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PACKHAM MEWS
HOUNSLOW TW3

SHARED OWNERSHIP COLLECTION



A MODERN APPEAL

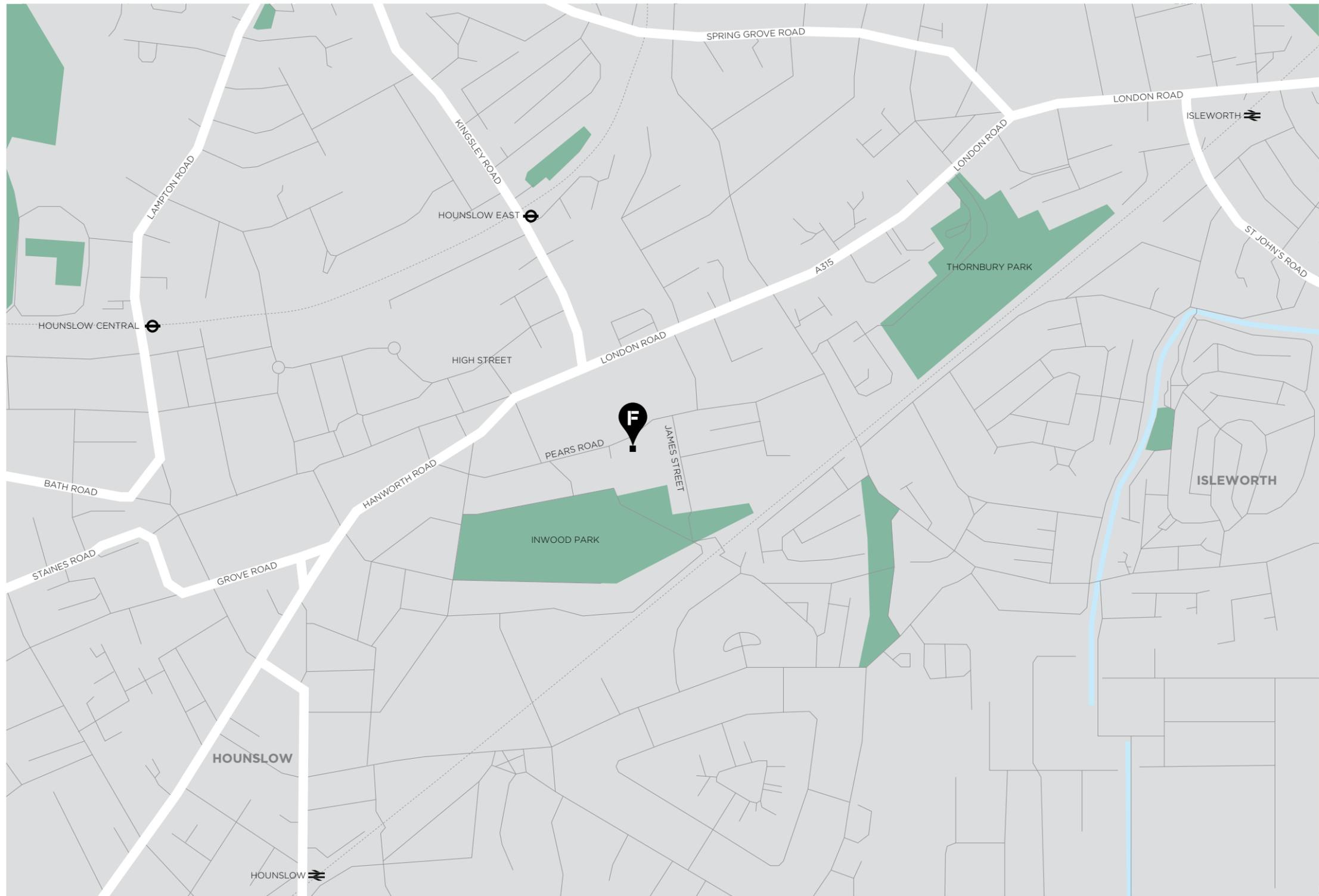
Set on a tranquil residential street minutes away from Hounslow town centre, Packham Mews is a sustainably designed development backing onto tree-lined Inwood Park featuring nine shared ownership apartments amongst an intimate collection of new homes.

The proximity to Heathrow, central London and picturesque Isleworth are obvious draws to life in Packham Mews, but Hounslow is an exciting destination in its own right, with a regenerated town centre adding to its allure. Packham Mews is close to heaths and parks, yet residents have access to their own communal garden too.



Computer generated image, indicative only

LOCATION



KEY

- Packham Mews
- Parks
- National Rail
- London Overground



High Street	8 mins
Hounslow East	9 mins
Thornbury Park	10 mins
Isleworth	20 mins
Osterley	22 mins
Syon Lane	36 mins
Syon Park	38 mins

Map not to scale, indicative only

Packham Mews is ideally located for those who want to zip in and out of the capital's core. When it comes to public transport, residents have the luxury of choice: there are two Piccadilly Line Tube stops (Hounslow East and Hounslow Central) within a 10-minute walk of Packham Mews. Fast trains to Waterloo leave from Isleworth station a mere mile away, meaning residents are transported to London's beating heart in less than 40 minutes.

Thanks to Packham Mews's prime location just off the A315 and A4 motorways, the rest of the UK is accessible too. As for international travel, it couldn't be easier with Heathrow down the road - it's 20 minutes by car or four Tube stops away. Plenty of buses pass Hounslow's boundaries, such as number 110 to Twickenham or 237 to Chiswick.

PACKHAM MEWS

 FROM HOUNSLOW EAST	Osterley 2 mins	Heathrow Airport Terminals 1-3 12 mins	Hammersmith 20 mins	Ealing Broadway 25 mins	Kew Gardens 30 mins	Piccadilly Circus 36 mins
 FROM ISLEWORTH	Kew Bridge 7 mins	Chiswick 10 mins	Richmond 21 mins	Clapham Junction 24 mins	Waterloo 37 mins	Wimbledon 39 mins
	Hounslow East 6 mins	Osterley 9 mins	Richmond 15 mins	Kew Gardens 18 mins	Ealing Broadway 22 mins	Shepherd's Bush 28 mins
	Hounslow East 4 mins	Osterley 8 mins	Richmond 18 mins	Kew Gardens 24 mins	Ealing Broadway 26 mins	Shepherd's Bush 37 mins
	Hounslow East 9 mins	Thornbury Park 10 mins	Isleworth 20 mins	Osterley 22 mins	River Thames 28 mins	Syon Park 38 mins

Journey times source: TFL.gov.uk and Google Maps, dependent on time of day and traffic



01. Hounslow Market
02. Great Conservatory, Syon Park
03. Hounslow Market

With Heathrow next door and central London within easy reach, the vibrant West London borough of Hounslow has fast become an up and coming place to live. Featuring grand parks, stately homes and bustling town centres, the borough offers both a relaxed and bustling feel.

Hounslow's town centre is undergoing a major regeneration, with an exciting collection of boutiques and eateries set to open over the next few years; its recently renovated High Street sets the scene for a new town square and performance space, as well as the popular Hounslow market.

Bordering the district to the east is Old Isleworth, a stunning riverside town steeped in Tudor and Jacobean history. To the south is charming Twickenham and its world-famous rugby stadium, with the majestic expanse of royal Richmond Park just below it.

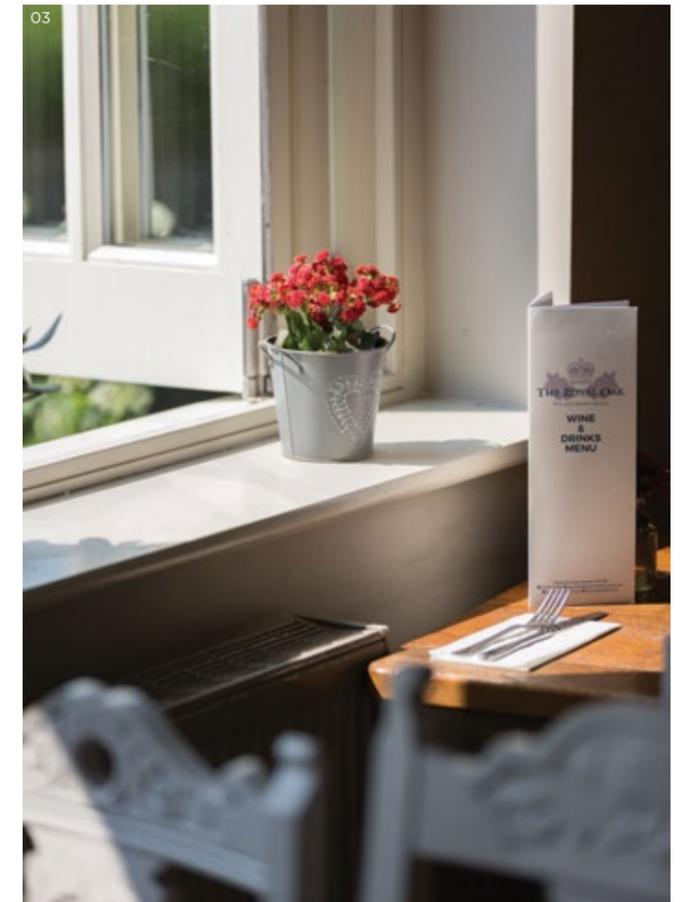
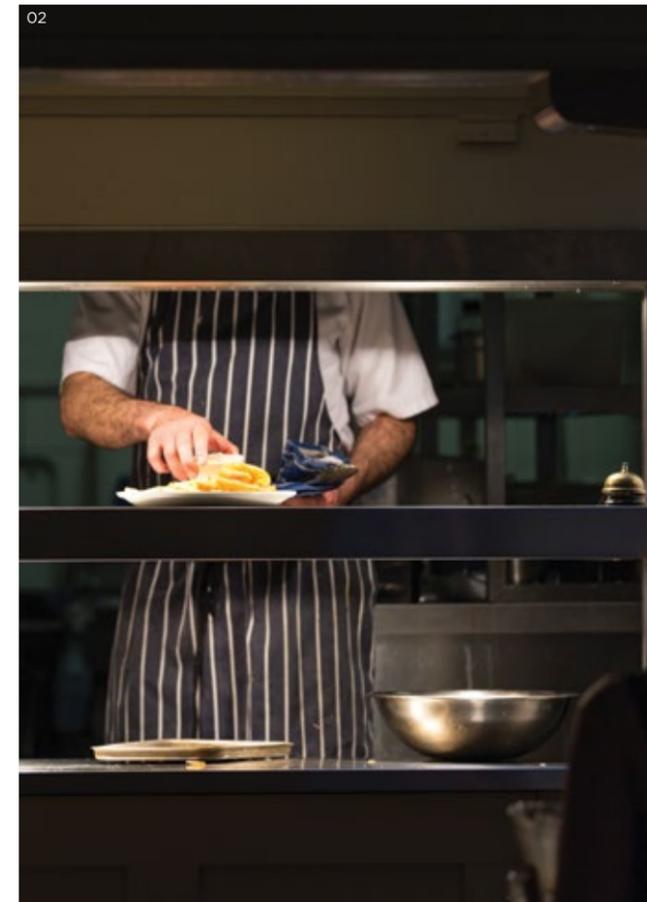
FAVOURITE EATS

A picturesque riverside setting and gastro pub food make the London Apprentice a top lunchtime choice for hungry Hounslow residents. Another Thameside favourite brimming with traditional English charm is The Royal Oak, where punters dine al fresco on the likes of beer battered fish and chips, or chargrilled chicken breast with spicy chimichurri sauce.

A 7-minute drive from Packham Mews, Syon Coffee House & Deli offers up lovingly-made open ciabatta sandwiches (try the mushroom, crispy pancetta and crème fraîche medley) and lighter bites such as their sweet chilli prawn, avocado and mango salad. Or for a bit of Paris in Isleworth, Patisserie Valerie is all about freshly-baked pastries.

Restaurant line-ups among Hounslow's exciting redevelopment of its town centre is the popular TGI Fridays and colourful Las Iguanas, packed with South American soul.

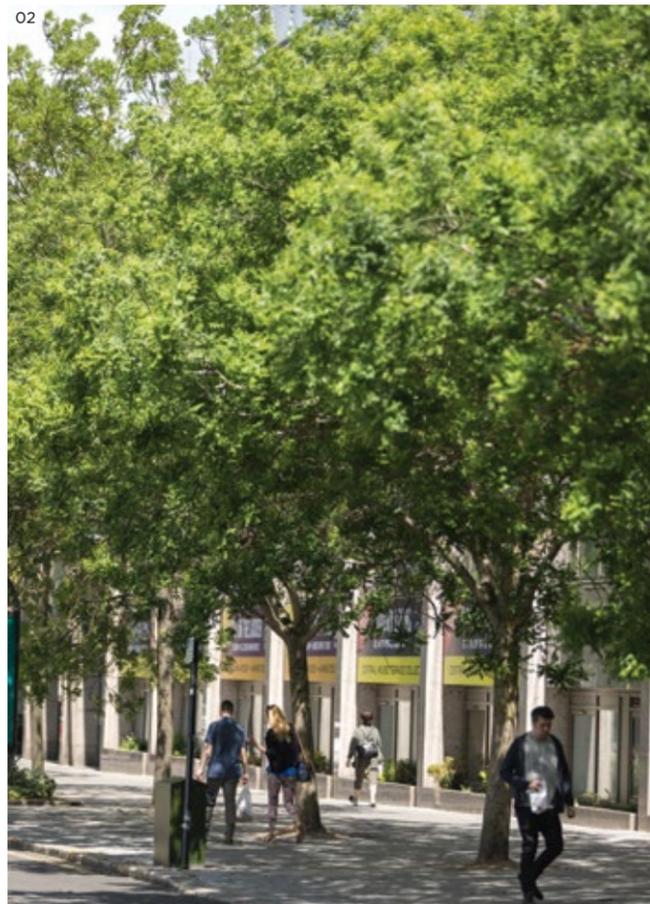
- 01. Royal Oak, Isleworth
- 02. Royal Oak, Isleworth
- 03. Royal Oak, Isleworth





Hounslow Market

FASHIONABLE FINDS



01. The Treaty Centre
02. Hounslow High Street
03. South Street Coffee & Ice Cream Shop, Isleworth

Shopping in Hounslow is a stress-free affair, thanks to the close cluster of stores on its compact High Street. Among them are firm favourites like The Body Shop, Debenhams and H&M, the latter's window display always show-stoppingly good.

The Treaty Centre – just 8 minutes' walk from Packham Mews – has a range of popular fashion labels under its domed glass roof. Another one-stop shop is The Blenheim Centre – its supersized Asda store is the place to go for stocking up the kitchen cupboard.

Nearby, Twickenham charms with its family-owned boutiques. Pretty Church Street is a 17th century treasure trove of antique stores and quaint gift shops filled with unique finds.



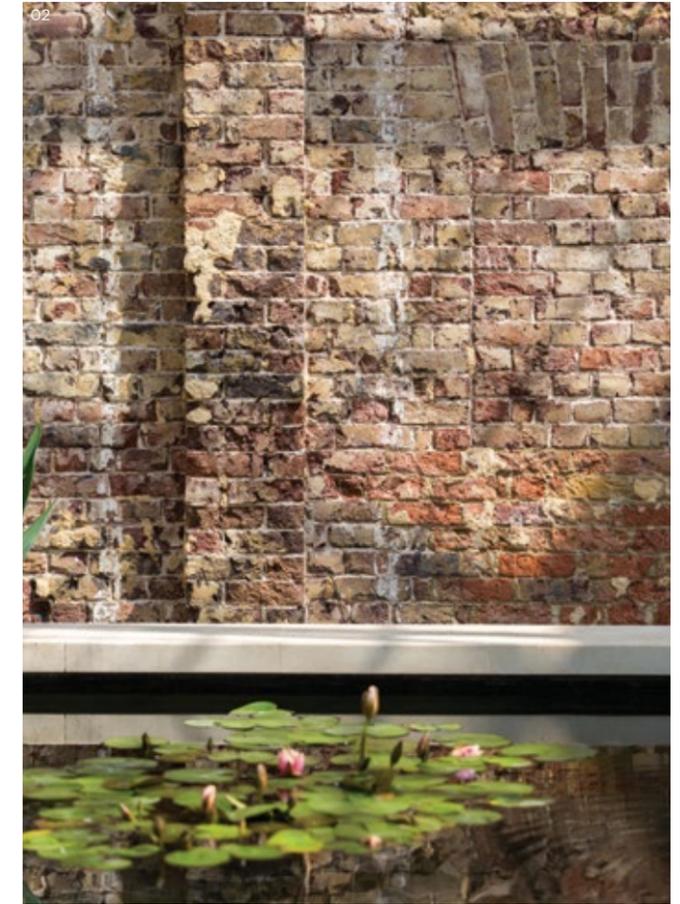
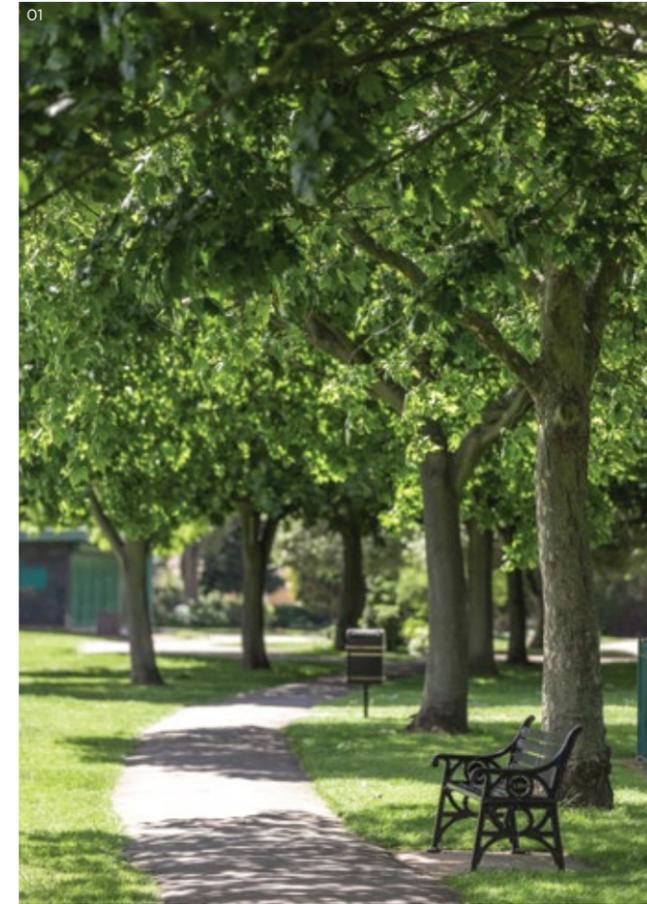
Inwood Park

SCENIC GREEN SPACES

Bordering Packham Mews is tranquil Inwood Park, an ideal spot for a brisk walk or a gentle morning jog before setting off to work. Steps away, the manicured Thornbury Park features a free outdoor gym. Both local parks have kids play areas, making them ideal for local parent meet-ups or family days out. Nearby Hounslow Heath is an important conservation area, home to a vast array of wildlife, flora and fauna, as well as a public golf course.

Stunning Syon Park covers 200-acres of verdant countryside, only 12-minute drive from the new residences. Home to UK's largest collection of beautiful English roses, its garden centre is a fragrant treat. The park's highlight is the castle-like Syon Park House. Dating back to the 16th century, its interior is filled with van Dyck masterpieces and antique treasures. Adjoining the historic building are the Grade II listed gardens designed by Capability Brown.

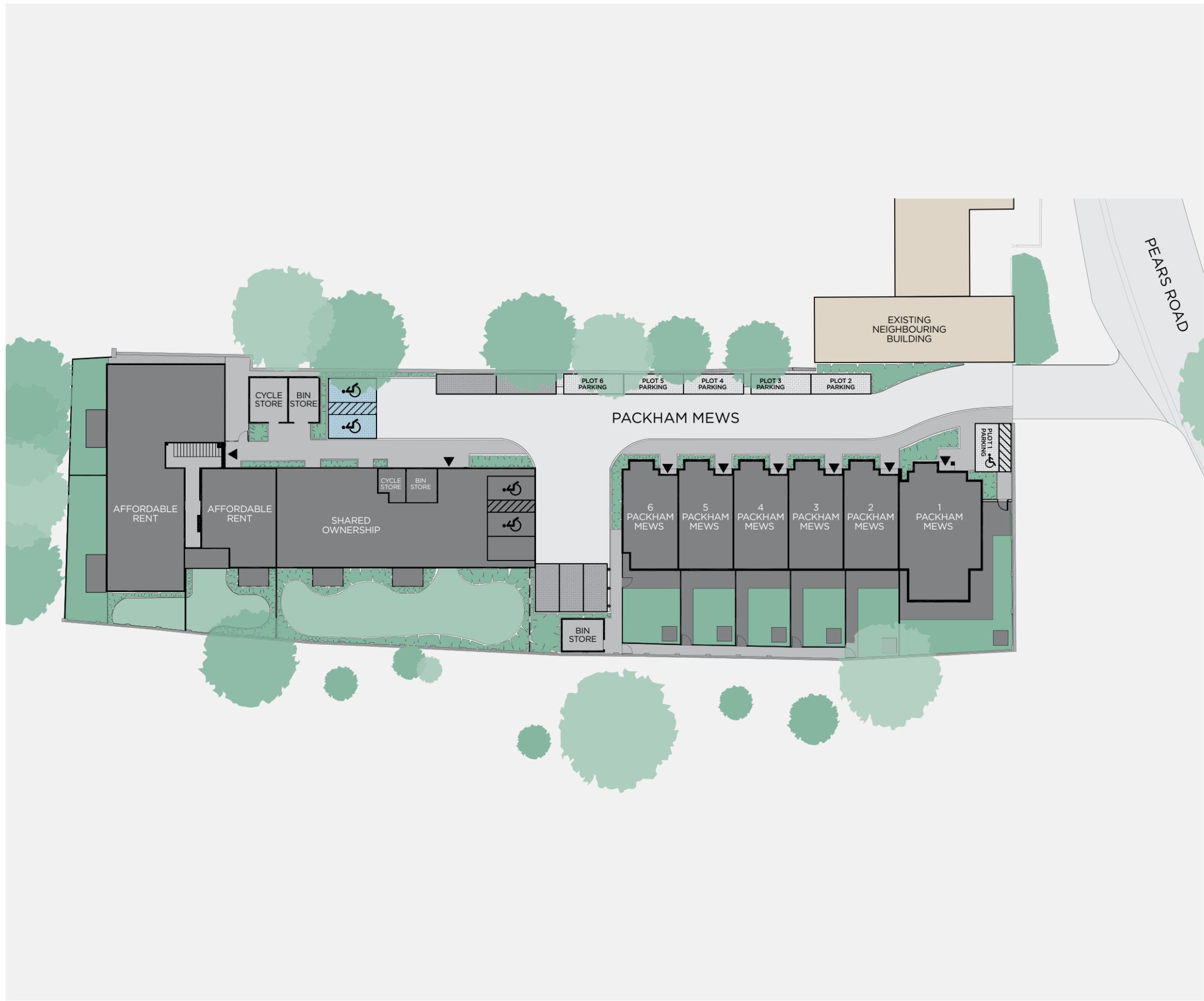
- 01. Inwood Park
- 02. Great Conservatory, Syon Park
- 03. Syon Park



FABRICA IS PART OF AN AWARD-WINNING PROPERTY BUSINESS, COMMITTED TO CREATING METICULOUSLY DESIGNED, SKILFULLY PRODUCED HOMES. FROM APARTMENTS OF STRIKING URBAN ARCHITECTURE TO HOUSES WITH A MORE RURAL INTIMATE CHARM, OUR AIM IS ALWAYS THE SAME: TO CREATE BEAUTIFULLY DESIGNED HOMES WHICH ARE A REAL PLEASURE TO LIVE IN.



SITE PLAN



KEY

	Packham Mews
	Entrances
	Communal Area
	Roads
	Green space / trees
	Car parking space
	Shared ownership car parking
	Affordable rent car parking

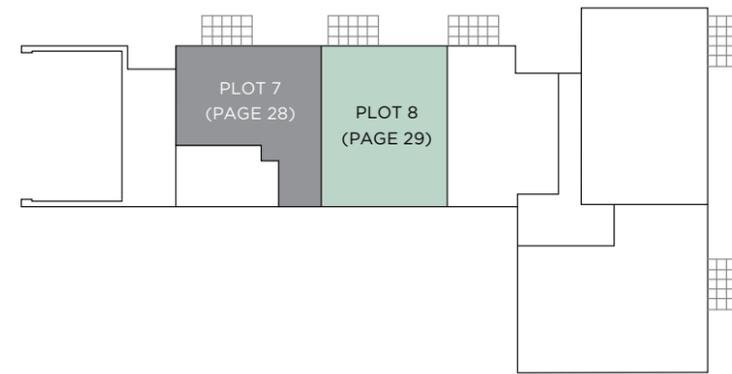
PACKHAM MEWS TW3

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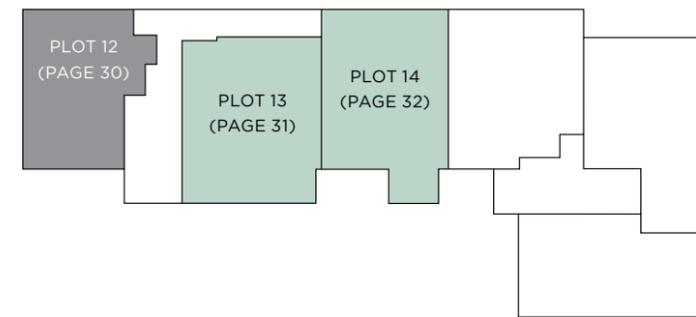
FLOORPLANS



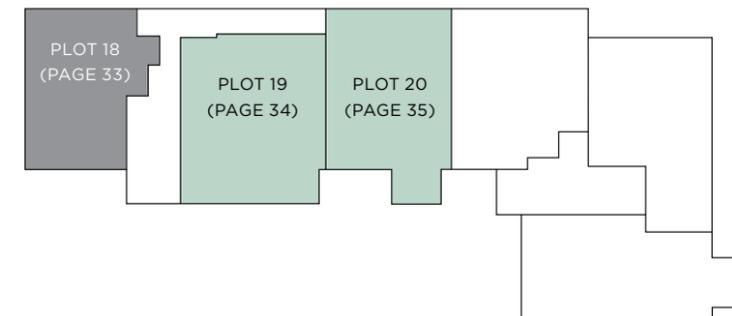
Plot Number	Number of bedrooms	Internal areas Total sq ft/sq m	Page number
PLOT 7	01	635/59	28
PLOT 8	02	753.4/70	29
PLOT 12	01	575.8/53.5	30
PLOT 13	02	796.5/74	31
PLOT 14	02	753.4/70	32
PLOT 18	01	575.8/53.5	33
PLOT 19	02	796.5/74	34
PLOT 20	02	753.4/70	35
PLOT 24	02	882.6/82	36



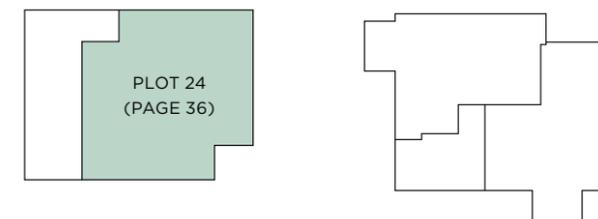
Ground Floor



First Floor



Second Floor



Third Floor

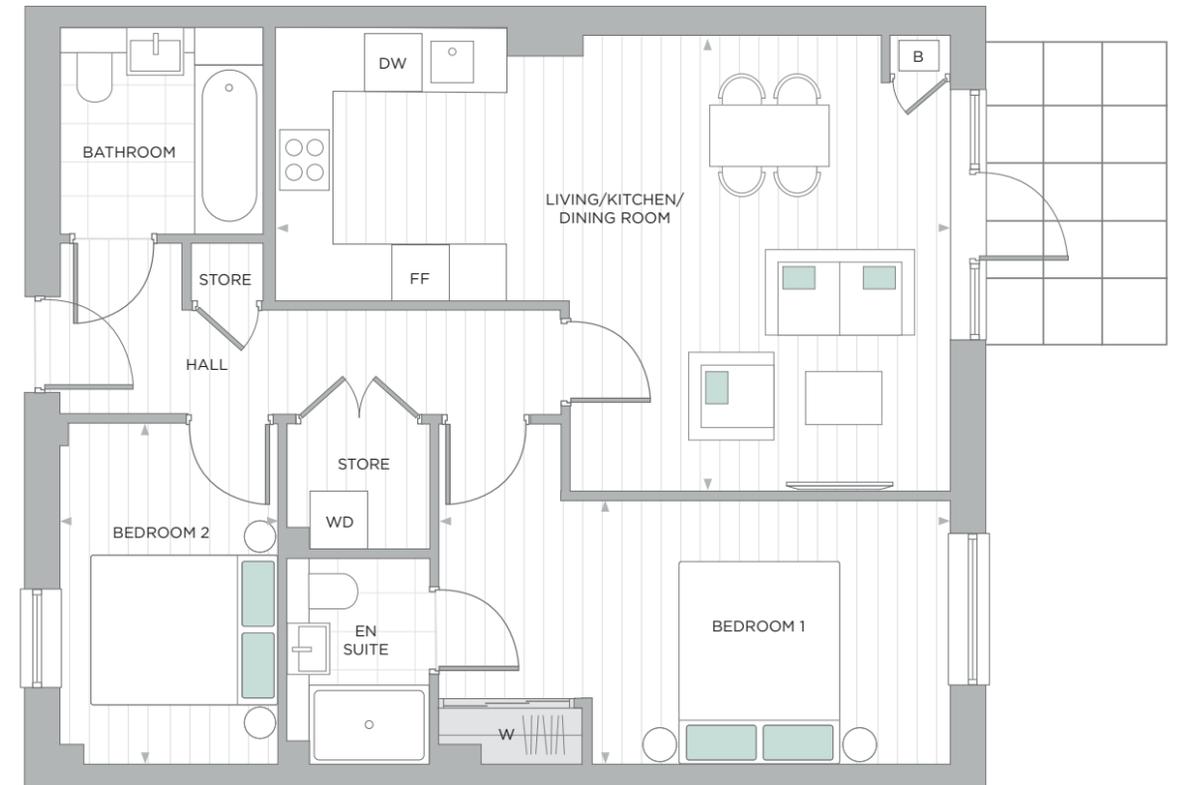
KEY

	1 Bed Apartments
	2 Bed Apartments

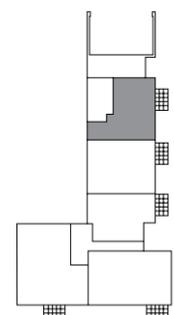
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1 Bedroom Apartment
Plot 7

2 Bedroom Apartment
Plot 8



Ground Floor



GARDEN VIEW

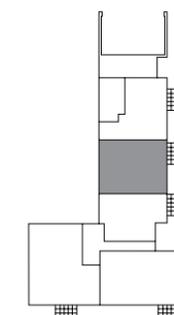
Living/Kitchen/Dining	4.3 m x 3.6 m	14' 3" x 12' 0"
Bedroom 1	5.7 m x 4.3 m	19' 0" x 15' 9"
Total apartment area	59 sq m	635 sq ft
Terrace	5.4 sq m	58.1 sq ft

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Key

W	Wardrobe
FF	Fridge Freezer
DW	Dishwasher
WD	Washer Dryer
B	Boiler

Ground Floor



GARDEN VIEW

Living/Kitchen/Dining	7.0 m x 4.7 m	23' 1" x 15' 7"
Bedroom 1	5.3 m x 3.5 m	17' 5" x 11' 8"
Bedroom 2	2.2 m x 3.5 m	7' 5" x 11' 8"
Total apartment area	70 sq m	753.4 sq ft
Terrace	5.4 sq m	58.1 sq ft

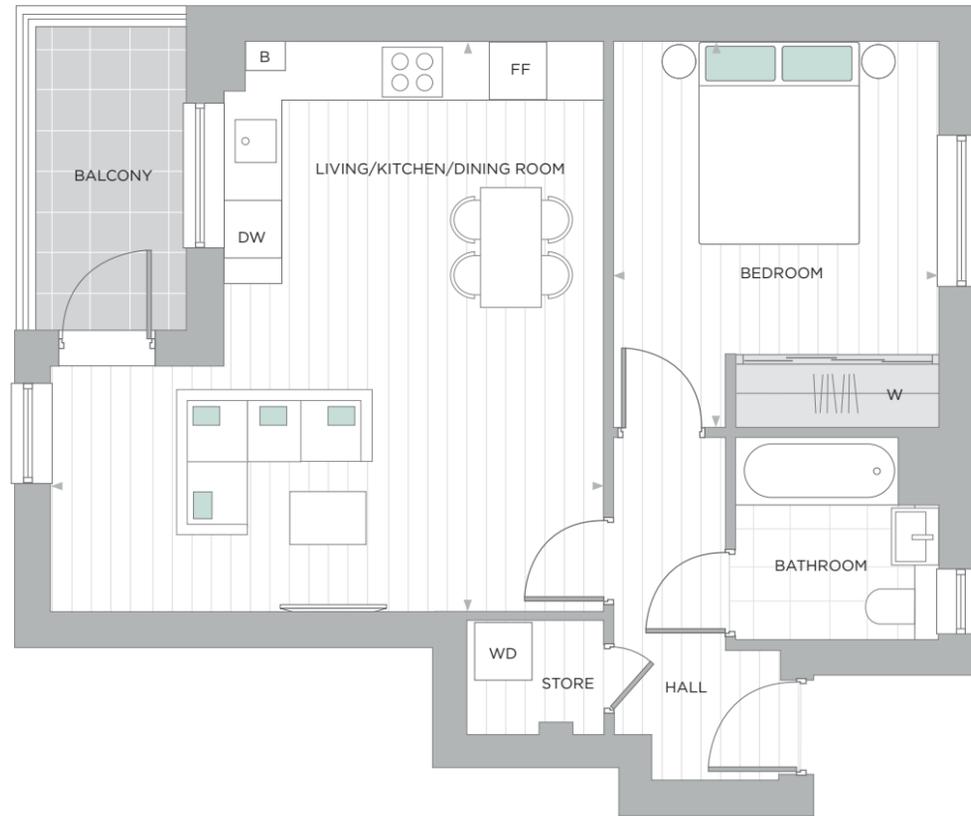
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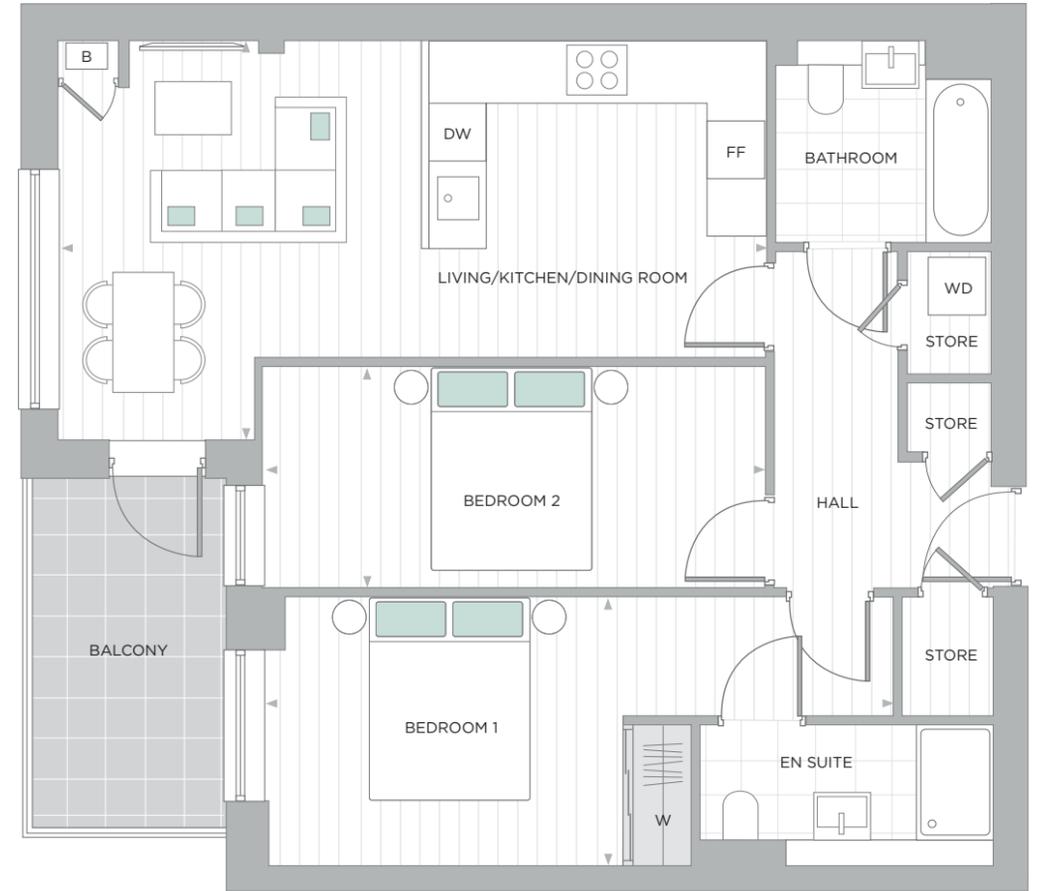
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PACKHAM MEWS TW3

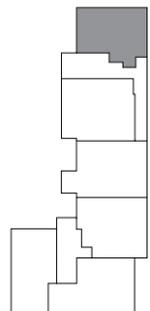
1 Bedroom Apartment
Plot 12



2 Bedroom Apartment
Plot 13



First Floor



GARDEN VIEW

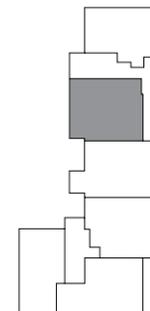
Living/Kitchen/Dining	5.7 m x 5.8 m	18' 11" x 19' 4"
Bedroom 1	3.3 m x 4.0 m	11' 1" x 13' 2"
Total apartment area	53.5 sq m	575.8 sq ft
Balcony	5 sq m	53.8 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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First Floor



GARDEN VIEW

Living/Kitchen/Dining	7.3 m x 4.1 m	24' 2" x 13' 7"
Bedroom 1	6.5 m x 2.7 m	21' 7" x 9' 0"
Bedroom 2	5.2 m x 2.3 m	17' 2" x 7' 7"
Total apartment area	74 sq m	796.5sq ft
Balcony	7.3 sq m	78.5 sq ft

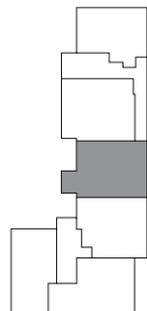
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First Floor



GARDEN VIEW

Living/Kitchen/Dining	7.0 m x 3.9 m	23' 1" x 12' 11"
Bedroom 1	4.3 m x 3.5 m	14' 4" x 11' 8"
Bedroom 2	2.1 m x 4.0 m	6' 11" x 13' 5"
Total apartment area	70 sq m	753.4sq ft
Balcony	6 sq m	64.5 sq ft

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Key

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Second Floor



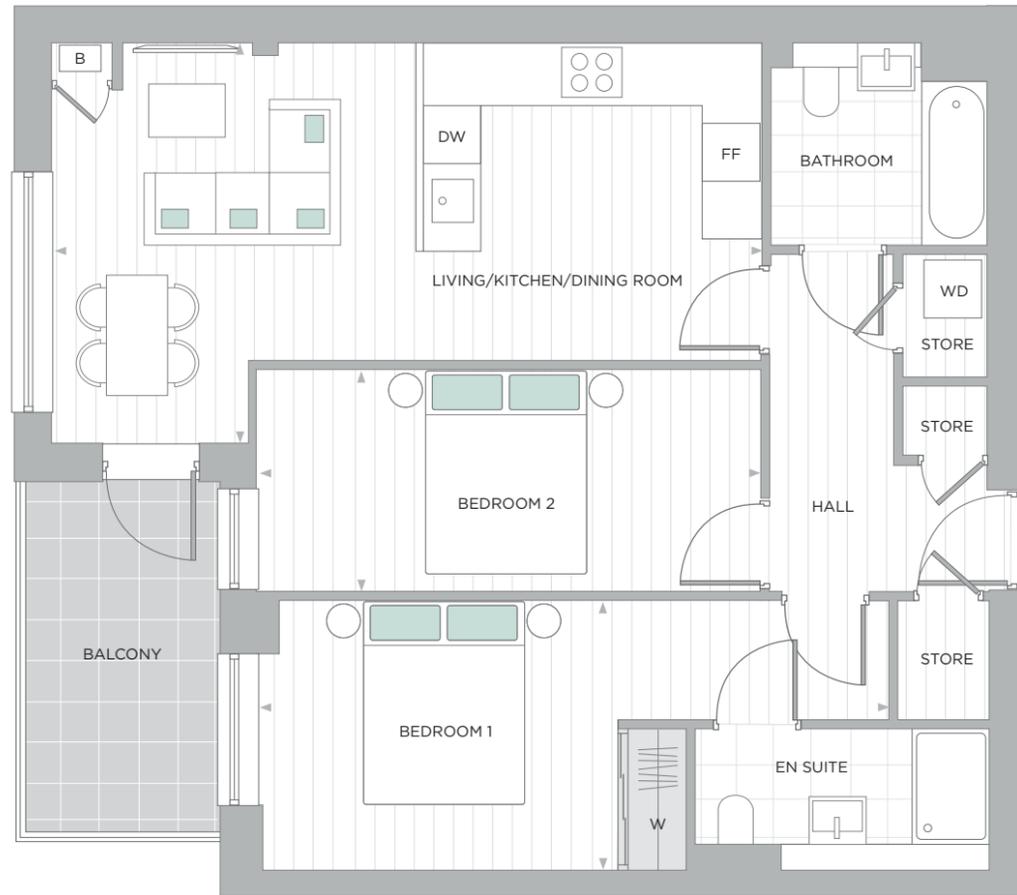
GARDEN VIEW

Living/Kitchen & Dining	5.7 m x 5.8 m	18' 11" x 19' 4"
Bedroom 1	3.3 m x 4.0 m	11' 1" x 13' 2"
Total apartment area	53.5 sq m	575.8 sq ft
Balcony	5 sq m	53.8 sq ft

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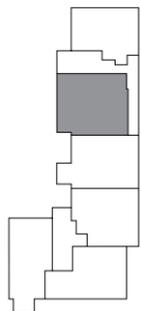
W	Wardrobe
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PACKHAM MEWS TW3

PACKHAM MEWS TW3

Second Floor



GARDEN VIEW

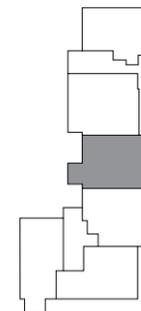
Living/Kitchen/Dining	7.3 m x 4.1 m	24' 2" x 13' 7"
Bedroom 1	6.5 m x 2.7 m	21' 7" x 9' 0"
Bedroom 2	5.2 m x 2.3 m	17' 2" x 7' 7"
Total apartment area	74 sq m	796.5 sq ft
Balcony	7.3 sq m	78.5 sq ft

Key

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Second Floor



GARDEN VIEW

Living/Kitchen/Dining	7.0 m x 3.9 m	23' 1" x 12' 11"
Bedroom 1	4.3 m x 3.5 m	14' 4" x 11' 8"
Bedroom 2	2.1 m x 4.0 m	6' 11" x 13' 5"
Total apartment area	70 sq m	753.4 sq ft
Balcony	6 sq m	64.5 sq ft

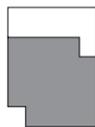
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Third Floor



GARDEN VIEW

Living/Kitchen & Dining	5.7 m x 6.6 m	18' 9" x 21' 9"
Bedroom 1	4.7 m x 3.3 m	15' 6" x 11' 1"
Bedroom 2	2.8 m x 6.1 m	9' 5" x 20' 1"
Total apartment area	82 sq m	882.6sq ft
Balcony	7.3 sq m	78.5 sq ft

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Computer generated image, indicative only

SPECIFICATION

Interior finishes

- Vinyl timber effect flooring to hallway, living room and kitchen
- Wool carpet to bedrooms

Kitchen/Living areas

- Bespoke handleless kitchens
- Laminate worktop
- Stainless steel splashback
- Siemens integrated single oven
- Siemens four ring induction hob with touch control
- Bosch integrated dishwasher
- Bosch integrated fridge freezer
- Bosch cooker hood
- Hotpoint washer dryer
- Under mounted bowl stainless steel sink
- Single lever kitchen mixer tap

Bedrooms

- Built-in full height wardrobes with one shelf and sliding doors to bedroom 1

Ensuites

- Porcelain large format floor and wall tile
- Wall-mounted hand basin with chrome mixer tap
- Tiled vanity shelf
- Full height and width wall mirror
- White shower tray and glass shower screen
- Overhead shower
- Wall mounted shower
- Floor-standing WC
- Chrome heated towel rail

Bathrooms

- Porcelain large format floor and wall tile
- Wall-mounted hand basin with chrome mixer tap
- Tiled vanity shelf
- Full height and width wall mirror
- Built-in bath with glass shower screen
- Overhead shower
- Wall mounted shower and bath mixer controller
- Floor-standing WC
- Chrome heated towel rail

Electrical

- Video entry system to all apartments
- Energy efficient down lights and pendants
- Installation of a Mechanical Vent Heat Recovery (MVHR) system
- Wiring for Virgin Media package to all apartments (subscription required)
- Fused spur provided for security alarm in each apartment

Heating and hot water

- Heating and hot water provided by installation of individual gas boilers
- White wall radiators

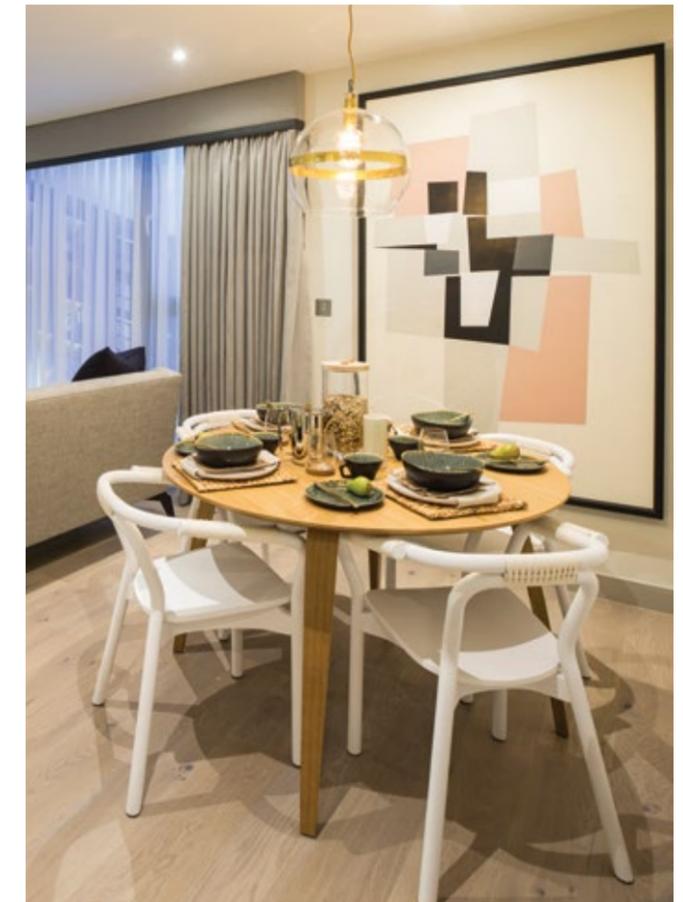
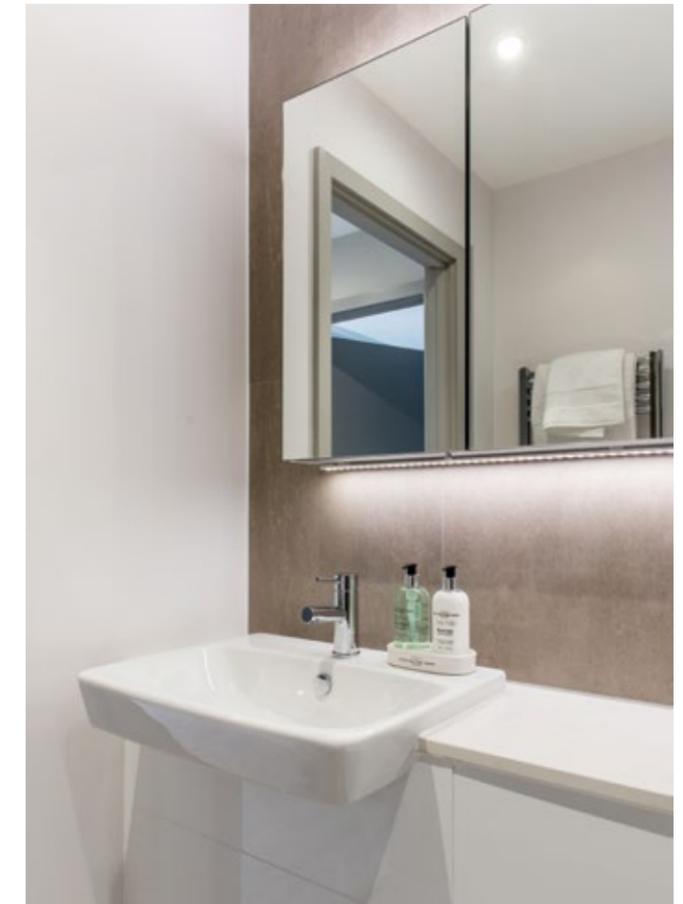
Security and peace of mind

- 12 year NHBC New Home Warranty
- On-site CCTV
- Secure by Design
- 24 month defects warranty cover

Sustainability features

- Code for Sustainable Homes Level 4
- PV tiles installed on roofs providing power to the internal communal areas
- Low energy LED lighting

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserves the right to amend the specification as necessary and without notification.



WHY SHARED OWNERSHIP?

Buying a home can be a complicated process so it's little wonder that the idea of Shared Ownership can be a little daunting. We offer a variety of homes to buy under the Shared Ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

What is Shared Ownership?

Shared Ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and offers a stepping stone route to owning a home. It allows you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge to cover things like maintenance of the building and communal areas, which is usually charged on a monthly basis.

There are lots of good reasons to buy a Shared Ownership home:

- Buy chain free
- Have a 10 year construction warranty from a leading warranty provider
- In many cases it could be cheaper than renting
- Stepping stone to owning a home outright: increase your share over time
- Sell at any time and benefit from any increase in value

How does it work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

What will you own?

Shared Ownership properties are always leasehold. This means that you own the property for a fixed period of time – usually 125 years, and will have the normal rights and responsibilities of a normal purchaser. We will act as the landlord and will own the share that you don't own.

How much will it cost?

The level of deposit you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you will also need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty.

If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If the value of your property has gone up, you'll pay more than what you did for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay. If you staircase to the point where you own outright, you will no longer have rent to pay.

Eligibility

To qualify for Shared Ownership you will need to meet certain criteria set by the Local Authority, which varies for each development. You should be eligible for Shared Ownership if you have a household income of less than £80,000 a year (or £90,000 in London) and any of the following apply:

- You are a first time buyer
- You used to own a home but can't afford to buy a new one
- You're an existing shared owner
- You do not own any other property at time of legal completion

Applicants for Shared Ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You are a housing association tenant
- You work in the Ministry of Defence
- You are a first time buyer
- You are registered with the Local Authority for housing
- You are deemed to be in a high priority group by the Local Authority

In some cases, the Local Authority use their own criteria to prioritise applicants.*

How to apply

For Shared Ownership outside London

Before we can progress an enquiry, you will need to register with the Help to Buy agent in the area you want to live. Once you have registered please contact us with your registration number and we will be delighted to talk you through our portfolio of suitable homes.

For Shared Ownership in London

If you are looking for a Shared Ownership home in London please get in touch with us directly on 0800 783 2159 or register online at fabrica.co.uk and we will explain the process and talk you through our portfolio of suitable homes.

Example based on 25% share**

Total property value: £555,000
Purchase share (25%): £138,750
Deposit (10%): £13,875

Rental value (75%): £416,250
Rent (1.3%): £5,412
Rent per month: £451

The above is in addition to monthly mortgage payments, service charges, Combined Heat & Power costs (if applicable) and utilities.

*Please note: Minimum incomes may vary for each scheme. Eligibility criteria changes regularly and we make no representations or warranties with respect to the current accuracy of the information. Information correct at time of going to print. **Example for reference only.

THE SHARED OWNERSHIP PROCESS

1. Selection & Reservation

Once we have established your eligibility we will refer you to a financial advisor who will assess your finances and affordability. Once successful we will invite you to view the properties available to you, and where applicable you will be asked to put them in order of preference. Homes will be allocated based on eligibility criteria and your choices.

Once you are allocated a home you will be invited to complete a reservation application before arranging your mortgage. We can recommend trusted partners and financial advisors who specialise in Shared Ownership new build homes who offer many benefits to help keep the process simple and straightforward. At this point you will need to pay a £350 reservation fee (which forms part of your deposit) to secure the property and take it off the market.

2. The conveyancing process

This is the process of transferring ownership of a property from one person to another and usually takes 28 days from reservation to exchange of contracts. You should instruct a solicitor to act on your behalf as soon as possible so that they are able to complete your mortgage application (if applicable) and we will also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

Searches

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

Survey

You will need to pay for a survey/valuation, which is carried out by your lender.

Mortgage offer

If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer your lender will forward a copy to your solicitor so that all parties can be notified once you are in a position to exchange contracts.

3. Exchange of contracts

Exchange of contracts usually takes place within 28 days from the date of reservation. Once contracts have exchanged, this means the sale is legally binding. Deposit monies that you pay are held in a client account with our solicitor and you can make all the necessary arrangements to prepare for your move. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

4. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the title of the home is transferred to you, making you the official owner of your new home. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us.



INCREASING YOUR SHARE & SELLING YOUR HOME

Increasing your share

You can increase your share in your home at any time until you own the property outright if your lease permits. You will have to pay for the valuation of your home to do this. The share you wish to buy is calculated on the value of your home, which needs to be assessed by a qualified RICS surveyor. An estate agent's market appraisal cannot be used. You may need to pay Stamp Duty if the additional shares you buy increase your ownership to 80%-100%. Please speak to your solicitor for more information on how this is calculated. You will have 3 months from the date your property is inspected by the surveyor to complete the purchase of the additional shares. Please note; once you staircase to 100% ownership, you will be liable to pay an annual ground rent.

If you have made any improvements to your property which have added to its value and that have been approved by our Leasehold department the surveyor would be asked to provide two valuation figures; one with improvements and one without.

Selling your home

You may sell your home at any time. If you decide to sell, we will need to find a suitable buyer for your share and your lease will state how long we have to find a buyer, which is typically 8 weeks. A RICS qualified surveyor will need to assess the value of your home as an estate agent appraisal is not valid. If we find a buyer for your property a resale fee between 1% and 2% of the sale value is also payable.

If we're unable to find a buyer, you may sell your home with an estate agent and the fees you pay would depend on the agent you appoint. If you sell through an estate agent you would have the option of marketing both your share and the property outright for the value based on your valuation report.



ABOUT FABRICA

- 01. City Wharf N1
- 02. Jigsaw W13
- 03. The Chroma Buildings SE1
- 04. Queen's Wharf W6

SKILFULLY PRODUCED

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

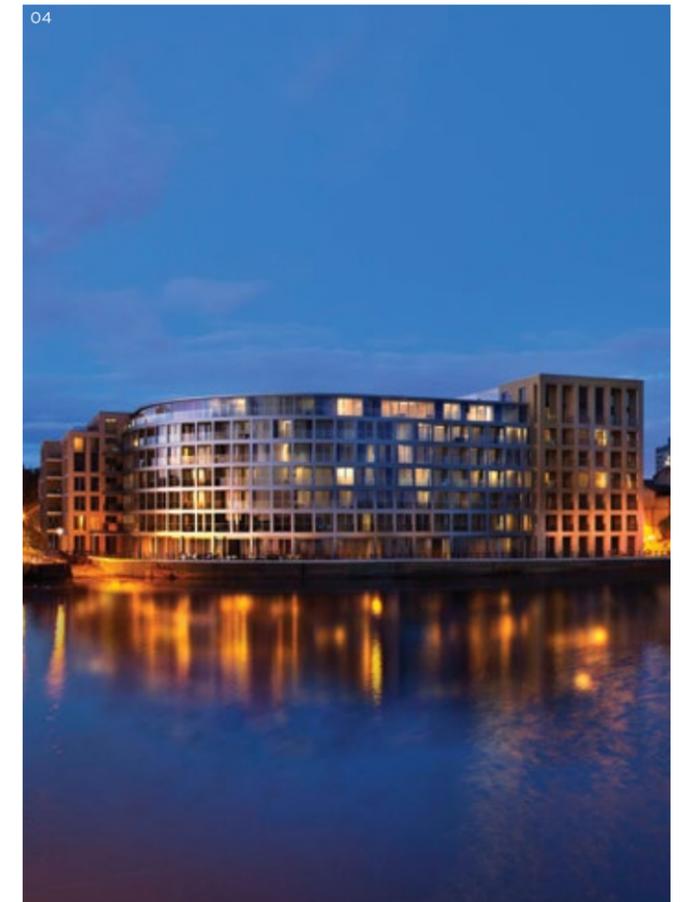
From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.9billion across 36,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

FABRICA
by A2Dominion



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London W2 1BD

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fabrica.co.uk

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