



The Rise Price List (Private Sales) – Phase 1

Plot Number	Flat Number	Address	Parking Space	Unit Type	Area m2	Current Valuation	Service Charges (1st year estimate)	Monthly Service Charge **
A-9	13	Grand Union House, 257 Ealing Road, HA0 1GH	-	1 Bed – 2 nd Floor Flat (Type 31)	50.7	£365,000	£1,838.04	£153.17
A-12	10	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 28	2 Bed – 2 nd Floor Flat (Type 11M)	74	£485,000	£2,011.88	£167.65
A-15	27	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 35	2 Bed - 3 rd Floor Flat (Type 28)	64	£465,000	£2,011.88	£167.65
A-24	28	Grand Union House, 257 Ealing Road, HA0 1GH	-	1 Bed - 3 rd Floor Flat (Type 33)	52.7	£367,500	£1,838.04	£153.17
A-26	36	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 15	2 Bed – 4th Floor Flat (Type 27)***	77.4	£512,000	£2,011.88	£167.65
A-27	35	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 39	2 Bed – 4 th Floor Flat (Type 29)	69.6	£480,000	£2,011.88	£167.65
A-31	31	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 42	2 Bed – 4 th Floor Flat (Type 41)	64	£482,500	£2,011.88	£167.65
A-38	42	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 46	2 Bed – 5 th Floor Flat (Type 30)	63.1	£465,000	£2,011.88	£167.65
A-39	41	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 52	2 Bed – 5 th Floor Flat (Type 47)	61.4	£462,500	£2,011.88	£167.65
A-41	47	Grand Union House, 257 Ealing Road, HA0 1GH	-	1 Bed – 5 th Floor Flat (Type 34)	52.1	£375,000	£1,838.04	£153.17
A-49	57	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 21	3 Bed Duplex – 7/8 th Floor Flat (Type 58)	111	£625,000	£2,185.72	£182.14

*** Wheelchair Adaptable Unit

The above guide prices are indicative only and do not constitute an offer to sell at any particular price.

Approx Annual Service Charge

1 bed - £1,838.04 Approx PA / 2 bed - £2,011.88 Approx PA / 3 bed - £2,185.72 Approx PA

(**Account charges are estimates and may vary but are correct as on (10th August 2018). 1st year service charge estimates (Includes Management fee at £204.00 per annum and Ground Rent at £175 (1bed), £200 (2bed) £225 (3bed) per annum) are for the period ending 31st March 2019.

Annual Ground Rent

1 bed - £175 PA (Included in Service Charge Estimates)
2 bed - £200 PA (Included in Service Charge Estimates)
3 bed - £225 PA (Included in Service Charge Estimates)

Leasehold – 250 years

Metropolitan

Telephone: **020 3535 2555** Email: mhosales@metropolitan.org.uk

Specialist Financial Advisors – SRC Financial Services Limited - 01268 280096

Purchase Procedure

Our Sales Consultant will be pleased to discuss your requirements, and will reserve your new apartment for you on payment of an initial deposit. Details of your solicitors will also be needed, and if necessary, we will be pleased to assist you in obtaining a mortgage.

Completion Dates

These are given for guidance only, and our Sales Consultant will keep you advised of any variations that may be necessary.

Reservations

Once your reservation has been made a period is stipulated during which time contracts should be exchanged. **Reservation fees are a non-refundable £1000 for Private Sales and £500 for Help to Buy Applications.** 10% deposit required at exchange of contracts.

Sales Prices

These particulars are subject to contract and availability at the time of mailing. We therefore recommend that you contact our Sales Office as soon as possible.

We reserve the right to alter and amend the information given, if necessary, and nothing contained herein shall be, or shall be deemed to be, part of any contract. The prices are correct at the time of production of this literature, however can be amended at any time, you should check the latest position with us before viewing.



The Rise Price List (Private Sales) – Phase 2

Plot Number	Flat Number	Address	Parking Space	Unit Type	Area m2	Current Valuation	Service Charges (1st year estimate)	Monthly Service Charge **
A-10	12	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 50	2 Bed – 2 nd Floor Flat (Type 32)***	71.3	£480,000	£2,011.88	£167.66
A-11	11	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 34	2 Bed – 2 nd Floor Flat (Type 13)	68.6	£490,000	£2,011.88	£167.66
A-25	37	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 38	2 Bed - 4 rd Floor Flat – (Type 28)	64.0	£467,500	£2,011.88	£167.66
A-28	34	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 40	2 Bed – 4 th Floor Flat – (Type 30)	63.1	£465,000	£2,011.88	£167.66
A-33	39	Grand Union House, 257 Ealing Road, HA0 1GH	-	1 Bed – 4 th Floor Flat – (Type 34)	52.1	£370,000	£1,838.04	£153.19
A-36	44	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 3	2 Bed – 5 th Floor Flat – (Type 27)***	77.4	£495,000	£2,011.88	£167.66
A-42	46	Grand Union House, 257 Ealing Road, HA0 1GH	-	1 Bed – 5 th Floor Flat – (Type 33)	52.7	£370,000	£1,838.04	£153.19
A-45	49	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 53	2 Bed – 6 th Floor Flat – (Type 29)	69.6	£482,500	£2,011.88	£167.66
A-46	48	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 54	2 Bed – 6 th Floor Flat – (Type 51)	61.4	£465,000	£2,011.88	£167.66
A-50	56	Grand Union House, 257 Ealing Road, HA0 1GH	Bay 22	3 Bed Duplex – 7/8 th Floor Flat – (Type 59)	117.7	£632,500	£2,185.72	£182.15
A-52	54	Grand Union House, 257 Ealing Road, HA0 1GH	-	1 Bed – 7 th Floor Flat – (Type 61)	40.6	£362,500	£1,838.04	£153.19

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