

£212,500 Shared Ownership

Robert Milligan House, 47 Cardigan Road, London, E3 5FZ



- Guideline Minimum Deposit £21,250
- Top Floor with Balcony
- South-East Facing
- High Performance Glazing
- Guideline Income Dual £52.4k | Single £58.9k
- Approx. 667 Sqft Gross Internal Area
- Open-Plan Reception/Kitchen
- Communal Heating and Hot Water

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £425,000). This stylishly presented property is on the fourth (top) floor and has a 26'+ reception room with open-plan kitchen and double doors leading out onto a full-width, south-east-facing balcony. The elevation allows a view over the neighbouring housing with the Shard and the towers of Canary Wharf visible in the distance. The apartment has a main bedroom with built-in, mirror-fronted wardrobe plus a second, smaller, double bedroom, a spacious bathroom and a useful hallway storage/utility cupboard. Modern insulation standards, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Bow Road, Bow Church and Mile End Stations (for District/Hammersmith & City Lines, DLR and Central Line respectively) are all within easy reach and the local buses and cycle superhighway routes offer plenty of other options.

Tenure: Leasehold (125 years from 2013).

Minimum Share: 50% (£212,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £452.41 per month (subject to annual review).

Service Charge: £142.05 per month (subject to annual review).

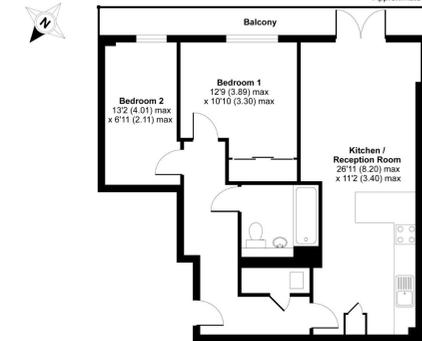
Guideline Minimum Income: Dual £52,400 | Single £58,900 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Tower Hamlets. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

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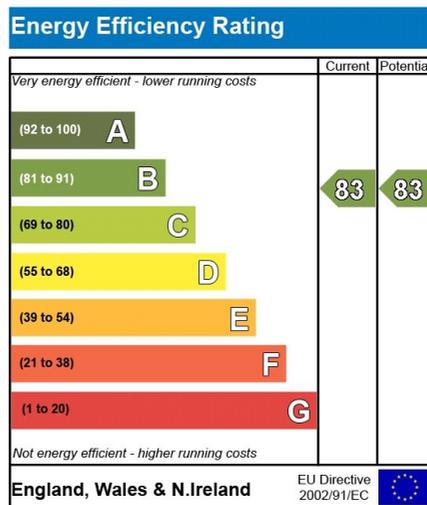
Approximate Area = 687 sq ft / 63.9 sq m
For identification only - Not to scale



Approved Property Measurement
This plan produced in accordance with PAS 98 Property Measurement Standards (approved)
International Property Measurement Standards (IPMS) (Residential), © Urbanmoves 2021
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DIMENSIONS

- RECEPTION**
26' 11" max. x 11' 2" max. (8.20m x 3.40m)
- KITCHEN**
included in reception measurement
- BEDROOM 1**
12' 9" max. x 10' 10" max. (3.89m x 3.30m)
- BEDROOM 2**
13' 2" max. x 6' 11" max. (4.01m x 2.11m)
- BATHROOM**



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.