

## Osier Way E10

Price List

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Full purchase	Est. monthly service charge (first year)	Status
3	2	1C(H)	1	40.1	None	None	£274,000	£135	Available
6	2	1D	1	40.2	None	None	£288,000	£135	Available
10	2	2C(H)	2	86.1	Terrace	Blue Badge Space*	£412,000	£257	Available to Blue Badge Holders only
11	2	1D(H)	1	39.9	None	None	£288,000	£134	Available
14	3	1A	1	40.4	None	None	£290,000	£135	Available
16	3	2J	2	71.4	Yes	None	£400,000	£220	Available
20	3	1C(H)	1	40.1	None	None	£290,000	£135	Available
23	3	1D(H)	1	39.9	None	None	£290,000	£134	Available
25	4	1A	1	40.1	None	None	£292,000	£134	Available
29	4	1D(H)	1	40.2	None	None	£292,000	£135	Available
33	4	1C	1	40.0	None	None	£292,000	£135	Available
36	4	1A(H)	1	40.1	None	None	£292,000	£134	Available
38	5	1A	1	40.4	None	None	£294,000	£135	Available
43	5	2F	2	84.7	Terrace	None	£426,000	£256	Available
45	5	1C	1	40.0	None	None	£294,000	£135	Available
47	5	1D(H)	1	39.9	None	None	£294,000	£134	Available
49	6	1A	1	40.1	None	None	£296,000	£134	Available
53	6	1D(H)	1	40.2	None	None	£296,000	£135	Available
54	6	1D	1	40.2	None	None	£296,000	£135	Available

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#### Key information

Reservation fee: £500

Minimum deposit: 15% of the purchase price

Next steps Submit your Expressions of Interest within My Pocket by Wednesday 1 February 2023

Lease and ground rent: Pocket homes at Osier Way E10 are sold with a 125-year lease and have a peppercorn annual ground rent (a nominal charge, usually £1).

Service charge: Payable to the Managing Agent, Haus Block Management, and reviewed annually based on actual spend. When reviewed, the service charge will reflect the rising cost of living. 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.

Energy rating: Pocket homes at Osier Way E10 are predicted to be B rating.

Building Warranty: 10-year Premier Guarantee.

Parking: Osier Way E10 is a car-free development (apart from with respect to Blue Badge holders) and homeowners will not be granted a residents' parking permit. A three-year (from March 2023) Zipcar membership will be provided.

\*There are a limited number of shared Blue Badge spaces within the development

Appliances: Plumbing and wiring for a washing machine is provided in the utility cupboard. Plumbing and wiring for a dishwasher is provided in the kitchen. Some dishwasher spaces are for a standard appliance and some for a slimline; please ask for further details.

Estimated completion: Osier Way E10 is expected to be ready for occupation in Q3 Summer 2023.

Date: January 2023

# Osier Way E10 Leyton

## Price List