# VISHNU COURT

## REDBRIDGE LONDON

*New for 2018*

"A collection of 1 and 2 bedroom apartments
with balconies and communal gardens near Redbridge tube station"

# PRICE LIST

## VISHNU HOMES
### LONDON

# VISHNU COURT

723 - 733 Cranbrook Road, Gants Hill, IG2 6SN

Lease of 125 years

Ground Rents - 1 Bed - £250 per annum 2 Bed - £290 per annum for the first 20 years

Service Charges – Estimated £1500 per year

Estimated Completion - AUGUST 2018

| Apartment | Floor | Total Area Sqm | Bed/Bath | Price | Expected Rental Income Per Month |
|---|---|---|---|---|---|
| Flat 1 | Ground | 62.5 | 2 Bedroom / 1 Bath with Garden | £ 390,000.00 | £1400 - £1450 pcm |
| Flat 2 | Ground | 51.7 | 1 Bedroom / 1 Bath with Garden | £ 285,000.00 | £1100 - £1150 pcm |
| Flat 3 | First Floor | 62.00 | 2 Bedroom / 1 Bath with Balcony | £ 385,000.00 | £1400 - £1450 pcm |
| Flat 4 | First Floor | 62.20 | 2 Bedroom / 1 Bath with Balcony | £ 385,000.00 | £1400 - £1450 pcm |
| Flat 5 | First Floor | 61.20 | 2 Bedroom / 1 Bath with Balcony | £ 385,000.00 | £1350 - £1400 pcm |
| Flat 6 | Second Floor | 62.00 | 2 Bedroom / 1 Bath with Balcony | £ 388,000.00 | £1400 - £1450 pcm |
| Flat 7 | Second Floor | 62.20 | 2 Bedroom / 1 Bath with Balcony | £ 388,000.00 | £1400 - £1450 pcm |
| Flat 8 | Second Floor | 61.20 | 2 Bedroom / 1 Bath with Balcony | £ 388,000.00 | £1350 - £1400 pcm |
| Flat 9 | Third Floor | 82.70 | 2 Bedroom / 2 Bath-Pent House | £ 450,000.00 | £1500 - £1600 pcm |
| Flat 10 | Ground Floor | 60.50 | 2 Bedroom / 1 Bath | £ 380,000.00 | £1350 - £1400 pcm |
| Flat 11 | Ground Floor | 56.70 | 2 Bedroom / 1 Bath with Small Garden | £ 295,000.00 | £1400 - £1450 pcm |
| Flat 12 | First Floor | 59.60 | 1 Bedroom / 1 Bath with Balcony | £ 320,000.00 | £1050 - £1100 pcm |
| Flat 13 | First Floor | 61.90 | 1 Bedroom / 1 Bath with Balcony | £ 320,000.00 | £1050 - £1100 pcm |
| Flat 14 | Second Floor | 87.70 | 2 Bedroom / 1 Bath with Balcony | £ 420,000.00 | £1400 - £1500 pcm |

7 Car parking space available

NHBC or equivalent guarantee will be in place

# NOW AVAILABLE

## VISHNU HOMES

## A collection of 1 & 2 Bedroom Apartments

For further information please contact us

## Mob: 07711 069 071 | 07737 496 808

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