

## £258,000 Shared Ownership

Judd Apartments, Great Amwell Lane, London N8 7NP



- Guideline Minimum Deposit £25,800
- Ground Floor
- Open-Plan Kitchen/Reception
- Communal Grounds
- Guideline Min. Income £68.6k dual | £77.9k single
- Approx. 671 Sqft Gross Internal Area
- Underground Parking Space
- Short Walk from Hornsey Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 60% share. Full market value £430,000). This apartment is on the raised ground floor of a modern building close to Alexandra Palace and the surrounding park. The property features an approx. 23' open-plan kitchen/reception room. There is a spacious main bedroom with fitted wardrobe plus a second bedroom which, though smaller, is still a comfortable double. A large storage/utility cupboard has been provided in the entrance hallway and the bathroom is simple and monochrome. Judd Apartments has an underground car park with a space for this apartment. Alternatively, Hornsey Station, for services to a number of destinations, including regular trains into Moorgate, is only a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2022).

**Minimum Share:** 60% (£258,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £335.73 per month (subject to annual review).

**Service Charge:** £186.66 per month (subject to annual review).

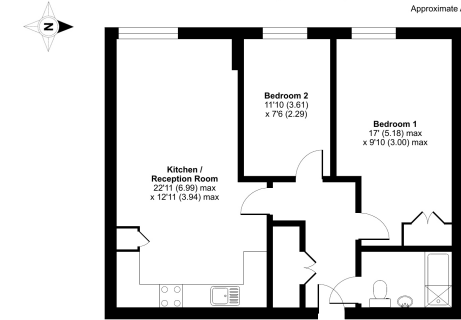
**Guideline Minimum Income:** Dual - £68,600 | Single - £77,900 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Haringey. 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).

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Approximate Area = 671 sq ft / 62.3 sq m  
For information only - Not to scale



Plan created in accordance with RICS Property Measurement Standards (RICS 2018)  
Registered with the Royal Institution of Chartered Surveyors (RICS) and the National Association of Estate Agents (NAEA)  
Produced by Urban Moves, 2022 (20/21)

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

22' 11" max. x 12' 11" max. (6.99m x 3.94m)

#### Kitchen

included in reception measurement

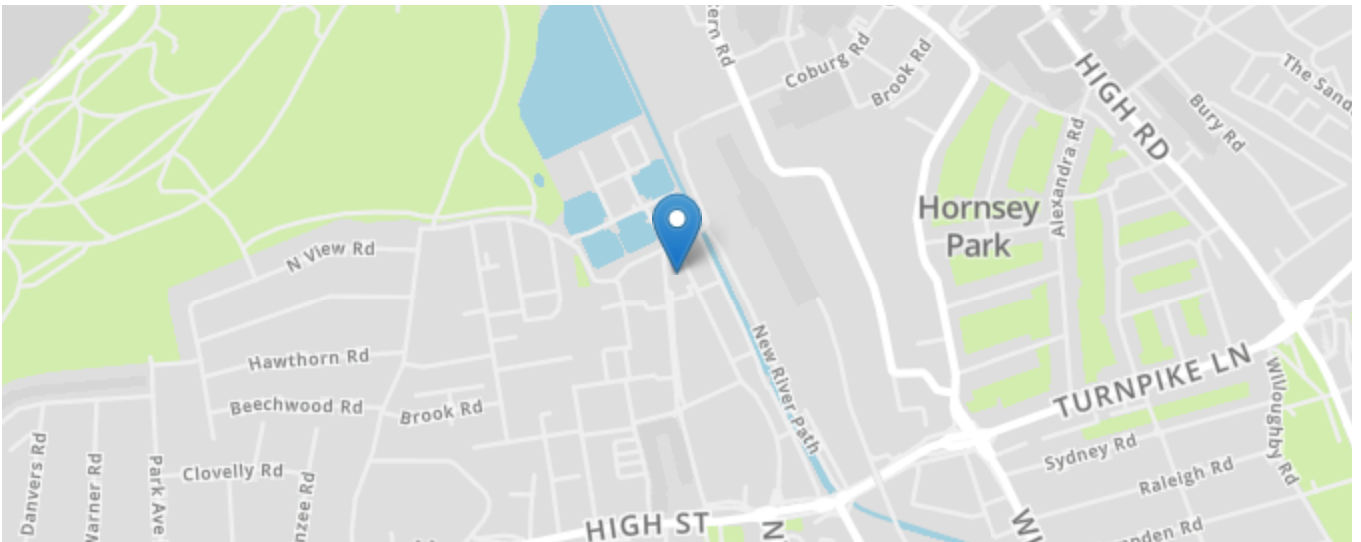
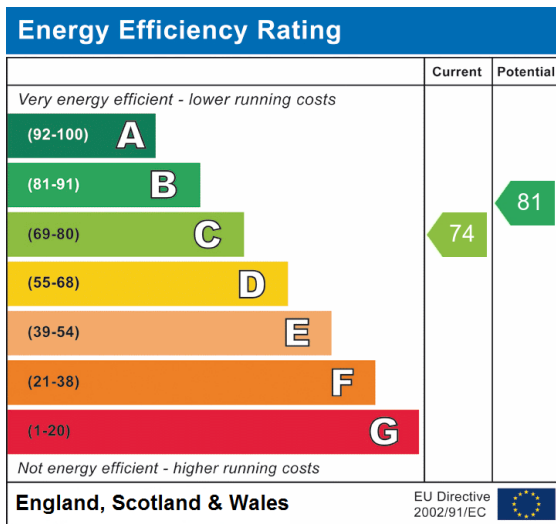
#### Bedroom 1

17' 0" max. x 9' 10" max. (5.18m x 3.00m)

#### Bedroom 2

11' 10" x 7' 6" (3.61m x 2.29m)

#### 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.