

PRICE LIST

Development
49-51 Beulah Hill
Location
Upper Norwood, London, SE19 3FF

Plot No.	Address	No. of Bedrooms	Sqm ²	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
A14	Flat 11, 49 Beulah Hill	1	51	First Floor	C	£1,678	£385,000	25%	Available	£96,250	£9,625	£86,625.00	£453.83	2.50%	£601.56	£175.05	£1,230.44
A19	* Flat 16, 49 Beulah Hill	1	51	Second Floor	C	£1,678			RESERVED								
A24	Flat 21, 49 Beulah Hill	1	51	Third Floor	C	£1,678			RESERVED								
A29	Flat 26, 49 Beulah Hill	1	51	Fourth Floor	C	£1,678			RESERVED								
A6	* Flat 3, 49 Beulah Hill (WC)	2	66	Ground Floor	C	£1,678	£415,000	25%	Available	£103,750	£10,375	£93,375.00	£489.19	2.50%	£648.44	£180.27	£1,317.90
A10	Flat 7, 49 Beulah Hill	2	62	First Floor	C	£1,678			RESERVED								
A15	* Flat 12, 49 Beulah Hill	2	62	Second Floor	C	£1,678	£440,000	25%	Available	£110,000	£11,000	£99,000.00	£518.66	2.50%	£687.50	£178.88	£1,385.04
A1	* Flat 1, 49 Beulah Hill (WC)	1	75	Lower Ground Floor	C	£1,678	£445,000	25%	Available	£111,250	£11,125	£100,125.00	£524.55	2.50%	£695.31	£183.41	£1,403.27
A7	Flat 4, 49 Beulah Hill	2	62	Ground Floor	C	£1,678	£445,000	25%	Available	£111,250	£11,125	£100,125.00	£524.55	2.50%	£695.31	£178.88	£1,398.74
A13	Flat 10, 49 Beulah Hill	2	66	First Floor	C	£1,678	£445,000	25%	Available	£111,250	£11,125	£100,125.00	£524.55	2.50%	£695.31	£180.27	£1,400.13
A20	Flat 17, 49 Beulah Hill	2	62	Third Floor	C	£1,678			RESERVED								
A9	* Flat 6, 49 Beulah Hill (WC)	2	67	Ground Floor	C	£1,888	£450,000	25%	Available	£112,500	£11,250	£101,250.00	£530.44	2.50%	£703.13	£180.62	£1,414.19
A11	Flat 8, 49 Beulah Hill	2	62	First Floor	C	£1,888	£450,000	25%	Available	£112,500	£11,250	£101,250.00	£530.44	2.50%	£703.13	£178.88	£1,412.45
A18	Flat 15, 49 Beulah Hill	2	66	Second Floor	C	£1,888	£450,000	25%	Available	£112,500	£11,250	£101,250.00	£530.44	2.50%	£703.13	£180.27	£1,413.84
A25	Flat 22, 49 Beulah Hill	2	62	Fourth Floor	C	£1,888	£450,000	25%	Available	£112,500	£11,250	£101,250.00	£530.44	2.50%	£703.13	£178.88	£1,412.45
A16	Flat 13, 49 Beulah Hill	2	62	Second Floor	C	£1,888	£455,000	25%	Available	£113,750	£11,375	£102,375.00	£536.34	2.50%	£710.94	£178.88	£1,426.16
A23	Flat 20, 49 Beulah Hill	2	66	Third Floor	C	£1,888	£455,000	25%	Available	£113,750	£11,375	£102,375.00	£536.34	2.50%	£710.94	£180.27	£1,427.55
A21	Flat 18, 49 Beulah Hill	2	62	Third Floor	D	£1,888	£460,000	25%	Available	£115,000	£11,500	£103,500.00	£542.23	2.50%	£718.75	£178.88	£1,439.86
A28	Flat 25, 49 Beulah Hill	2	64	Fourth Floor	D	£1,888			RESERVED								
A33	Flat 30, 49 Beulah Hill	2	62	Fifth Floor	D	£1,888			RESERVED								
A26	* Flat 23, 49 Beulah Hill	2	62	Fourth Floor	D	£1,888	£465,000	25%	Available	£116,250	£11,625	£104,625.00	£548.13	2.50%	£726.56	£178.88	£1,453.57
A8	* Flat 5, 49 Beulah Hill	3	78	Ground Floor	D	£1,888			RESERVED								
A12	* Flat 9, 49 Beulah Hill	3	74	First Floor	D	£1,888	£515,000	25%	Available	£128,750	£12,875	£115,875.00	£607.06	2.00%	£643.75	£183.06	£1,433.87
A17	* Flat 14, 49 Beulah Hill	3	74	Second Floor	D	£1,888	£515,000	25%	Available	£128,750	£12,875	£115,875.00	£607.06	2.00%	£643.75	£183.06	£1,433.87
A22	* Flat 19, 49 Beulah Hill	3	74	Third Floor	D	£1,888	£520,000	25%	Available	£130,000	£13,000	£117,000.00	£612.96	2.00%	£650.00	£183.06	£1,446.02
A27	* Flat 24, 49 Beulah Hill	3	74	Fourth Floor	D	£1,888	£525,000	25%	Available	£131,250	£13,125	£118,125.00	£618.85	2.00%	£656.25	£183.06	£1,458.16
A2	* Flat 2, 49 Beulah Hill (WC)	2	94	Lower Ground Floor	D	£1,888	£540,000	25%	Available	£135,000	£13,500	£121,500.00	£636.53	2.00%	£675.00	£190.03	£1,501.56
A32	* Flat 29, 49 Beulah Hill	3	74	Fifth Floor	D	£1,888	£545,000	25%	Available	£136,250	£13,625	£122,625.00	£642.43	2.00%	£681.25	£183.06	£1,506.74
A30	* Flat 27, 49 Beulah Hill	4	118	Fifth Floor	E	£2,308	£645,000	25%	Available	£161,250	£16,125	£145,125.00	£760.30	2.00%	£806.25	£198.39	£1,764.94
A31	* Flat 28, 49 Beulah Hill	4	117	Fifth Floor	E	£2,308	£660,000	25%	Available	£165,000	£16,500	£148,500.00	£777.99	2.00%	£825.00	£198.04	£1,801.03

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 4%. 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 Censeo 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 September 2021). 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. * Includes a parking space

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

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 03 March 2022. Prospective purchasers should be aware that prices may change after 02 June 2022 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 49-51 Beulah Hill. We may change the tenure of some properties subject to demand. Details are correct at time of going to press.

Please note that Moat do not allow pets in Apartments.

This information is available in large text, audiotape or electronic format. We offer Language Line services to people whose first language is not English.

Moat Homes Limited is a charitable housing association.