

**COMPLETION STATEMENT**

**PEABODY DEVELOPMENTS LIMITED**

**TO**

**EMMA COKER**

**PROPERTY: P10 FISH ISLAND PHASE 3 FLAT 204 GROVELEA COURT 7 MONKWOOD  
WAY LONDON E3 2WS**

**COMPLETION DATE: 21 DECEMBER 2021**

**PURCHASER'S SOLICITOR: TAYLORS LEGAL - BRANCH OFFICE**

Purchase Price		£470,000.00
<u>Less</u>		
Preliminary Deposit	£500.00	
Agency Equity Contribution	£188,000.00	
Contribution towards SDLT	£8,500.00	
Legal Fees Incentive	£1,000.00	
		£198,000.00
		<hr/> £272,000.00
<u>Add</u>		
Engrossment Fee	£180.00	
Notice of Charge fee	£120.00	
Contribution to Local Search	£50.00	
Apportionment of Service Charge from 21/12/2021 to 31/12/2021 (11 days) @ £2668.44 per annum (7.17) per day	£78.90	
One additional months service charge	£222.37	
		£651.27
<b>AMOUNT REQUIRED TO COMPLETE</b>		<hr/> <b>£272,651.27</b> <hr/>

**PLEASE PAY BY CHAPS TO:-**

**BANK NAME: LLOYDS BANK PLC**

**BANK BRANCH: LONDON BRIDGE BRANCH, 69-73 BOROUGH HIGH STREET, SE1 1NQ**

**SORT CODE: 30-97-90**

**ACC. NO: 32006960**

**ACC.NAME: WINCKWORTH SHERWOOD LLP CLIENT ACCOUNT**

**PLOT REF: PLOT P10 FISH ISLAND PHASE 3 35707.01832**