



Flat no.	Floor	Outside space	M2/Ft2	Occupancy	Full value	Price (30% share)	Deposit Required (15-30%)	Interest Rate	Monthly mortgage (See note 3)	Monthly rent (2.75% unsold equity)	Monthly service charge estimate	Monthly cost estimate	Minimum household income	Maximum household income
Cyrius House														
*206	Second	Terrace	72.6/792.2	2B/4P	£530,500	£159,150	£47,745	1.29%	£331.30	£851.00	£187.00	£1,369.30	£55,511	£56,503

Over 80% now sold at The Gramercy Greenwich

*The properties at Shamrock House and Cyrius House have a Greenwich income cap applied by Greenwich council limiting the maximum household income to £56,503. These properties require a maximum 40% debt to income ratio (please speak to the Mortgage Advisor Censeo for more information). These properties are only open to applicants who either live or work in the London boroughs of Greenwich, Bexley, Bromley, Lewisham and Southwark.

Tenure - Leasehold. Reservation Deposit - £500*

For further information or to arrange an appointment to view the apartments at The Gramercy, please contact our sales team:

By email - sales@familymosaic.co.uk or by phone - **020 7089 1315**



Important Information

Please read carefully

1. Property sizes are from plans and 'as built' dimensions may vary slightly. Area measures are for general guidance only.
2. Prices are based on a valuation carried out by a RICS approved surveyor.
3. The mortgage rate is based on a 85% repayment loan over 30 years at an interest rate of 1.29-1.97% (this assumes you will be paying a 15-30% deposit and interest rate as per 18 October 2016). The figure is a guide only – you must obtain advice from a qualified advisor.
4. The initial rent is 2.75% rising in line with the lease.
5. A breakdown of the estimated service charge, including items such as management fees and cleaning/ maintenance of communal areas, etc. will be made available at viewings and to your solicitor if you decide to proceed with the purchase.
6. The minimum income stated is based on a 15-30% deposit with no outstanding financial commitments. If you have a larger deposit the minimum income required will reduce. Outstanding financial commitments could increase the minimum income. It is also possible to purchase with a 5% deposit.
7. Your total household income needs to be under £90,000 per annum or where stated, above the Greenwich income cap.
8. Applicants will be required to attend a financial interview with a Mortgage Advisor appointed by Family Mosaic to assess affordability in line with Affordable Homes guidelines set by the HCA/GLA.
9. **Your home is at risk if you fail to keep up the repayments on your rent or mortgage.** Please make sure that you can afford the repayments before committing to purchase.
10. In line with the lease, pets are not permitted at the development and subletting is not allowed.
11. The £500 reservation deposit is non refundable.
12. Passing an affordability assessment with a Mortgage Advisor may not guarantee your ability to obtain a mortgage due to lender restrictions. Please speak to the panel Mortgage Advisor for more information.