

£88,750 Shared Ownership

Athol Court, 13 Pine Grove, London N4 3GU



- Guideline Minimum Deposit £8,875
- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income - Dual £64.7k Single £74.6k
- Approx. 543 Sqft Gross Internal Area
- South-West Facing Patio
- Walking Distance to Finsbury Park/Upper Holloway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £355,000). This well-proportioned flat is on the ground floor and has a reception room which is semi-open-plan to the kitchen. A glazed door opens onto a private, south-west-facing patio. The bedroom and bathroom are both spacious and well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. Athol Court has a gated car park which includes a space for this flat and is also within comfortable walking distance of Upper Holloway (London Overground) and Finsbury Park (Piccadilly Line, Victoria Line, Thameslink and Great Northern).

Housing Association: Clarion.

Tenure: Leasehold (125 years from 05/11/2021).

Minimum Share: 25% (£88,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1304.41 per month (subject to annual review).

Service Charge: £116.92 per month (subject to annual review).

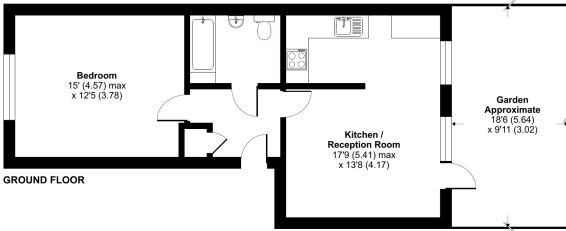
Guideline Minimum Income: Dual - £64,700 | Single - £74,600 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Islington. 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).



Pine Grove, London, N4
Approximate Area = 543 sq ft / 50.4 sq m
For identification only - Not to scale



Certified Property Measure
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition 2024
Produced for Urban Moves - REF: 1107741

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

17' 9" max. x 13' 8" (5.41m x 4.17m)

Kitchen

included in reception measurement

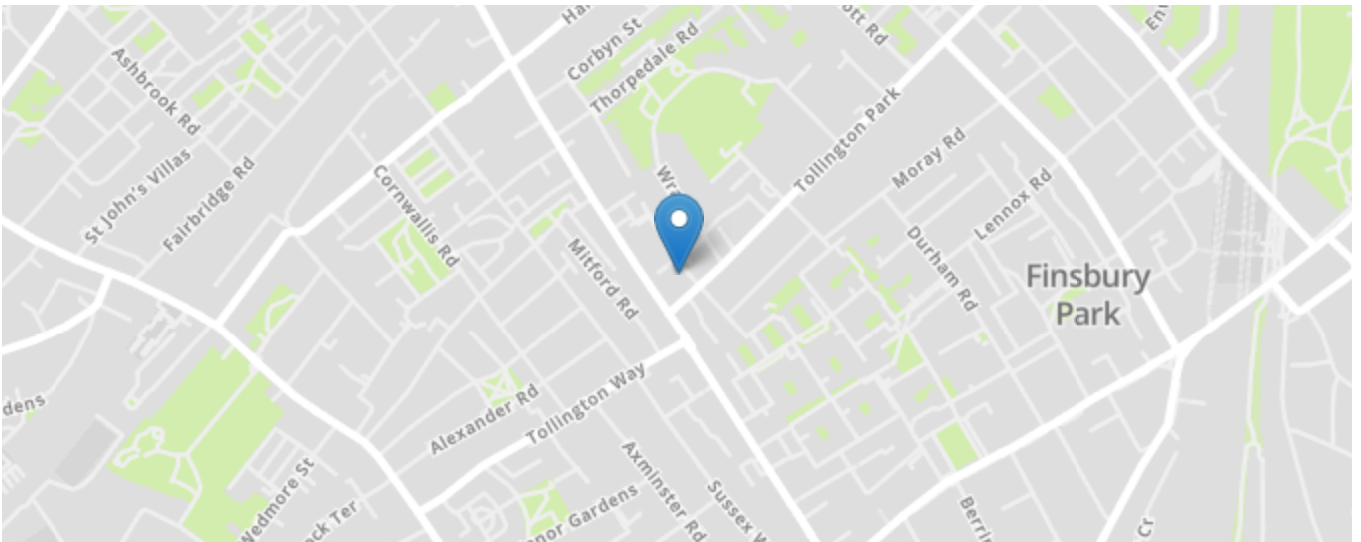
Bedroom

15' 0" max. x 12' 5" (4.57m x 3.78m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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.