	None	£204,400	£106	Available
35	3	1	1	1	38.7	None	£204,400	£106	Available
36	3	1	4	1	38.7	None	£206,000	£106	Available
37	3	1	3	1	38.7	None	£206,000	£106	Available
38	3	1	4	1	38.7	None	£206,000	£106	Available
39	3	1	4	1	38.7	None	£204,400	£106	Available
40	3	1	3	1	38.7	None	£204,400	£106	Available
41	3	1	4	1	38.7	None	£204,400	£106	Available
42	3	1	1	1	38.7	None	£206,000	£106	Available
43	3	1	2	1	38.7	None	£206,000	£106	Available
44	3	1	6	1	37.9	None	£206,000	£104	Available
45	4	1	5	1	37.9	None	£206,400	£104	Available
46	4	1	4	1	38.7	None	£206,400	£106	Available
47	4	1	3	1	38.7	None	£206,400	£106	Available
48	4	1	2	1	38.7	None	£208,000	£106	Available
49	4	1	1	1	38.7	None	£208,000	£106	Available
50	4	1	2	1	38.7	None	£208,000	£106	Available
51	5	1	6	1	37.9	None	£208,400	£104	Available
52	5	1	2	1	38.7	None	£208,400	£106	Available
53	5	1	1	1	38.7	None	£208,400	£106	Available
54	5	1	4	1	38.7	None	£210,000	£106	Available
55	5	1	3	1	38.7	None	£210,000	£106	Available
56	5	1	4	1	38.7	None	£210,000	£106	Available

Key Information:

Reservation fee: £500

*Wheelchair adaptable homes: These homes are available to all but priority will be given to eligible Wheelchair users - as defined by Barking & Dagenham Borough Council

Lease & ground rent: One bedroom Pocket homes at Harbard Close IG11 are sold with a 125 year lease and with an initial ground rent of 0.1% of the purchase price, payable to the freeholder (currently Pocket Living). Ground rent will be reviewed every 10 years and will increase in line with RPI

Service charge: Payable to the Managing Agent, Haus Block Management, and reviewed annually based on actual spend. On completion, service charge will be payable until the end of the financial year in which completion takes place. A Residents' Management Company (RMC) will be formed by the Managing Agent, of which all homeowners will become members: some homeowners may choose to become Directors of the RMC

Building Warranty: NHBC Guarantee

Parking: Harbard Close IG11 is a Car-Free Development (apart from the designated parking spaces provided and in respect of Blue Badge holders) and homeowners cannot apply for a residents' parking permit

Estimated build completion: Harbard Close IG11 is expected to be ready for occupation early 2021

Harbard Close IG11, Barking

Price List - Block 2

Door number	Floor	Block	Floorplan type	Bedrooms	Area (sqm)	Outside space	Purchase price	Est. monthly service charge	Status
1	GF	2	13	1	38.7	Patio	£192,000	£108	Reserved
2	GF	2	15	1	38.7	Patio	£200,000	£108	Available
3	GF	2	17	1	37.9	Patio	£194,000	£106	Reserved
4	GF	2	16	1	38.7	Patio	£200,000	£108	Available
5	1	2	9	1	38.7	None	£194,000	£108	Available
6	1	2	3	1	38.7	None	£202,000	£108	Available
7	1	2	2	1	38.7	None	£194,000	£108	Available
8	1	2	3	1	38.7	None	£202,000	£108	Available
9	1	2	12	1	37.9	None	£196,000	£106	Available
10	1	2	4	1	38.7	None	£202,000	£108	Available
11	2	2	10	1	38.7	None	£196,000	£108	Available
12	2	2	1	1	38.7	None	£204,000	£108	Available
13	2	2	4	1	38.7	None	£196,000	£108	Available
14	2	2	1	1	38.7	None	£204,000	£108	Available
15	2	2	11	1	37.9	None	£198,000	£106	Available
16	2	2	2	1	38.7	None	£204,000	£108	Available
17	3	2	9	1	38.7	None	£198,000	£108	Available
18	3	2	3	1	38.7	None	£206,000	£108	Available
19	3	2	2	1	38.7	None	£198,000	£108	Available
20	3	2	3	1	38.7	None	£206,000	£108	Available
21	3	2	12	1	37.9	None	£200,000	£106	Available
22	3	2	4	1	38.7	None	£206,000	£108	Available

Key Information:

Reservation fee: £500

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12 September 2020

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