

£146,250 Shared Ownership

17 Exchange Gardens, London, SW8 1BQ



- Guideline Minimum Deposit £14,625
- Second Floor with Juliette Balconies
- High Performance Glazing
- 24hr Concierge
- Guideline Income Dual £49k | Single £55k
- Approx. 595 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Residents' Gym, Pool, Sauna, Club Lounge

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £585,000). A great chance to buy a spacious shared-ownership apartment in such a central location. The smartly-presented property is on the second floor and features a dual-aspect reception room with attractive flooring and a stylish, semi-open-plan kitchen. The bedroom includes a pair of fitted wardrobes, there is additional storage in the hallway, a modern, high-spec bathroom and a total of five Juliette balconies. Exchange Gardens is an impressive, recently-built development close to Vauxhall Park and only a short walk from the Thames. Residents can make use of the twenty-four-hour concierge, gym, pool, sauna and club lounge. Vauxhall and the newly-opened Nine Elms Northern Line station are both nearby.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 2017).

Minimum Share: 25% (£146,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £593.81 per month (subject to annual review).

Service Charge: £226.17 per month + optional £40 per month for use of the gym, pool, sauna and club lounge (subject to annual review).

Guideline Minimum Income: Dual £49,000 | Single £55,000 (based on minimum share and 10% deposit).

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

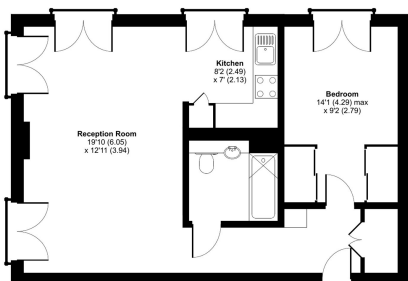
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.



Exchange Gardens, London, SW8

Approximate Area = 595 sq ft / 55.3 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©iSlidecom 2022.
Backyard for 1 Horse, Mexico. RICS: 6586566

DIMENSIONS

RECEPTION ROOM

19' 10" x 12' 11" (6.05m x 3.94m)

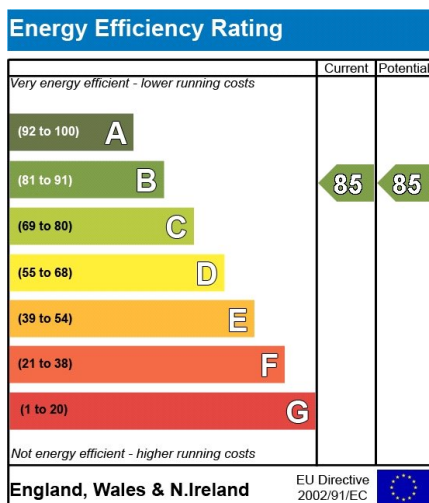
KITCHEN

8' 2" x 7' (2.49m x 2.13m)

BEDROOM

14' 1" max. x 9' 2" (4.29m x 2.79m)

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.