



THE PARAGON
ILFORD HILL

The Paragon Shared Ownership April 2020



Plot	Address	Floor	Type	Beds	View	Approx Sq ft	Price £	25%* Share Price	Est. monthly Rent	**Estimated monthly Service charge 0-1Year	Estimated monthly Service charge 2 Years +	Availability
3.34	Flat 34, Hale Point, 45 Ilford Hill, Ilford IG1 2ZL	11th	Pearl	1	North/East	568	£290,000	£72,500	£498	£107.33	£134.84	Reserved (NP)
3.49	Flat 34, Hale Point, 45 Ilford Hill, Ilford IG1 2ZL	16th	Pearl	1	North/East	568	£325,000	£81,250	£559	£107.33	£134.84	Hold
3.45	Flat 45, Hale Point, 45 Ilford Hill, Ilford IG1 2ZL	15th	Onyx	2	East/West	835	£415,000	£103,750	£713	£145.31	£185.73	Available

NU living is the selling agent for Swan Housing Association Shared Ownership properties

***Actual share offered will depend on the outcome of your financial assessment.**

****Reserve fund element of service charge is paid by NU living for years 0 and 1.**

Lease Term: 125 years

Reservation deposit is required to secure a property: £500, this is refundable on a sliding scale.

Estimated completion dates: Completed

Parking: Please discuss with sales negotiator for details.

Telephone: 020 3675 0365

Email: theparagon@nuliving.co.uk

Web: <https://www.paragonapartments.co.uk/>

- Brochure and marketing material should be used for guidance only, please speak to the sales negotiator for full details.
- Priority will be given to buyers living or working in Redbridge
- Buyers must earn less than £90,000 household
- Buyers cannot already own a home
- Exchange of contracts is required within 28 days of your solicitor receiving the legal documentation.

Independent Mortgage Advisor and Solicitor Panel:

Firm	IMA	IMA	Solicitor	Solicitor
Name	SRC Financial	Censeo	Alexander J Lo	Cavendish Legal Group
Person dealing	Lauren Huntley	David Pendry & Ben Smith-Phillips	MARY SPITERI-PANAYI	David Turner
Contact details	Tower 42, 25 Old Broad St London EC2N 1HN Tel:01268280096 lauren.huntley@srcfinancial.com	Address: 37-39 Lime Street, London, EC3M 7AY Tel 0207 090 7290 Saturday Assessments- 07541 066 727 Assessments@censeo-financial.com	Northern & Shell Tower 4 Selsdon Way London E14 9GL tel: 0207 537 7000 DX 42653 Isle of Dogs mary@london-law.co.uk	188-190 Hoe Street Walthamstow London E17 4QH Tel: 0208 509 6800 Fax: 0845 4747 432 www.clglaw.co.uk