

HOMES FOR HEROES

HELPING CRITICAL WORKERS TO
GET ON THE HOUSING LADDER

As a thank you for their commitment to keeping the country safe and functioning during the response to the COVID-19 pandemic, Homes for Heroes gives those critical workers a helping hand onto the property ladder in conjunction with Notting Hill Genesis and the Government-supported Shared Ownership* scheme.

ROYAL ALBERT WHARF, ROYAL DOCKS, E16

3 bedroom apartments priced from **£131,250** for a 25% share & an overall monthly cost from just **£1,404****

HOW IT WORKS

In May 2020, the G15, a group of London's largest housing associations, came together to make a promise to deliver thousands of homes available on a low-cost basis for critical workers. This is as a thank you for their commitment to keep the country safe and functioning during the response to the COVID-19 pandemic.

If you are a critical worker with a combined household income from £53,000 a year, Shared Ownership* at Royal Albert Wharf offers a chance to buy the maximum share

you can afford in a brand new family home – from between 25% and 75% of the full market value. You usually pay a mortgage on the part you own and pay a subsidised rent on the remaining part you don't own.

Known as 'staircasing', when you are ready and can afford to do so, you should be able to buy a greater share over time until you own 100% of your home.

HOME OWNERSHIP STARTS WITH US





HOW CAN YOU BENEFIT?

- ✓ As you are paying only a share of the full market value, your 10% deposit will be based on that share, meaning you don't have to save for as long to get on the property ladder.
- ✓ For critical workers we will charge you a discounted rent of 1.5%* on the part you don't own, demonstrating our support in reducing the overall monthly payments on your property.
- ✓ For a limited time, 100% Stamp Duty paid on the full market value of the property – so no need to worry in the future when and if you buy additional shares.†

PLUS with the help of our Partners



- ✓ Amazing offer with leading designers Hatch Interiors giving you an exclusive discount on custom-made window blinds.**
- ✓ Broker fee paid with specialist mortgage broker Metro Finance.‡
- ✓ Special introductory fee of just £500 with independent legal advisers Direction Law.##

**READY TO
MOVE NOW**

A brand new apartment, where everything is waiting for you and your family, safe and secure with the latest specification and technologies which could save precious time and money in the future and with the well-being you deserve.



COST BREAKDOWN ON A TYPICAL 3 BEDROOM APARTMENT AT ROYAL ALBERT WHARF

Full Market Value	£525,000
25% Share Purchased	£131,250
10% deposit based on that share	£13,125
Est. Monthly Mortgage Cost	£624
Est. Monthly Rent	£492
Est. Service Charge	£288

EST. TOTAL MONTHLY PAYMENT £1,404

Based on 8 Mare Apartments,
16 Cavendish Square.

Total household income of **£53,466**

AM I ELIGIBLE?

The scheme is available to all critical workers within London however priority will initially be given to those who currently live/work in the borough of Newham and who are first time buyers. You must be in continuous employment at least from March 2020 and throughout the coronavirus response period within the following sectors;

- ✓ Health and Social Care
- ✓ Education and Childcare for Key Worker children
- ✓ Charities and their workers in the delivery of key frontline services
- ✓ Those involved in food production and other necessary goods
- ✓ Public safety and national security such as the police, armed forces and fire and rescue service personnel
- ✓ Those who kept the air, water, road and rail transport modes and utility, refuse and postal services operating through the coronavirus response period.

For more information on who qualifies as a critical worker please visit the **Government website**

www.gov.uk/coronavirus

For those who do not qualify for the Homes for Heroes scheme, please ask the Sales Team for more details on other ways we can get you moving with Shared Ownership at Royal Albert Wharf.

HOW DO I APPLY?

Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you may have.

We'll see if you've met the overall criteria for Homes for Heroes Shared Ownership at Royal Albert Wharf and whether it is affordable for you before making your own personal appointment to view.

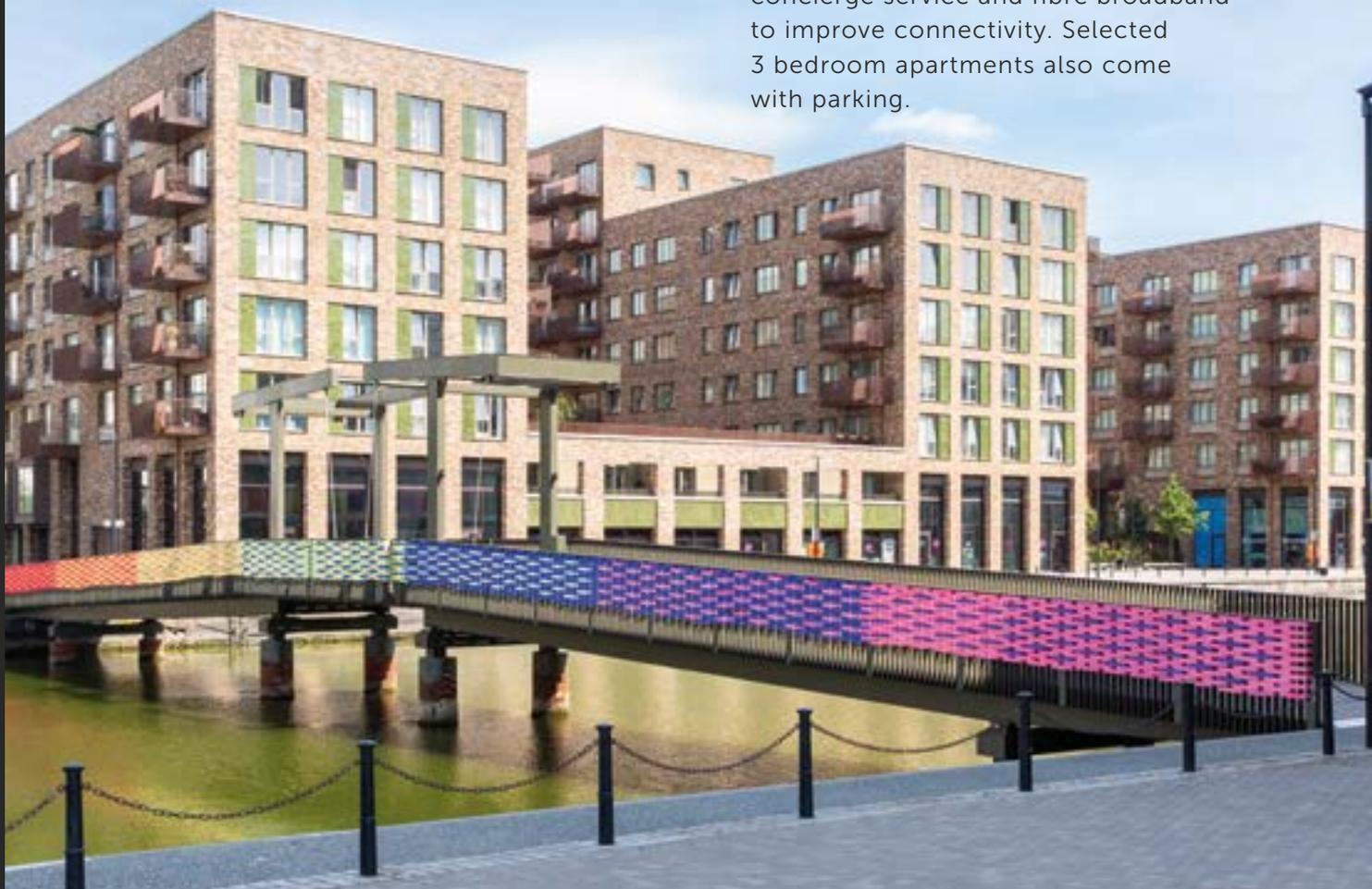


WHY MOVE TO ROYAL ALBERT WHARF?

Royal Albert Wharf is an iconic new development of beautiful apartments set where space and style combine with a relaxing riverside location.

With stunning views across the River Thames to enjoy from the open spaces, and places to eat and drink, these homes are just a 7-minute walk[§] to Gallions Reach DLR with access to the City and its onward connections to central London in under 40 minutes.[§]

What's more, you'll enjoy a dedicated concierge service and fibre broadband to improve connectivity. Selected 3 bedroom apartments also come with parking.



THE MARE BUILDING, RIVERSIDE, ROYAL ALBERT WHARF E16

Get in touch on **020 4502 8299** or visit nhgsales.com/heroes and speak to one of our experienced Sales Advisers to find out more.

HOME OWNERSHIP STARTS WITH US



Notting Hill Genesis terms and conditions apply. Images used for illustrative purposes only. Images include optional upgrades at additional cost. Prices correct at time of publication. *Shared Ownership Homes for Heroes purchases are on selected 3 bedroom apartments at Royal Albert Wharf only, subject to availability and any applicable affordability and eligibility criteria. Exclusions may apply. Please speak to the Sales Team for more information. **Price illustrations are based on the share value and 10% deposit, not the full market value of the homes advertised. †Actual Stamp Duty Land Tax contribution will depend on individual circumstances and plot value/purchased and allows for the temporary increase of the Stamp Duty threshold to £500,000 valid until 31/03/21. Once reservation fee is paid, exchange must be within 28 days and complete by 31/03/21. ‡For exact details on the window furnishings please speak to the Sales Team. §No cash alternative and not in conjunction with any other offer. ¶Please speak to the Sales Team for breakdown of services received; the £500 fee payable is plus VAT and not including disbursements. Three partner offers may be removed or changed at any time and are for completions by 31/05/21. ¶Walking time taken from [google.co.uk/maps](https://www.google.co.uk/maps) and is approximate only. Tube time taken from [tfl.gov.uk](https://www.tfl.gov.uk). December 2020.