

£148,000 Shared Ownership

Lido House, Northfield Avenue, Ealing, London W13 9LD



- Guideline Minimum Deposit £14,800
- First Floor (building has a lift)
- Open-Plan Reception/Kitchen
- Communal Terrace and Cycle Store
- Guideline Income £57.3k dual | £65.9k single
- Approx. 682 Sqft Gross Internal Area
- Fitted Storage in Both Bedrooms
- Minutes from West Ealing Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £370,000). A well-presented apartment which features a reception room with open-plan kitchen and windows facing west and south-west towards Dean Gardens and the Northfield Avenue Allotments. There is a good-sized main bedroom, a smaller second double bedroom and a spacious bathroom. Lido House has a communal terrace and is just minutes from West Ealing Station for Elizabeth Line services through central London or out to Heathrow or Reading. Northfields (Piccadilly Line) and Ealing Broadway Station are also within comfortable walking distance or a short bus ride. The charming green spaces of Walpole Park are nearby and there are a variety of local shops plus Ealing Broadway Shopping Centre in easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (currently 99 years from 2006, 26-year extension in progress).

Minimum Share: 40% (£148,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £661.24 per month (subject to annual review).

Service Charge: £231.33 per month (subject to annual review).

Guideline Minimum Income: Dual £57,300 | Single £65,900 (based on minimum share and 10% deposit).

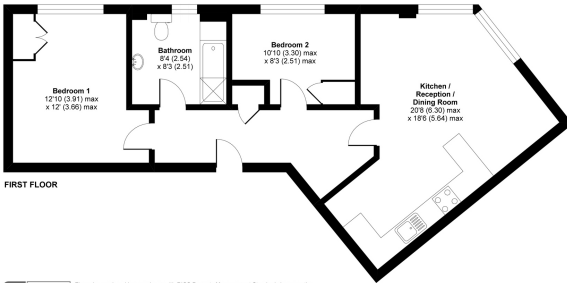
Council Tax: Band D, London Borough of Ealing. Priority is given to applicants living and/or working in this local authority.

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.



Northfield Avenue, London, W13

Approximate Area = 682 sq ft / 63.3 sq m
For identification only - Not to scale



FIRST FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Measureable). Produced for Urban Moves. REF: 673547

DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

20' 8" max. x 18' 6" max. (6.30m x 5.64m)

Kitchen

included in reception measurement

Bedroom 1

12' 10" max. x 12' max. (3.91m x 3.66m)

Bathroom

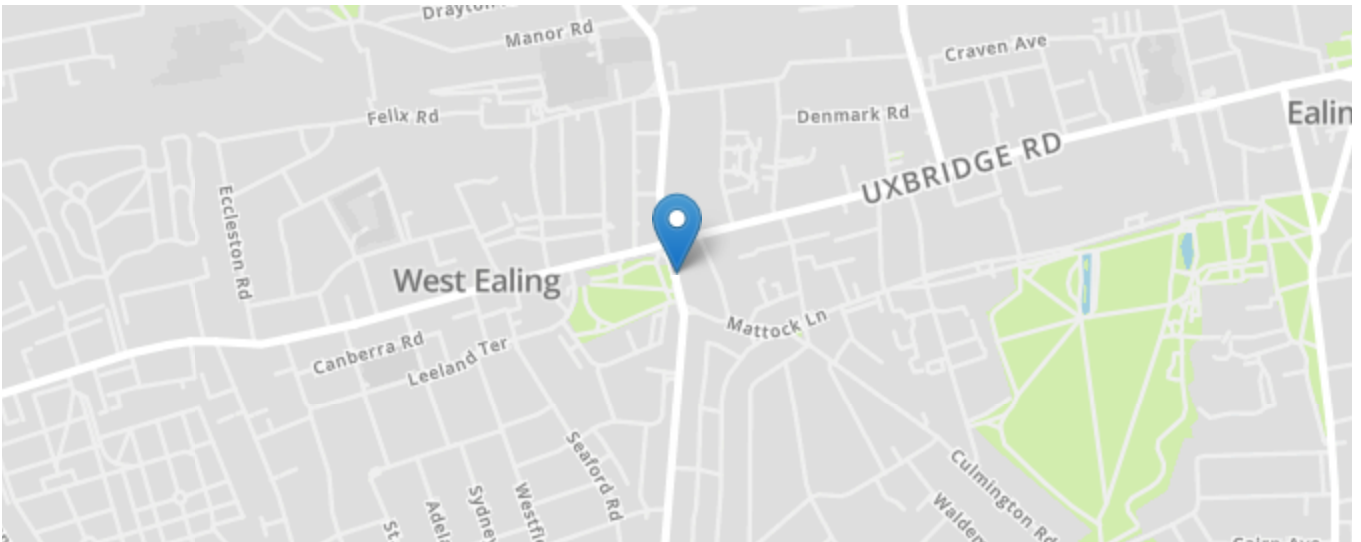
8' 4" x 8' 3" (2.54m x 2.51m)

Bedroom 2

10' 10" max. x 8' 3" max. (3.30m x 2.51m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.