

# TONIC @BANKHOUSE

20 ALBERT EMBANKMENT, LONDON, SE1 7FY

## PROPERTY PRICE LIST 2024

### RESERVED

### SOLD

| TYPE          | FLOOR | PLOT | MARKET VALUE | 25% SHARED OWNERSHIP | 50% SHARED OWNERSHIP | 75% SHARED OWNERSHIP |
|---------------|-------|------|--------------|----------------------|----------------------|----------------------|
| The Brixton   | 11    | 64   | £720,000     | £180,000             | £360,000             | £540,000             |
| The Brixton   | 12    | 70   | £725,000     | £181,250             | £362,500             | £543,750             |
| The Brixton   | 13    | 76   | £730,000     | £182,500             | £365,000             | £547,500             |
| The Camden    | 13    | 74   | £565,000     | £141,250             | £282,500             | £423,750             |
| The Dalston   | 11    | 63   | £770,000     | £192,500             | £385,000             | £577,500             |
| The Dalston   | 12    | 69   | £775,000     | £193,750             | £387,500             | £581,250             |
| The Dalston   | 13    | 75   | £780,000     | £195,000             | £390,000             | £585,000             |
| The Dalston   | 14    | 81   | £790,000     | £197,500             | £395,000             | £592,500             |
| The Hampstead | 11    | 66   | £507,500     | £126,875             | £253,750             | £380,625             |
| The Hampstead | 12    | 72   | £513,000     | £128,250             | £256,500             | £384,750             |
| The Hampstead | 13    | 78   | £517,750     | £129,438             | £258,875             | £388,313             |
| The Hampstead | 14    | 84   | £527,250     | £131,813             | £263,625             | £395,438             |
| The Soho      | 11    | 61   | £780,000     | £195,000             | £390,000             | £585,000             |
| The Soho      | 12    | 67   | £785,000     | £196,250             | £392,500             | £588,750             |
| The Soho      | 13    | 73   | £790,000     | £197,500             | £395,000             | £592,500             |
| The Vauxhall  | 11    | 65   | £770,000     | £192,500             | £385,000             | £577,500             |
| The Vauxhall  | 12    | 71   | £775,000     | £193,750             | £387,500             | £581,250             |
| The Vauxhall  | 13    | 77   | £780,000     | £195,000             | £390,000             | £585,000             |
| The Vauxhall  | 14    | 83   | £790,000     | £197,500             | £395,000             | £592,500             |

Leasehold tenure, 125 years. No rent payable on unowned 25% share.

Shared ownership: minimum 25% to maximum 75% purchase of the 100% price.

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## Rent

The initial rent is calculated at 2.75% per annum of the full market price of the unpurchased share (minus the 25% excluded share).

Rent will increase annually on 1st April by 0.5% plus Retail Price Index (If RPI is nil or negative the rent increase will be 0.5%).

## Service Charge

A monthly service charge is payable, initially set at **£375.05 per month**.

The service charge will be reviewed annually on 1st April on actual costs.

## Tonic Administration fee

A monthly administration fee is payable, initially set at **£7.50 per month**.

The admin fee will be reviewed annually on 1st April on the basis of the change in actual costs.

## Example - 25% share purchase

| TYPE          | PLOT | MARKET VALUE | 25% SHARED OWNERSHIP | RENT PER MONTH | SERVICE CHARGE PER MONTH | ADMIN FEE PER MONTH | TOTAL PER MONTH  |
|---------------|------|--------------|----------------------|----------------|--------------------------|---------------------|------------------|
| The Brixton   | 76   | £730,000     | £182,500             | £836.46        | £375.05                  | £7.50               | <b>£1,219.01</b> |
| The Camden    | 74   | £565,000     | £141,250             | £647.40        | £375.05                  | £7.50               | <b>£1,029.95</b> |
| The Dalston   | 75   | £780,000     | £195,000             | £893.75        | £375.05                  | £7.50               | <b>£1,276.30</b> |
| The Hampstead | 78   | £517,750     | £129,438             | £593.26        | £375.05                  | £7.50               | <b>£975.81</b>   |
| The Soho      | 73   | £790,000     | £197,500             | £905.21        | £375.05                  | £7.50               | <b>£1,287.76</b> |
| The Vauxhall  | 77   | £780,000     | £195,000             | £893.75        | £375.05                  | £7.50               | <b>£1,276.30</b> |

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## Example - 50% share purchase

| TYPE          | PLOT | MARKET VALUE | 50% SHARED OWNERSHIP | RENT PER MONTH | SERVICE CHARGE PER MONTH | ADMIN FEE PER MONTH | TOTAL PER MONTH |
|---------------|------|--------------|----------------------|----------------|--------------------------|---------------------|-----------------|
| The Brixton   | 76   | £730,000     | £365,000             | £418.23        | £375.05                  | £7.50               | <b>£800.78</b>  |
| The Camden    | 74   | £565,000     | £282,500             | £323.70        | £375.05                  | £7.50               | <b>£706.25</b>  |
| The Dalston   | 75   | £780,000     | £390,000             | £446.88        | £375.05                  | £7.50               | <b>£829.43</b>  |
| The Hampstead | 78   | £517,750     | £258,875             | £296.63        | £375.05                  | £7.50               | <b>£679.18</b>  |
| The Soho      | 73   | £790,000     | £395,000             | £452.60        | £375.05                  | £7.50               | <b>£835.15</b>  |
| The Vauxhall  | 77   | £780,000     | £390,000             | £446.88        | £375.05                  | £7.50               | <b>£829.43</b>  |

## Example - 75% share purchase

| TYPE          | PLOT | MARKET VALUE | 75% SHARED OWNERSHIP | RENT PER MONTH | SERVICE CHARGE PER MONTH | ADMIN FEE PER MONTH | TOTAL PER MONTH |
|---------------|------|--------------|----------------------|----------------|--------------------------|---------------------|-----------------|
| The Brixton   | 76   | £730,000     | £547,500             | £0             | £375.05                  | £7.50               | <b>£382.55</b>  |
| The Camden    | 74   | £565,000     | £423,750             | £0             | £375.05                  | £7.50               | <b>£382.55</b>  |
| The Dalston   | 75   | £780,000     | £585,000             | £0             | £375.05                  | £7.50               | <b>£382.55</b>  |
| The Hampstead | 78   | £517,750     | £388,313             | £0             | £375.05                  | £7.50               | <b>£382.55</b>  |
| The Soho      | 73   | £790,000     | £592,500             | £0             | £375.05                  | £7.50               | <b>£382.55</b>  |
| The Vauxhall  | 77   | £780,000     | £585,000             | £0             | £375.05                  | £7.50               | <b>£382.55</b>  |

Date updated: 9th May 2024