

## £168,750 Shared Ownership

Elmbridge House, 1 Palmer Road, London SW11 4FZ



- Guideline Minimum Deposit £16,875
- Fourth Floor (building has a lift)
- Underfloor Heating Throughout
- Minutes from Battersea Park Station
- Guide Min Income - Dual £65.1k Single £75.1k
- Approx. 627 Sqft Gross Internal Area
- Balcony
- Short Walk to Queenstown Road/Battersea Power Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £675,000). A spacious and smartly-presented apartment on the fourth floor. The high-spec property features a reception room with open-plan kitchen and a door that leads out onto the west-facing balcony. The bedroom is generously sized, the bathroom simple and modern with premium fittings and a pair of storage/utility cupboards have been provided in the entrance hallway. Elmbridge House is part of a recently-built development in the Nine Elms Regeneration Area. Demanding insulation standards, high performance glazing and underfloor heating fed from a communal hot water system make for a very good energy-efficiency rating. Battersea Park is only a few minutes away, offering a lake, sports facilities and large open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as a new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/01/2020).

**Minimum Share:** 25% (£168,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £701.63 per month (subject to annual review).

**Service Charge:** £266.49 per month (subject to annual review).

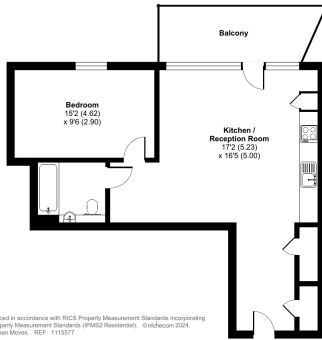
**Guideline Minimum Income:** Dual - £65,100 | Single - £75,100 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Wandsworth. 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). There is no parking space offered with this property.

**Palmer Road, London, SW11**

Approximate Area = 627 sq ft / 58.2 sq m  
For identification only - Not to scale



**FOURTH FLOOR**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - (v16) (2024)  
Produced by Urban Moves - REF: 1115077

## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hallway

#### Reception

17' 2" min. x 16' 5" min. (5.23m x 5.00m)

#### Kitchen

included in reception measurement

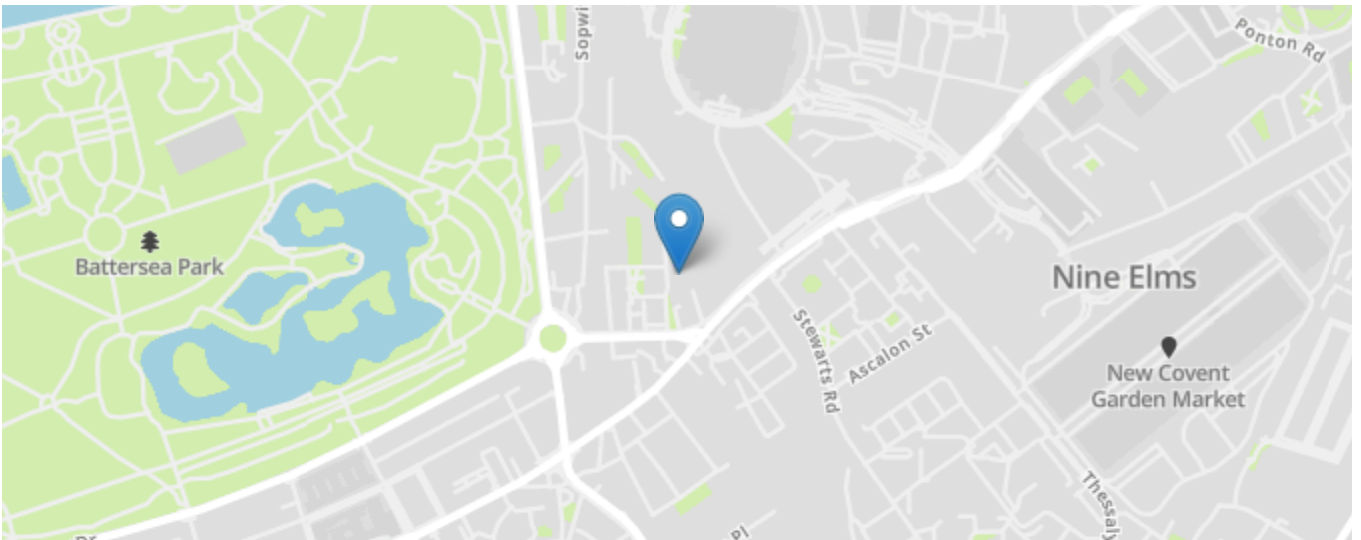
#### Balcony

#### Bedroom

15' 2" x 9' 6" (4.62m x 2.90m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</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.