

Incentive for early reservations: Reserve in December and exchange contracts within six weeks of your legal pack being issued and receive £3,000 from Pocket towards your costs of purchase.

Key information:

Reservation fee: £500

Anticipated build completion: The Heights SE7 is expected to be ready for occupation in May 2025.

Lease & ground rent: Pocket homes at The Heights SE7 are sold with a 247 year lease and with a peppercorn ground rent.

Energy rating: Pocket homes at The Heights SE7 are predicted to have an EPC rating B once completed.

Council tax: Council tax banding will take place after the homes are completed.

Energy supply: The heating supply at The Heights SE7 will be an electric system; residents will be able to change their supplier if they wish to and will be billed for their own usage.

Service charge: Payable to the Managing Agent, expected to be Haus Block Management, and reviewed annually based on actual spend. On completion, service charge will be payable until the end of the quarter in which completion takes place. A Residents' Management Company (RMC) will be formed by the Managing Agent, of which all homeowners will become members; some homeowners may choose to become Directors of the RMC.

We endeavour to make our service charge budgets realistic, and the increases in energy costs in recent times have had a considerable impact. As a result, service charge budgets are currently higher than we would like them to be, however we prefer to make them as accurate as possible. Service charge will be reviewed annually based on actual spend.

Building Warranty: 10-year Premier Guarantee

Parking: The Heights SE7 is a car-free development, and homeowners will not be able to apply to the Council for or hold a parking permit (unless they are a Blue Badge holder). There will be two Blue Badge spaces in the nearby vicinity of the development, available to any Blue Badge holder. Unless they are a Blue Badge holder, anyone who already holds a parking permit will be required to surrender it prior to moving in.

Appliances: Plumbing and wiring for a washing machine is provided in the utility cupboard. Plumbing and wiring for a dishwasher is provided in the kitchen.

December 2024

The Heights SE7

Greenwich

Sample price list

December 2024

Door No	Floor Level	Floorplan Type	Bedrooms	Area (sqm)	Car parking	Outside space	Dual aspect	Primary aspect	Discounted purchase price	Est. monthly service charge	Status
02	G	02	1	39.5	None	Terrace	Yes	North	£312,000	£188	Available
03	G	03	1	48	None	Terrace	No	North	£316,000	£228	Available*
04	G	04	1	48	None	Terrace	Yes	North	£318,000	£228	Available*
06	G	06	1	39.5	None	Terrace	No	South	£294,000	£188	Available
104	1	11	2	61	None	Balcony	No	North	£416,000	£290	Available
105	1	12	1	38	None	-	Yes	North	£300,000	£181	Available
108	1	15	1	39.5	None	Terrace	Yes	North	£308,000	£188	Available
110	1	09	1	39	None	-	No	South	£288,000	£185	Available
206	2	13	1	39	None	-	Yes	North	£302,000	£185	Available
210	2	09	1	39	None	-	No	South	£290,000	£185	Available
302	3	09	1	39	None	-	No	South	£294,000	£185	Available
304	3	11	2	61	None	Balcony	No	North	£424,000	£290	Available
309	3	16	1	39	None	-	Yes	South	£298,000	£185	Available
402	4	21	1	40.5	None	Terrace	No	South	£320,000	£193	Available
403	4	13	1	39	None	-	Yes	North	£308,000	£185	Available

*Priority for Flats 3 & 4 will go to Blue Badge holders