

Gardner Close E11, Wanstead

Price List

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Full purchase price	Est. monthly service charge (first year)	Status
1	0	1	1	38.9	Terrace	£276,000	£125.31	Reserved
2	0	2	1	38.9	Terrace	£276,000	£125.31	Reserved
3	0	3	1	39.0	Terrace	£280,000	£125.64	Reserved
4	0	4	1	39.0	Terrace	£280,000	£125.64	Reserved
5	0	5	1	39.0	Terrace	£280,000	£125.64	Reserved
6	1	6	1	38.9	None	£276,000	£125.31	Reserved
7	1	7	1	38.9	None	£276,000	£125.31	Reserved
8	1	8	1	39.0	None	£280,000	£125.64	Reserved
9	1	8	1	39.0	None	£280,000	£125.64	Reserved
10	1	8	1	39.0	None	£280,000	£125.64	Reserved
11	2	6	1	38.9	None	£276,000	£125.31	Reserved
12	2	7	1	38.9	None	£276,000	£125.31	Reserved
13	2	8	1	39.0	None	£280,000	£125.64	Reserved
14	2	8	1	39.0	None	£280,000	£125.64	Reserved
15	2	8	1	39.0	None	£280,000	£125.64	Reserved
16	3	6	1	38.9	None	£274,000	£125.31	Reserved
17	3	7	1	38.9	None	£274,000	£125.31	Reserved
18	3	8	1	39.0	None	£278,000	£125.64	Reserved
19	3	8	1	39.0	None	£278,000	£125.64	Reserved
20	3	8	1	39.0	None	£278,000	£125.64	Reserved

Key information:

Reservation fee: £500 if using Help to Buy; £1,000 if not using Help to Buy.

Lease & ground rent: All Pocket homes at Gardner Close E11 are sold with a 150 year lease and have an initial annual ground rent of 0.1% of the full 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: 10 year NHBC Guarantee

Parking & bicycles: Gardner Close E11 is a Car-Free Development and homeowners cannot apply for a residents' parking permit. A lifetime Zipcar membership, together with a driving credit of £20, and £100 towards purchasing a bicycle from Biketrax (a local independent cycle shop) will be provided.

Estimated build completion: Gardner Close E11 is expected to be ready for occupation in Spring 2021.

26 October 2020