

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	£1,219.01
The Camden	74	£565,000	£141,250	£647.40	£375.05	£7.50	£1,029.95
The Dalston	75	£780,000	£195,000	£893.75	£375.05	£7.50	£1,276.30
The Hampstead	78	£517,750	£129,438	£593.26	£375.05	£7.50	£975.81
The Soho	73	£790,000	£197,500	£905.21	£375.05	£7.50	£1,287.76
The Vauxhall	77	£780,000	£195,000	£893.75	£375.05	£7.50	£1,276.30

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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	£800.78
The Camden	74	£565,000	£282,500	£323.70	£375.05	£7.50	£706.25
The Dalston	75	£780,000	£390,000	£446.88	£375.05	£7.50	£829.43
The Hampstead	78	£517,750	£258,875	£296.63	£375.05	£7.50	£679.18
The Soho	73	£790,000	£395,000	£452.60	£375.05	£7.50	£835.15
The Vauxhall	77	£780,000	£390,000	£446.88	£375.05	£7.50	£829.43

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	£382.55
The Camden	74	£565,000	£423,750	£0	£375.05	£7.50	£382.55
The Dalston	75	£780,000	£585,000	£0	£375.05	£7.50	£382.55
The Hampstead	78	£517,750	£388,313	£0	£375.05	£7.50	£382.55
The Soho	73	£790,000	£592,500	£0	£375.05	£7.50	£382.55
The Vauxhall	77	£780,000	£585,000	£0	£375.05	£7.50	£382.55

Date updated: 19th April 2024