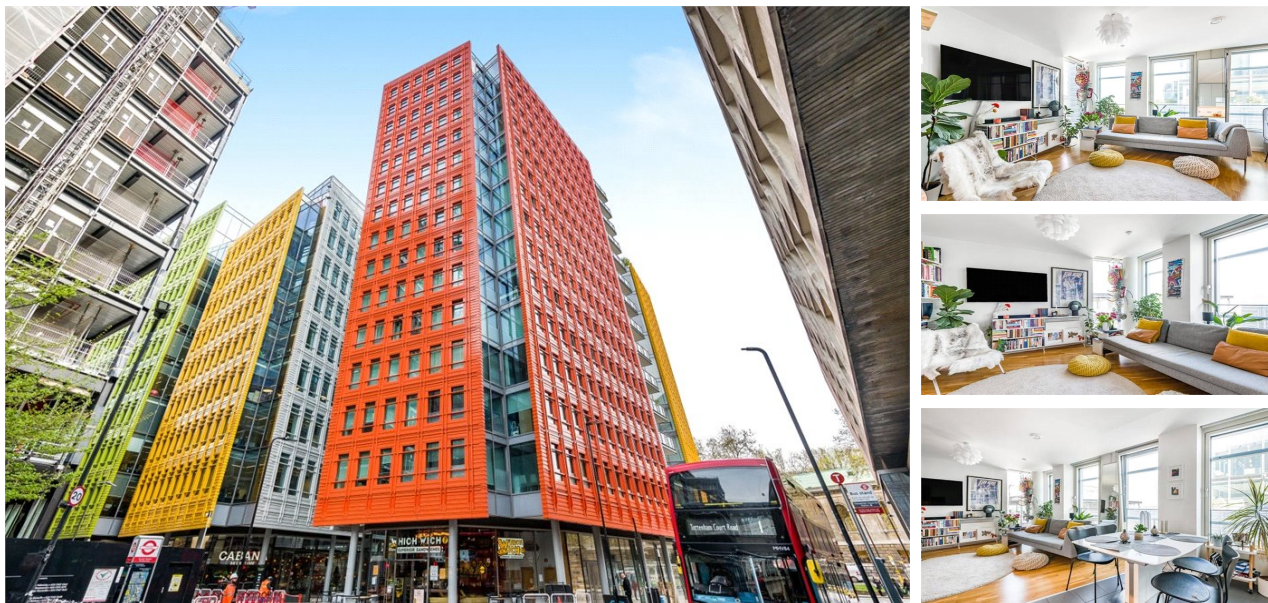


## £297,500 Shared Ownership

Matilda Apartments, 4 Earnshaw Street, London, WC2H 8AJ



- Guideline Minimum Deposit £29,750
- Twelfth Floor
- Dual-Aspect Bedroom
- Short Walk from Covent Garden
- Guideline Income Dual £65.3k | Single £TBC
- Approx. 607 Sqft Gross Internal Area
- Stylish, Open Plan Kitchen
- Minutes from Tottenham Court Rd Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £850,000). A rare chance to buy a shared-ownership apartment in such a desirable and central location. The stylishly-presented property is on the twelfth floor and has a 23' main room with an open-plan kitchen featuring sleek, handle-less units and attractive honeycomb-effect splashbacks. The bedroom is dual-aspect with large windows, a Juliette balcony and space for a bank of wardrobes. Matilda Apartments is part of the Renzo Piano/Fletcher Priest designed Central St. Giles, a mixed-use development built around a courtyard and just a couple of minutes walk from Tottenham Court Road Station. There are a number of other transport connections available, along with nearby places of interest be it Covent Garden, Carnaby Street, The British Museum, Ronnie Scott's Jazz Club, the film-premiere-favoured cinemas of Leicester Square or one of the numerous theatres or restaurants that the area is so well known for.

**Housing Association:** Clarion.

**Tenure:** Leasehold (150 years from 2010).

**Minimum Share:** 35% (£297,500).

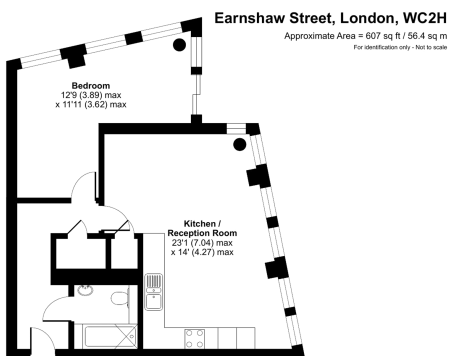
**Shared Ownership Rent:** £334.42 per month (subject to annual review)

**Service Charge:** £184.42 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £65,250 | Single - £TBC (based on minimum share and 10% deposit).

**Council Tax:** Band E, London Borough of Camden.

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.



## DIMENSIONS

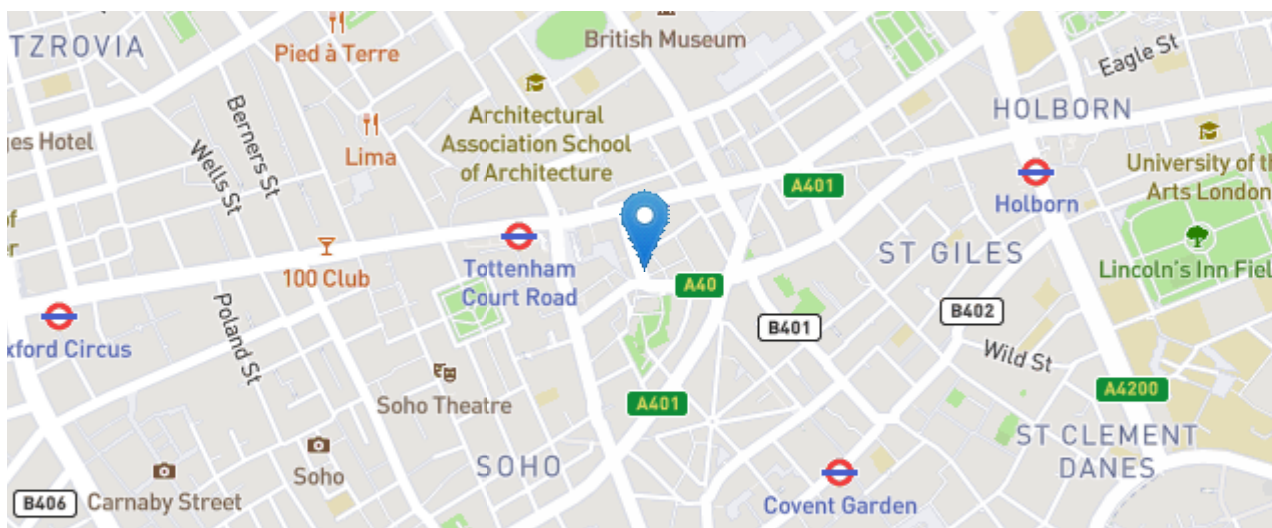
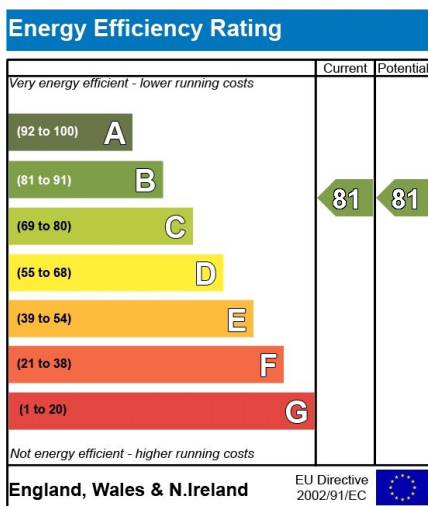
**RECEPTION**  
23' 1" max. x 14' max. (7.04m x 4.27m)

**KITCHEN**  
included in reception measurement

**BEDROOM**  
12' 9" max. x 11' 11" max. (3.89m x 3.62m)

**BATHROOM**

**TWELFTH FLOOR**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2022).  
Produced for Urban Moves. REF: 833883



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.