

## £110,250 Shared Ownership

Havisham Apartments, 18 Grove Crescent Road, London E15 1AX



- Guideline Minimum Deposit £11,025
- Third Floor (building has a lift)
- South/South-East-Facing Balcony
- Minutes from Maryland Station
- Guide Min Income - Dual £44.1k Single £50.3k
- Approx. 512 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Short Walk from Stratford Station/Westfield

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £315,000). This south/south-east-facing apartment is on the third floor, which is the top floor in that part of the building. The property has a reception room with semi-open-plan kitchen and double doors that open onto a balcony. There is a good-sized bedroom, with fitted wardrobe, and a simple yet stylish bathroom. Well insulated walls and roof, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Maryland Station, for the Elizabeth Line, is just minutes away and Westfield Shopping Centre, Queen Elizabeth Olympic Park and the two Stratford stations are all within easy walking distance.

**Housing Association:** L&Q.

**Tenure:** Leasehold (990 years from 01/01/2008).

**Minimum Share:** 35% (£110,250). Please note that applicants should purchase the maximum share that they can afford and sustain.

**Shared Ownership Rent:** £558.42 per month (this figure is from April 2024 and subject to annual review).

**Service Charge:** £220.34 per month (this figure is from April 2024 and subject to annual review).

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

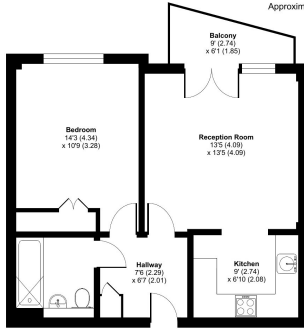
**Guideline Minimum Income:** Dual - £44,100 | Single - £50,300 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Newham. 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. There is no parking space offered with this property. Please visit <https://www.lqgroup.org.uk/media-centre/news/changes-to-our-pets-policy> for questions about keeping pets in the property.

## DIMENSIONS

**Grove Crescent Road, E15**  
Approximate Area = 512 sq ft / 47.6 sq m  
For information only. Not to scale



THIRD FLOOR

Plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (December 2024). Produced for Urban Moves. REF: 1000274

### THIRD FLOOR

**Entrance Hallway**  
7' 6" x 6' 7" (2.29m x 2.01m)

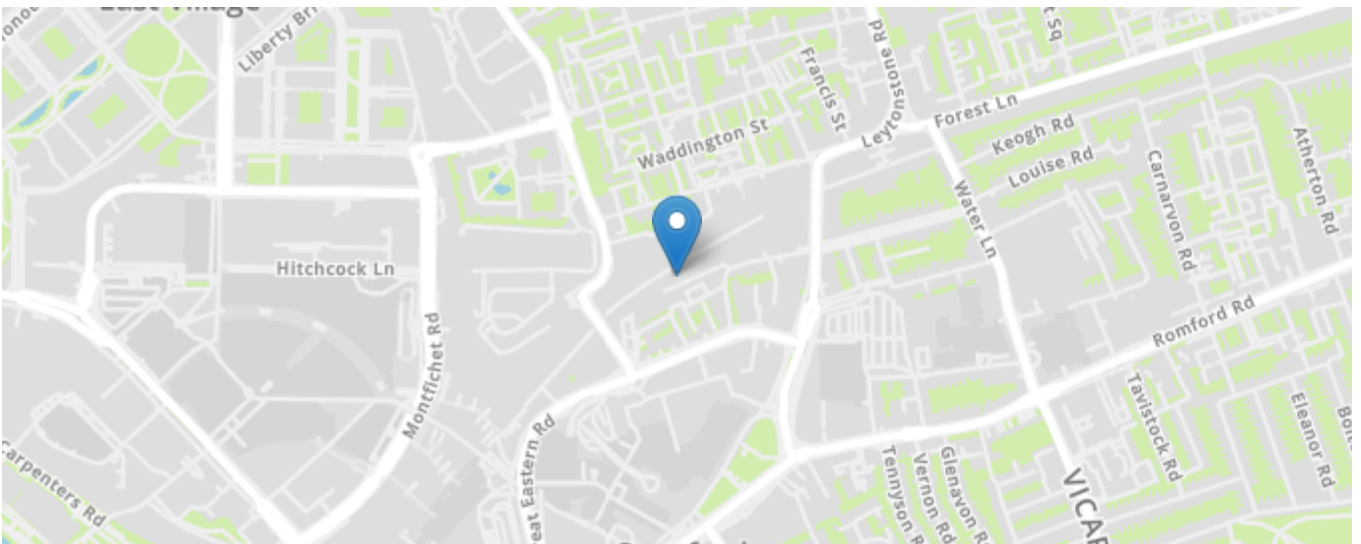
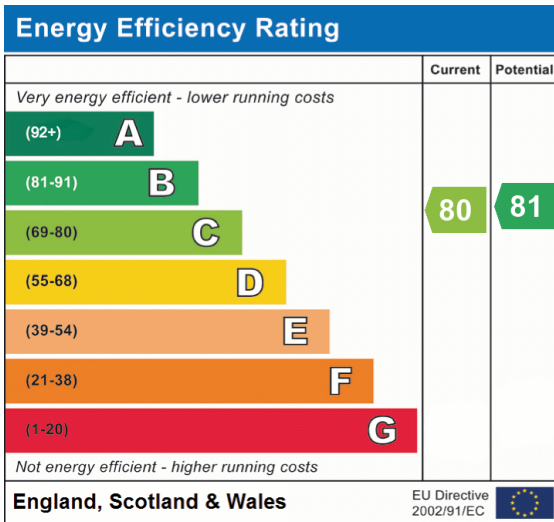
**Reception Room**  
13' 5" x 13' 5" (4.09m x 4.09m)

**Balcony**  
9' 0" x 6' 1" max. (2.74m x 1.85m)

**Kitchen**  
9' 0" x 6' 10" (2.74m x 2.08m)

**Bedroom**  
14' 3" max. x 10' 9" (4.34m x 3.28m)

**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.