



Price List: Quartoria



Dated: 23.06.2025

Phase B2 and C1

Availability	Plot No	Flat No	Address	Floor no.	Bedroom	Full Market Value	25% (Share from)	25 % Equity Value £	25% Guidance Mortgage -5% Deposit	Monthly Rent @ 2.75% Based on 75% of unsold equity	Estimated Monthly Service Charge	Estimated Monthly Mortgage @ 5.2%	Estimated Monthly Total	Guideline Deposit Required 5%	Guidance Income
One Bedrooms															
RESERVED	138	Flat 1	Passenger Court, 23 Ensemble Road EN4 9FS	First	1B2P	£362,500	25%	£90,625	£86,094	£623.05	£191.93	£519	£1,334	£4,531	£47,441
AVAILABLE	139	Flat 2	Passenger Court, 23 Ensemble Road EN4 9FS	First	1B 2P	£362,500	25%	£90,625	£86,094	£623.05	£191.93	£519	£1,334	£4,531	£47,441
AVAILABLE	143	Flat 6	Passenger Court, 23 Ensemble Road EN4 9FS	Second	1B2P	£365,000	25%	£91,250	£86,688	£627.34	£191.93	£523	£1,342	£4,563	£47,721
AVAILABLE	144	Flat 7	Passenger Court, 23 Ensemble Road EN4 9FS	Second	1B2P	£365,000	25%	£91,250	£86,688	£627.34	£191.93	£523	£1,342	£4,563	£47,721
RESERVED	150	Flat 13	Passenger Court, 23 Ensemble Road EN4 9FS	Third	1B2P	£367,500	25%	£91,875	£87,281	£631.64	£191.93	£526	£1,350	£4,594	£48,001
AVAILABLE	151	Flat 14	Passenger Court, 23 Ensemble Road EN4 9FS	Third	1B2P	£367,500	25%	£91,875	£87,281	£631.64	£191.93	£526	£1,350	£4,594	£48,001
RESERVED	157	Flat 20	Passenger Court, 23 Ensemble Road EN4 9FS	Forth	1B2P	£370,000	25%	£92,500	£87,875	£635.94	£191.93	£530	£1,358	£4,625	£48,281
AVAILABLE	158	Flat 21	Passenger Court, 23 Ensemble Road EN4 9FS	Forth	1B2P	£370,000	25%	£92,500	£87,875	£635.94	£191.93	£530	£1,358	£4,625	£48,281
Two Bedrooms															
RESERVED	146	Flat 9	Passenger Court, 23 Ensemble Road EN4 9FS	Second	2B4P	£482,500	25%	£120,625	£114,594	£829.30	£191.93	£691	£1,712	£6,031	£60,886
RESERVED	148	Flat 11	Passenger Court, 23 Ensemble Road EN4 9FS	Second	2B4P	£482,500	25%	£120,625	£114,594	£829.30	£191.93	£691	£1,712	£6,031	£60,886
RESERVED	140	Flat 3	Passenger Court, 23 Ensemble Road EN4 9FS	First	2B3P	£457,500	25%	£114,375	£108,656	£786.33	£191.93	£655	£1,634	£5,719	£58,085
AVAILABLE	152	Flat 15	Passenger Court, 23 Ensemble Road EN4 9FS	Third	2B3P	£462,500	25%	£115,625	£109,844	£794.92	£191.93	£663	£1,649	£5,781	£58,646
RESERVED	153	Flat 16	Passenger Court, 23 Ensemble Road EN4 9FS	Third	2B4P	£485,000	25%	£121,250	£115,188	£833.59	£191.93	£695	£1,720	£6,063	£61,167
RESERVED	155	Flat 18	Passenger Court, 23 Ensemble Road EN4 9FS	Third	2B4P	£485,000	25%	£121,250	£115,188	£833.59	£191.93	£695	£1,720	£6,063	£61,167
AVAILABLE	145	Flat 8	Passenger Court, 23 Ensemble Road EN4 9FS	Second	2B3P	£460,000	25%	£115,000	£109,250	£790.63	£191.93	£659	£1,642	£5,750	£58,365
AVAILABLE	141	Flat 4	Passenger Court, 23 Ensemble Road EN4 9FS	First	2B3P (WHC)	£467,500	25%	£116,875	£111,031	£803.52	£191.93	£670	£1,665	£5,844	£59,206
AVAILABLE	159	Flat 22	Passenger Court, 23 Ensemble Road EN4 9FS	Forth	2B3P	£465,000	25%	£116,250	£110,438	£799.22	£191.93	£666	£1,657	£5,813	£58,926
AVAILABLE	160	Flat 23	Passenger Court, 23 Ensemble Road EN4 9FS	Forth	2B4P	£487,500	25%	£121,875	£115,781	£837.89	£191.93	£698	£1,728	£6,094	£61,447
RESERVED	162	Flat 25	Passenger Court, 23 Ensemble Road EN4 9FS	Forth	2B4P	£487,500	25%	£121,875	£115,781	£837.89	£191.93	£698	£1,728	£6,094	£61,447
Three Bedrooms															
RESERVED	149	Flat 12	Passenger Court, 23 Ensemble Road EN4 9FS	Second	3B5P	£575,000	25%	£143,750	£136,563	£988.28	£191.93	£824	£2,004	£7,188	£71,251
RESERVED	142	Flat 5	Passenger Court, 23 Ensemble Road EN4 9FS	First	3B5P	£572,500	25%	£143,125	£135,969	£983.98	£191.93	£820	£1,996	£7,156	£70,971
	Block C														
AVAILABLE	170	Flat 31	Steel Court, 24 Ensemble Road, EN4 9FS	Ground	1B2P	£375,000	25%	£93,750	£89,063	£644.53	£190.20	£537	£1,372	£4,688	£48,780
AVAILABLE	174	Flat 35	Steep Court,24 Ensemble Road, EN4 9FS	First	1B2P	£377,500	25%	£94,375	£89,656	£648.83	£190.20	£541	£1,380	£4,719	£49,060
RESERVED	169	30	Ensemble Road EN4 9FL	Ground / First	3B6P Duplex	£620,000	25%	£155,000	£147,250	£1,065.63	£100.43	£888	£2,054	£7,750	£73,039

5% DEPOSIT has been taken from the guideline mortgage required (Some lenders will request more)
Fixed Rate of 6.00% has been assumed, however this is subject to change
All calculations assume customer is EMPLOYED on a basic salary only and no debts or deductions
This schedule is intended for Illustration purposes only. Actual incomes & mortgage rates will change depending on personal circumstances.

RESERVED
SHOW
HOME/MARKETING
SUITE

