

# Rockcliffe Square

Plot	Postal address	Floor level	Baths	M <sup>2</sup>	Ft <sup>2</sup>	Aspect	Full market value	Min. share %	Min share value	Minimum deposit	Rent pcm*	Monthly service charge**	Required income
<b>Margetson Apartments</b>													
<b>1 bedroom</b>													
02	107	1	1	52	560	N/W	£342,500	25%	£85,625	£8,563	£589	£203	£44,362
17	308	3	1	51	548	N/W	£343,000	25%	£85,750	£8,575	£595	£195	£44,100
25	508	5	1	51	549	N/W	£344,500	25%	£86,125	£8,613	£592	£195	£44,279
54	705	7	1	53	570	N/E	£355,000	25%	£88,750	£8,875	£610	£205	£45,931
<b>2 bedroom</b>													
11	202	2	2	71	764	N/W	£437,500	25%	£109,375	£10,938	£752	£273	£53,715
19	302	3	2	71	762	N/W	£450,000	25%	£112,500	£11,250	£773	£274	£55,252
28	502	5	2	71	763	N/E	£452,500	25%	£113,125	£11,313	£778	£274	£55,550
44	603	6	2	71	764	N/E	£457,500	25%	£114,375	£11,438	£786	£274	£56,146
<b>3 bedrooms</b>													
15	206	2	2	87	936	S/E	£517,500	25%	£129,375	£12,938	£809	£336	£62,495
24	407	4	2	87	936	S/W	£522,500	25%	£130,625	£13,063	£816	£336	£63,058
32	507	5	2	87	936	S/W	£525,000	25%	£131,250	£13,125	£820	£336	£63,339
47	606	6	2	87	936	S/E	£527,500	25%	£131,875	£13,188	£824	£336	£63,621

**Reservation and deposit terms:** £500 reservation deposit is required to secure your home, and 10% of the share value is required on exchange of contracts. Exchange of contracts should take place within 42 days from issue of Memorandum of Sale.

**Lease length:** 999 years from 12<sup>th</sup> January 2023

**Annual ground rent:** Peppercorn

**Outdoor space:** Balconies to all apartments

**Parking:** Parking is not available, and the local authority will not accept applications for parking permits from residents of Rockcliffe Square

**Council Tax:** To be banded upon completion by Royal Borough of Greenwich

For Rockcliffe Square Phase 1 the concierge will run as a reduced service. Full desk coverage will not be available as there will be limited capacity and the concierge/ caretaker will perform other duties. This will ensure service charges are maintained at a reasonable level and we intend to extend cover upon completion of phase 2 (Current estimate is 2029/30). A parcel collection service will be available however restrictions will apply (availability, size and weight). The Concierge/ Caretaker Service hours are provisional and will be confirmed closer to practical completion of your home, however indicative hours are from 8am – 4pm Monday, Tuesday, Thursdays, 11am – 7pm Wednesday, 10am – 2pm Friday, 9am – 12pm Saturday, excluding public holidays. The range and nature of Concierge / Caretaking Services may be amended, suspended, or withdrawn at any time by the Landlord, in its sole discretion, without notice and without liability.

Tel: 020 8189 0426 | Email: [rockcliffesquareso@lqgroup.org.uk](mailto:rockcliffesquareso@lqgroup.org.uk) | [www.lqhomes.com/rockcliffesquare](http://www.lqhomes.com/rockcliffesquare)

\*PCM – Per calendar month. Rent amount calculated at **2.75% for studios, 1 & 2 beds 2.5% for 3 beds** of unowned share.

\*\* Service charges are estimated and subject to change.

\*\*\* Required incomes are estimated and assuming a single application for Manhattan studios and 1 beds, and a joint application for 2 and 3 beds, and assuming a 5% mortgage interest rate over 30 years. Varying incomes may be required subject to individual circumstance.

Council tax is determined by the Valuation Office Agency, please visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

Prices are offered subject to availability. We reserve the right to improve or change specifications and to vary the price quoted. Although every care has been taken to ensure the accuracy of all information given, the content does not form part of, or constitute a representation warranty, or part of any contract. Completion timescales are subject to change according to build progress. Details correct at time of going to print **June 2026**.

Please note these figures are an indication only and will vary according to personal circumstances. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.