

Address: Maple Rd  
Client: CSJ  
Ref: JJC150724  
Date: 15/07/2024

Unit	Type	Beds	GIA (Sq M)	GIA (Sq ft)	Gross Marketing Price	Gross £psf	Aspect
1	Bse & GF	3	103	1,108	£750,000	£677	
2	Bse & GF	3	90	964	£735,000	£762	
3	FF & SF	1	59	639	£400,000	£626	
4	FF	2	61	660	£550,000	£833	
5	SF	2	61	660	£550,000	£833	
6	TF	3	80	863	£710,000	£823	
			455	4,894	£3,695,000	£755	

Assumptions / Notes:

- 1
- Pricing based on schedule of accommodation and floor plans provided by the client.
- 2
- All units priced assumed to be private tenure only.
- 3
- Reasonable levels of service charge and a peppercorn ground rent.
- 4
- High specification levels, in-line with expectations for new builds in the area and consistent with those upheld by hdesign, our specialist in-house interior design team.
- 5
- Apartments are sold on long leases - minimum 999 years. Houses are sold freehold.
- 6
- Prices exclude car parking revenue.
- 7
- High on-site security provisions including controlled access and CCTV.