

## £180,000 Shared Ownership

St Quintin House, 1 Princess Louise Walk, London, W10 6DS



- Guideline Minimum Deposit £18,000
- Top (fourth) Floor with Terrace
- Dual-Aspect Reception Room
- Underground Parking Space
- Guideline Income Dual £53.5k | Single £60.3k
- Approx. 630 Sqft Gross Internal Area
- Spacious, Open-Plan Kitchen
- Short Walk from Underground Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £720,000). This spacious apartment is on the top floor (fourth - building has a lift) of a modern development and features a 20' + reception/dining room that opens onto a generously-sized private terrace. A bank of windows in the kitchen provides plenty of natural light as well as a very pleasant view over Kensington Memorial Park and the surrounding area. The bedroom includes a fitted wardrobe and has an additional door out onto the terrace. There is a simple yet stylish bathroom and useful storage space in the entrance hallway. Well insulated walls and roof, high performance glazing and gas central heating make for an excellent energy-efficiency rating. The property comes with use of an underground parking space and is also in comfortable walking distance of Ladbroke Grove, Latimer Road and White City Stations. Westfield and Portobello Road are both within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2014).

**Minimum Share:** 25% (£180,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £615.92 per month (subject to annual review).

**Service Charge:** £160.98 per month (subject to annual review).

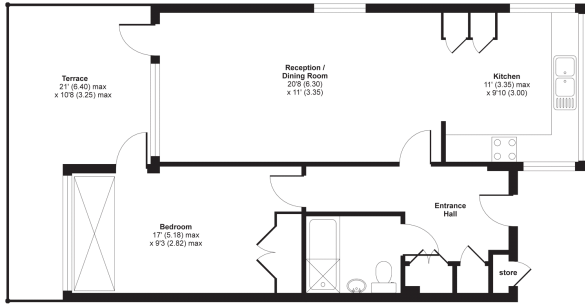
**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £53,500 | Single - £60,250 (based on minimum share and 10% deposit).

**Council Tax:** Band E, Royal Borough of Kensington & Chelsea (£1,667.69 for 2022/23). 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).

## DIMENSIONS



- RECEPTION  
20' 8" x 11' (6.30m x 3.35m)
- KITCHEN  
11' max. x 9' 10" (3.35m x 3.00m)
- BEDROOM  
17' max. x 9' 3" max. (5.18m x 2.82m)
- BATHROOM
- TERRACE  
21' max. x 10' 8" max. (6.40m x 3.25m)

FOURTH FLOOR

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>	93
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	90
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	



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.