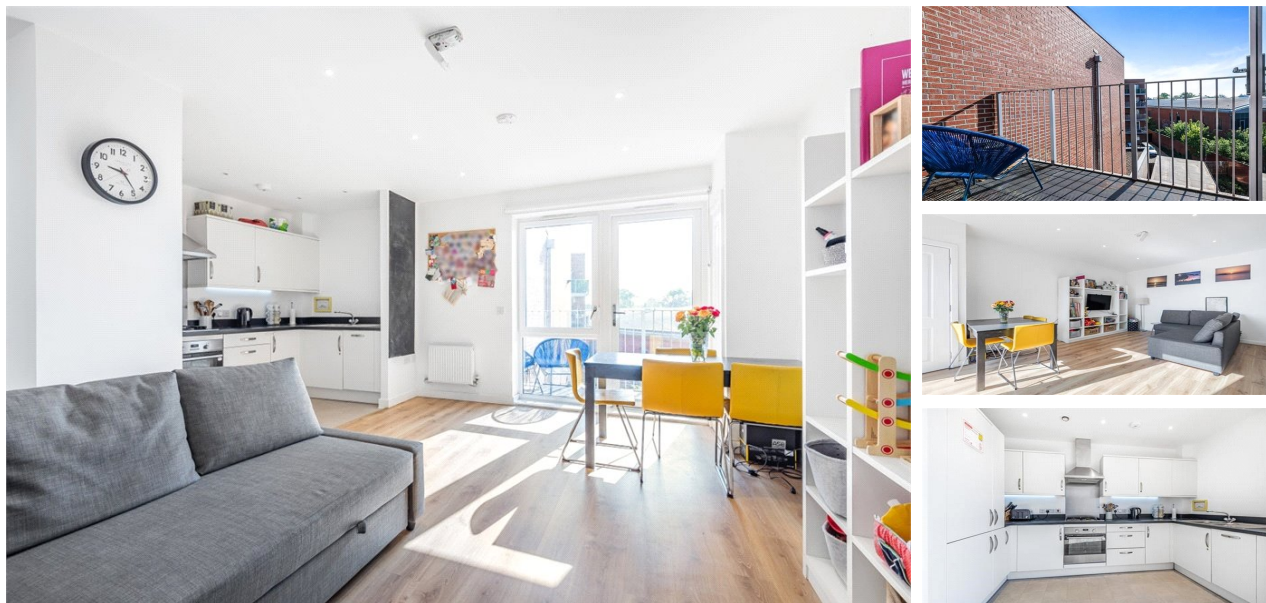


## £164,000 Shared Ownership

Holden House, 616 High Road Leyton, London, E10 6EZ



- Guideline Minimum Deposit £16,400
- Top Floor with Balcony
- High Performance Glazing
- Gas Central Heating
- Guideline Income Dual £52.3k | Single £58.8k
- Approx. 769 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen/Reception
- Minutes from Leyton Midland Road Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £410,000). This bright, well-presented apartment is on the top floor (third - building has a lift) and features a spacious reception room with a door that leads out onto a rear-facing balcony. The kitchen is semi open plan with integrated appliances, white units and contrasting dark work surfaces. There is a main bedroom with fitted, mirror-fronted wardrobe plus a similar-sized second double bedroom. A generous amount of fitted storage space as been provided in the entrance hallway and modern insulation standards, high performance glazing and gas central heating make for a very good energy-efficiency rating. Leyton Midland Road Station (London Overground) is just minutes away and Leytonstone Station (Central Line) is within comfortable walking distance or short bus ride. There is a Sainsbury's Local conveniently located on the ground floor of the block, a Tesco superstore nearby and Westfield Stratford is within easy reach.

**Housing Association:** Islington & Shoreditch.

**Tenure:** Leasehold (125 years from 2017).

**Minimum Share:** 40% (£164,000).

**Shared Ownership Rent:** £641.83 per month (subject to annual review).

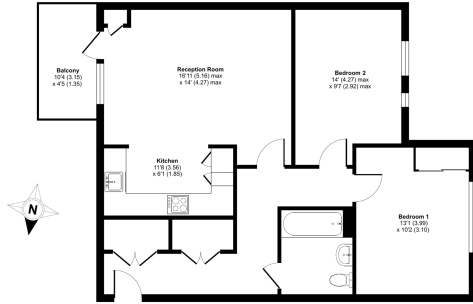
**Service Charge:** £180.61 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £52,300 | Single - £58,800 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Waltham Forest. 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.

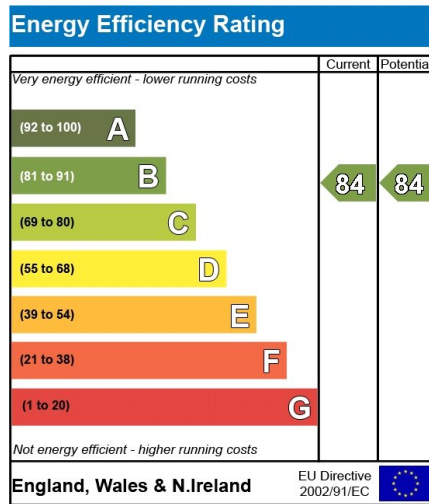
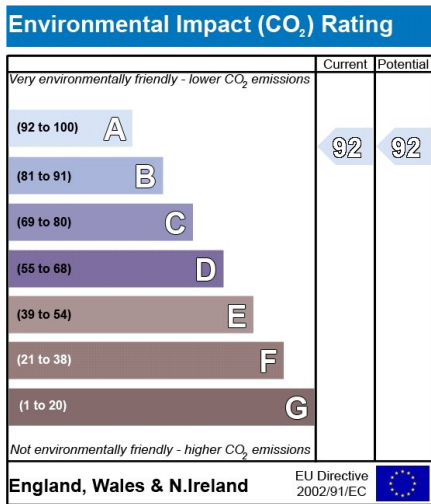
**High Road Leyton, London, E10**  
Approximate Area = 769 sq ft / 71 sq m  
For identification only - Not to scale



**THIRD FLOOR**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©Urbanmoves 2022. Produced for Urban Moves. REF: 6338113

## DIMENSIONS

- RECEPTION ROOM  
16' 11" max. x 14' max. (5.16m x 4.27m)
- BALCONY  
10' 4" x 4' 5" (3.15m x 1.35m)
- KITCHEN  
11' 8" x 6' 1" (3.56m x 1.85m)
- BEDROOM 1  
13' 1" x 10' 2" (3.99m x 3.10m)
- BEDROOM 2  
14' max. x 9' 7" max. (4.27m x 2.92m)
- 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.