

£227,500 Shared Ownership

Monroe House, 7 Lorne Close, London NW8 7JN



- Guideline Deposit £45,500 dual | £79,625 single
- Third Floor with Balcony
- Dual Aspect Reception Room
- Minutes from Regent's Park
- Guideline Min. Income £84.4k dual | £87.5k single
- Approx. 710 Sqft Gross Internal Area
- Off-Street Permit Parking
- Short Walk to Baker Street Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £650,000). A rare opportunity to buy a shared ownership property in such an enviable location. Regent's Park is just minutes away, to the north is Lord's cricket ground and Baker Street Station is a short walk to the south. The property is on the third floor (building has a lift) within a gated development. There is a dual-aspect reception room with small, south-east-facing balcony, a stylish, modern bathroom and a kitchen that features sleek, handle-less units. Both bedrooms are comfortable doubles and include a fitted wardrobe. Well insulated walls, double glazing and gas central-heating make for a good energy-efficiency rating. Underground car park space available, if required.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 2001).

Minimum Share: 35% (£227,500).

Shared Ownership Rent: £1051.13 per month (subject to annual review).

Service Charge: £207.18 per month (subject to annual review).

Guideline Minimum Income: Dual £84,400 (based on minimum share and 20% deposit) | Single £87,500 (based on minimum share and 35% deposit).

Council Tax: Band F, City of Westminster.

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). The current owner rents a parking space for £27.65 per month and use of this space could be transferred to the new owner.

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception Room

16' 9" max. x 10' 8" min. (5.11m x 3.25m)

Kitchen

12' 8" x 5' 10" (3.86m x 1.78m)

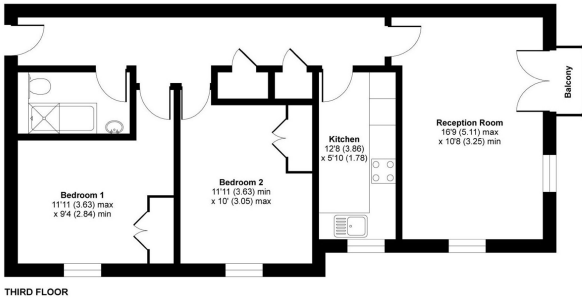
Bedroom 2

11' 11" min. x 10' max. (3.63m x 3.05m)

Bedroom 1

11' 11" max. x 9' 4" min. (3.63m x 2.84m)

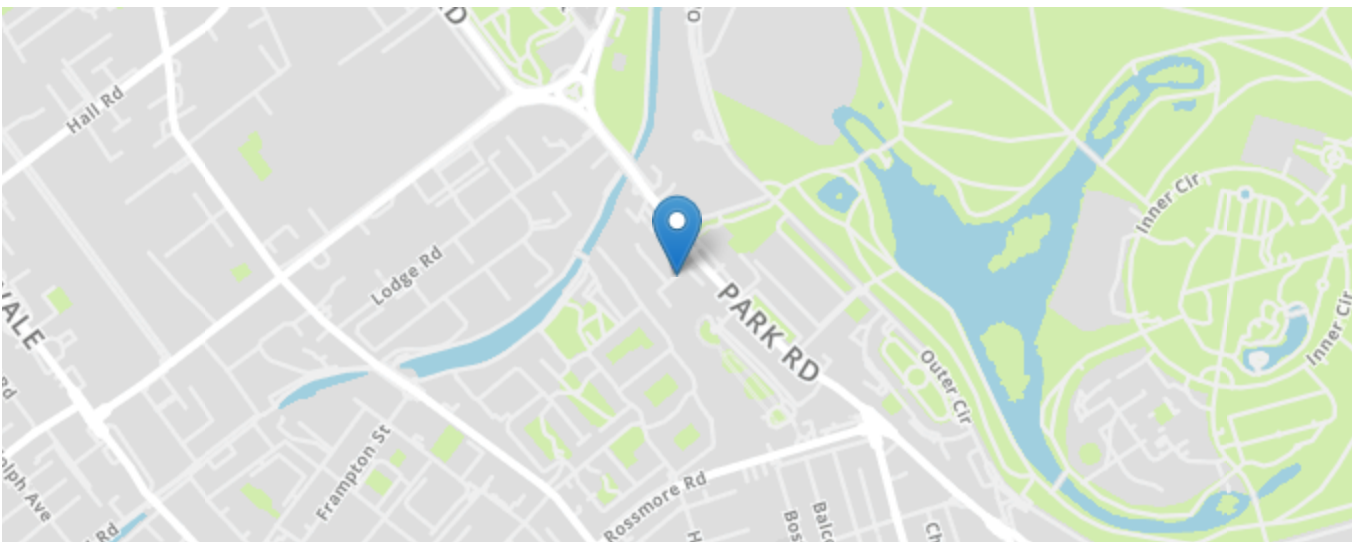
Bathroom



THIRD FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(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.