

## £212,000 Shared Ownership

Portway House, 2a Ossory Road, London SE1 5XY



- Guide Dual Income £80k 15% deposit £31.8k
- Second and Third Floor
- High Performance Glazing
- Gated Development
- Guide Single Income £89.4k 20% deposit £42.4k
- Approx. 739 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Waterloo/London Bridge Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £530,000). A selection of recently-redecorated duplex apartments are now available in Portway House. All the properties have at least one balcony and feature attractive, fitted kitchens, stylish bathrooms and useful, built-in storage. The block is set within a modern gated development just off the Old Kent Road. Well insulated walls, roof and floor, high performance glazing and a communal heating/hot water system all contribute towards very good energy efficiency ratings. There are supermarkets and a wide range of other shops just minutes away plus London Bridge, Waterloo and a variety of other transport connections and places of interest can be easily reached by local bus.

**Housing Association:** L&Q.

**Tenure:** Leasehold (approximately 116 years remaining).

**Minimum Share:** 40% (£212,000). Please note that applicants should purchase the maximum share that they can afford and sustain.

**Shared Ownership Rent:** £863.37 per month (this figure is from April 2024 and subject to annual review).

**Service Charge:** £294.60 per month (this figure is from April 2024 and subject to annual review).

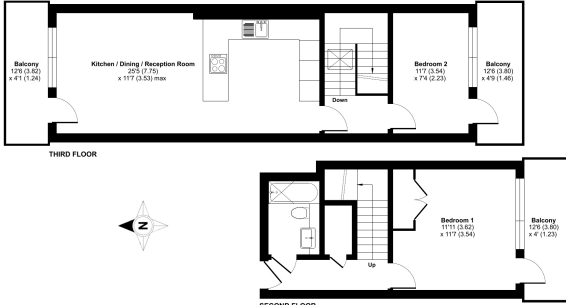
**Ground Rent:** £100.00 for the year.

**Guideline Minimum Income:** Dual - £TBC | Single - £TBC (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Southwark. 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.

Ossory Road, London, SE1  
Approximate Area = 739 sq ft / 68.6 sq m  
For information only. Not to scale



Approved  
Measures Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (London, 2018). Produced by Urban Moves. REF: 100530

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## DIMENSIONS

### SECOND FLOOR

Entrance Hallway

Bathroom

Bedroom 1

11' 11" x 11' 7" (3.63m x 3.53m)

Balcony

12' 6" x 4' 0" (3.81m x 1.22m)

### THIRD FLOOR

Landing

Bedroom 2

11' 7" x 7' 4" (3.53m x 2.24m)

Balcony

12' 6" x 4' 9" (3.81m x 1.45m)

Reception

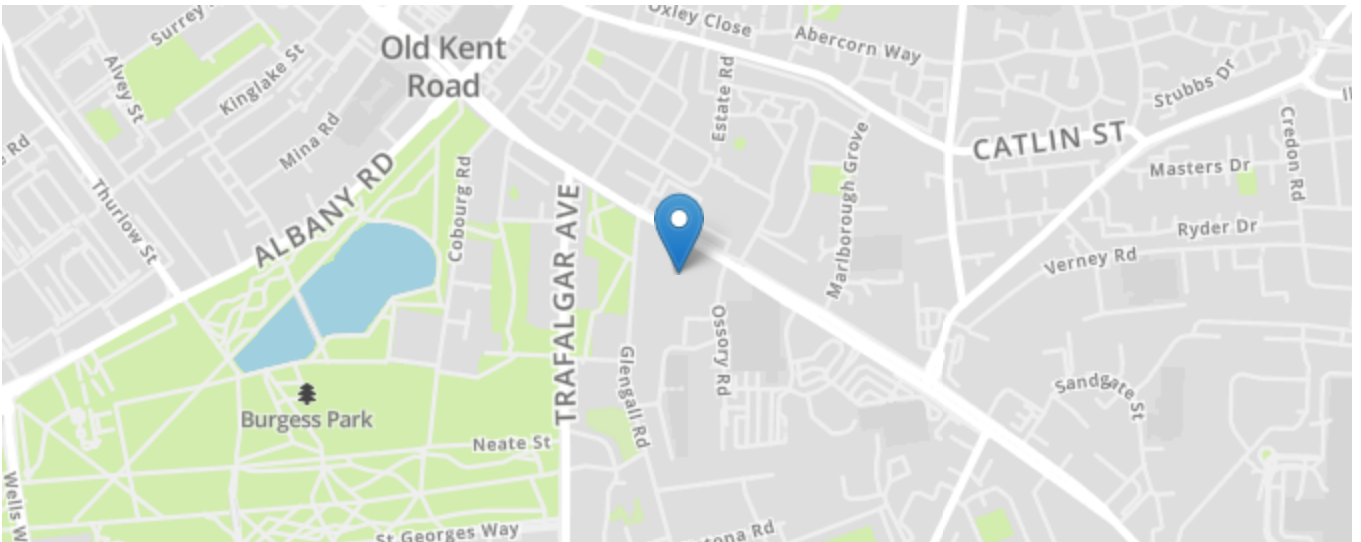
25' 5" x 11' 7" max. (7.75m x 3.53m)

Kitchen

included in reception measurement

Balcony

12' 6" x 4' 1" (3.81m x 1.24m)



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.