

## £118,500 Shared Ownership

Megan Court, 29 Pomeroy Street, London SE14 5BW



- Guideline Minimum Deposit £11,850
- Second Floor
- High Performance Glazing
- Balcony
- Guide Min Deposit Dual £50.5k | Single £57.9k
- Approx. 540 Sqft Gross Internal Area
- Open-Plan Kitchen/Reception Room
- Short Walk from Queens Road Peckham

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £395,000). This stylishly-presented, second-floor apartment features a spacious reception room with attractive, open-plan kitchen and a door that leads out to a good-sized, rear-facing balcony. The bedroom includes a fitted wardrobe, there is a smart, modern bathroom and useful hallway storage/utility cupboards. The energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and gas central heating. Megan Court is set back from the road and has a communal cycle store accessed from the ground-floor lobby. The development is located only a short walk from Queens Road Peckham Station.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/07/2017).

**Minimum Share:** 30% (£118,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £845.63 per month (subject to annual review)

**Service Charge:** £46.52 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £50,500 | Single - £57,900 (based on minimum share and 10% deposit).

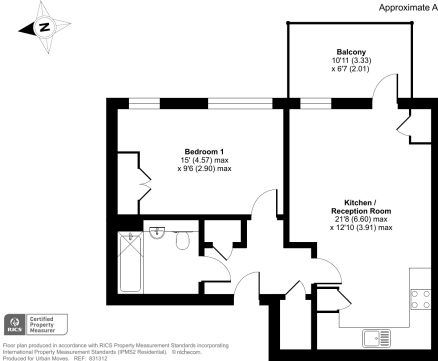
**Council Tax:** Band B, London Borough of Lewisham. Priority is given to applicants living and/or working in this local authority.

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 permitted with prior permission. There is no parking space offered with this property.

## DIMENSIONS

Pomeroy Street, London, SE14

Approximate Area = 540 sq ft / 50.1 sq m  
For identification only - Not to scale



### SECOND FLOOR

#### Entrance Hallway

#### Reception

21' 8" max. x 12' 10" max. (6.60m x 3.91m)

#### Kitchen

included in reception measurement

#### Balcony

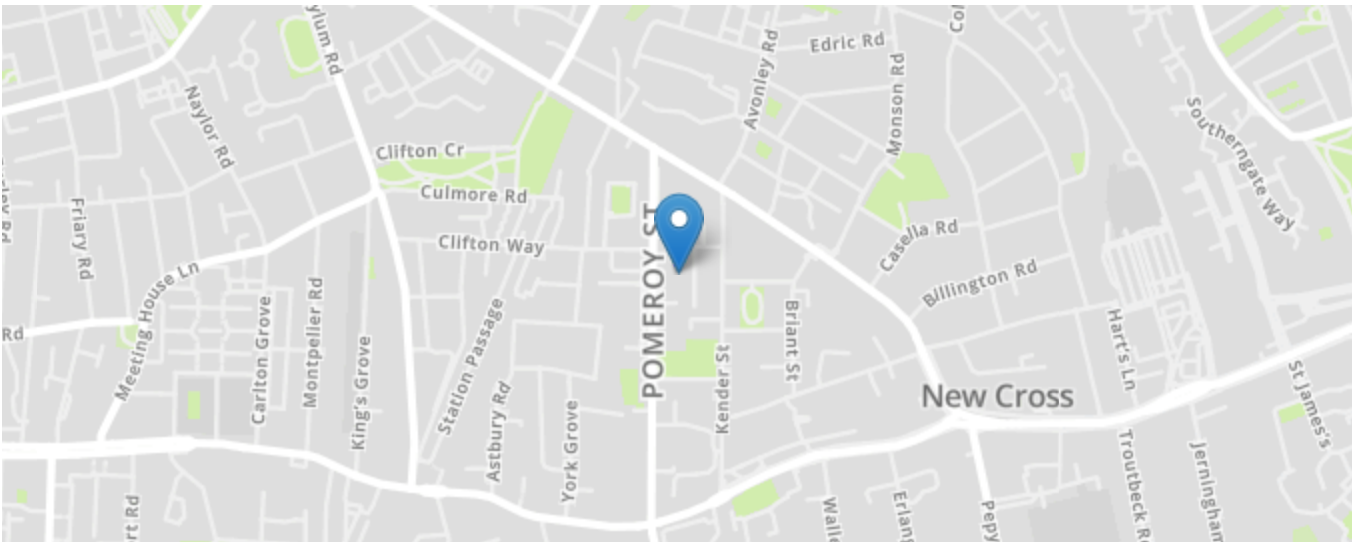
10' 11" x 6' 7" (3.33m x 2.01m)

#### Bedroom

15' max. x 9' 6" max. (4.57m x 2.90m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(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	



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.