

£141,000 Shared Ownership

Deepak House, 955 Garratt Lane, London SW17 0LR



- Guideline Minimum Deposit £14,100
- First Floor with Terrace
- High Performance Glazing
- Shops and Schools Nearby
- Guideline Income £74k (dual) | £85.5k (single)
- Approx. 705 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Close to Tooting Broadway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £470,000). An attractively-presented, two-bedroom apartment on the first floor of this modern development. The reception room is semi-open-plan to a kitchen with sleek, handle-less units and integrated appliances. There is a spacious main bedroom plus a second good-sized double bedroom and a stylish bathroom with large format tiles. The three principle rooms all have access to the full-width private terrace. Well insulated walls, high performance glazing, a communal heating and hot water system result in a very good energy-efficiency rating. Tooting Broadway Station (Northern Line) is only a short walk away. Ofsted list three primary schools within a half-mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: A2Dominion.

Tenure: Leasehold (99 years from 2015).

Minimum Share: 30% (£141,000). The housing association will expect that you will purchase the largest share affordable.

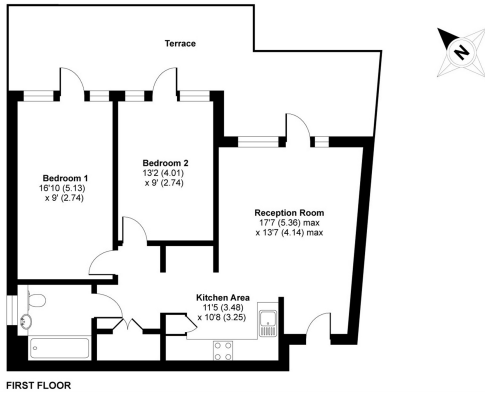
Shared Ownership Rent: £1036.07 per month (subject to annual review).

Service Charge: £315.04 per month (subject to annual review).

Guideline Minimum Income: Dual - £74,000 | Single - £85,500 (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.



DIMENSIONS

FIRST FLOOR

Reception Room
17' 7" max. x 13' 7" max. (5.36m x 4.14m)

Kitchen Area
11' 5" x 10' 8" (3.48m x 3.25m)

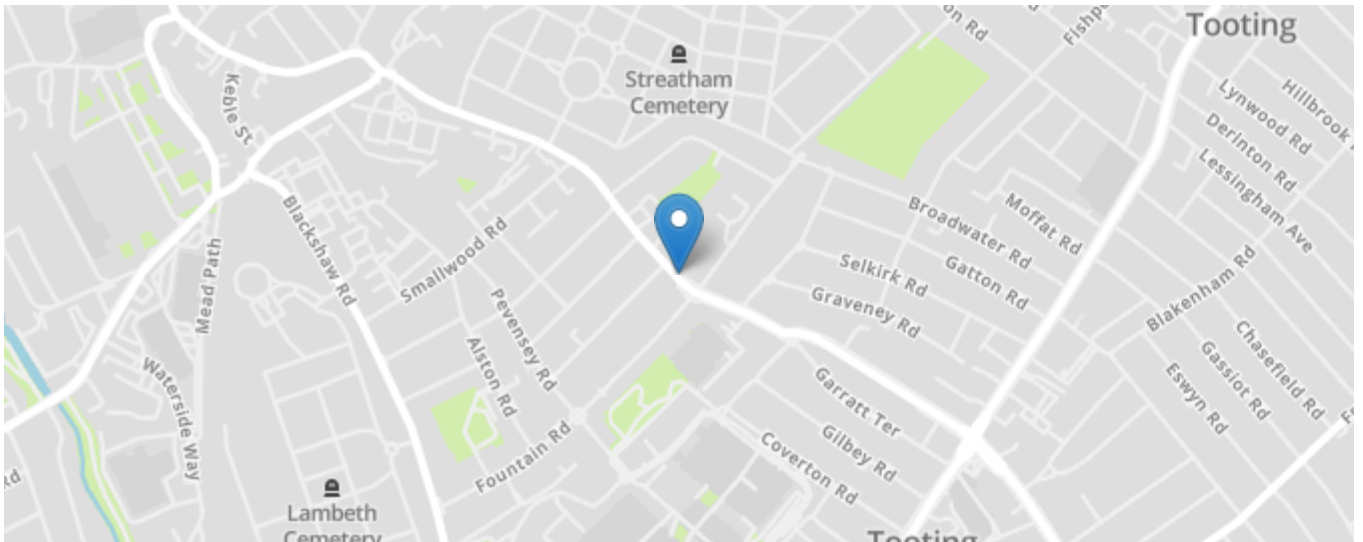
Bedroom 1
16' 10" x 9' (5.13m x 2.74m)

Bedroom 2
13' 2" x 9' (4.01m x 2.74m)

Bathroom

Terrace

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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.