RUSSELL HILL — ROAD — PURLEY

# A DEVELOPMENT OF 1, 2 & 3 BED APARTMENTS

JOHN GEORGE APARTMENTS
41 RUSSELL HILL ROAD, PURLEY CR8 2LD

****£1,500 TOWARDS LEGALS/COST INCENTIVE TO BE PAID ON COMPLETION****

| | ***Council Tax Band*** | **Floor Level** | **Apt No** | **Full Market Price** | **Approx Sqm2** | **Approx Sqft2** | **Min Share Price 25%** | **Monthly Mortgage Estimated** | **Monthly Rental on unsold equity (2.75%)** | ***Est Service Charge*** | ***Est Monthly Cost*** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2B4P WCA | *tbc* | G | 17 | £ 485,000 | 84.10 | 905 | £121,250 | £711.37 | £833.59 | *£151.32* | *£1,696.28* |
| 1B2P | *tbc* | 1 | 18 | £ 360,000 | 55.50 | 597 | £90,000 | £528.03 | £618.75 | *£151.32* | *£1,298.10* |
| 1B2P | *tbc* | 1 | 19 | £ 350,000 | 50.00 | 538 | £87,500 | £513.36 | £601.56 | *£151.32* | *£1,266.24* |
| 3B5P | *tbc* | 1 | 20 | £ 500,000 | 84.70 | 912 | £125,000 | £733.38 | £859.38 | *£151.32* | *£1,744.08* |
| 3B5P | *tbc* | 1 | 21 | £ 500,000 | 86.20 | 928 | £125,000 | £733.38 | £859.38 | *£151.32* | *£1,744.08* |
| 1B2P | *tbc* | 2 | 22 | £ 360,000 | 55.50 | 597 | £90,000 | £528.03 | £618.75 | *£151.32* | *£1,298.10* |
| 1B2P | *tbc* | 2 | 23 | £ 350,000 | 50.00 | 538 | £87,500 | £513.36 | £601.56 | *£151.32* | *£1,266.24* |
| 3B5P | *tbc* | 2 | 24 | £ 500,000 | 84.70 | 912 | £125,000 | £733.38 | £859.38 | *£151.32* | *£1,744.08* |
| 3B5P | *tbc* | 2 | 25 | £ 500,000 | 86.20 | 928 | £125,000 | £733.38 | £859.38 | *£151.32* | *£1,744.08* |
| 2B4P | *tbc* | 3 | 26 | £ 475,000 | 75.60 | 814 | £118,750 | £696.71 | £816.41 | *£151.32* | *£1.664.44* |
| 2B4P | *tbc* | 3 | 27 | £ 485,000 | 85.00 | 915 | £121,250 | £711.37 | £833.59 | *£151.32* | *£1,696.28* |
| 1B2P | *tbc* | 3 | 28 | £ 365,000 | 61.10 | 658 | £91,250 | £535.36 | £627.34 | *£151.32* | *£1,314.02* |

**Under offer** **Sold** **Prices correct at 3 November 2025**



Hexagon
130-136 SYDENHAM ROAD,
LONDON SE26 5JY

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## IMPORTANT INFORMATION BELOW - PLEASE READ CAREFULLY

| | |
|---|---|
| **1** | Prices are based on a valuation carried out by a RICS approved surveyor |
| **2** | A breakdown of the estimated service charge, including items such as building insurance, management fees and cleaning/maintenance of communal areas, etc will be made available at viewings and to your solicitor. |
| **3** | The mortgage rate is based on a 90% repayment loan over 25 years at an interest of 6% (this assumes you will be paying a 10% deposit). The figure is a guide only - you must obtain advice from a qualified financial advisor. |
| **4** | The minimum income stated is based on a 10% deposit with no outstanding financial commitments. If you have a larger deposit the minimum income required will reduce. Outstanding financial commitments could increase the minimum income. |
| **5** | Applicants from all boroughs who qualify for shared ownership may apply to purchase. However, priority for purchase will be given to current residents of the London Borough of Croydon and then workers within the borough. |
| **6** | SUBLETTING In line with the lease, subletting is not allowed |
| **7** | PARKING There are 6 parking spaces for purchase on site for an additional £12,500 per space. Parking initially limited to 1 space per property purchase |
| **8** | Applicants will be required to have a financial assessment by an Independent Financial Advisor appointed by Hexagon to assess affordability in line with the Affordable Homes guidelines set by the HCA/GLA. You will also be required to submit a credit report. Your home is at risk if you fail to keep up the repayments on your rent or mortgage. Please make sure you can afford the repayments before committing to purchase. |
| **9** | As of April 2016, the maximum income threshold for all properties is £90,000 per household, regardless of property size. |
| **10** | ****Incentive paid on purchase completions within the agreed/approved deadlines following offer**** |

**Microsite [www.russellhillroad.com](http://www.russellhillroad.com) Email sales@hexagon.org.uk Sales Line 0208 768 7989 www.hexagon.org.uk**



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