

## £154,000 Shared Ownership

Lido House, Northfield Avenue, London W13 9LD



- Guideline Minimum Deposit £15,400
- Top Floor with Balcony
- Overlooks Dean Gardens
- Minutes from West Ealing Station
- Guideline Income £56k (dual) | £64.4k (single)
- Approx. 523 Sqft Gross Internal Area
- Communal Roof Terrace
- Very Long Lease

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £385,000). A spacious one-bedroom flat on the fourth floor of this modern development (building has a lift). This well-presented property features a reception room with open-plan kitchen area and double doors leading out on to a full-width balcony overlooking Dean Gardens. There is a fitted wardrobe in the bedroom plus some built-in hallway storage. Lido House has a communal terrace and is well-placed for access to public transport as West Ealing Station is just minutes away for Elizabeth Line and GWR services. Alternatively, Ealing Broadway Station (for additional Central Line and District Line connections) and Northfields (Piccadilly Line) are both within comfortable walking distance or only a brief bus/bike ride away. The charming green spaces of Walpole Park are nearby and there are a variety of local shops plus Ealing Broadway Shopping Centre within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (990 years from 01/12/2006).

**Minimum Share:** 40% (£154,000). The housing association will expect that you will purchase the largest share affordable.

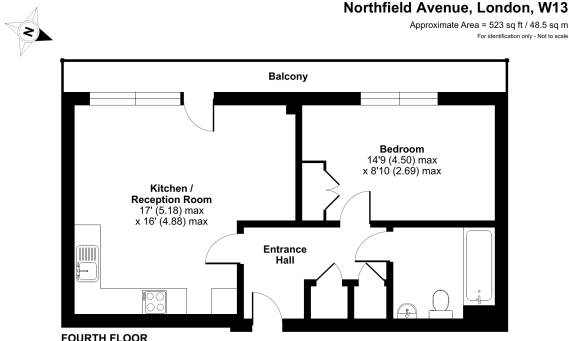
**Shared Ownership Rent:** £617.17 per month (subject to annual review).

**Service Charge:** £208.33 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £56,000 | Single - £64,400 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Ealing. 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.



Approved Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2018. Produced for Urban Moves. REF: 1130587

## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hall

#### Reception

17' max. x 16' max. (5.18m x 4.88m)

#### Full Width Balcony

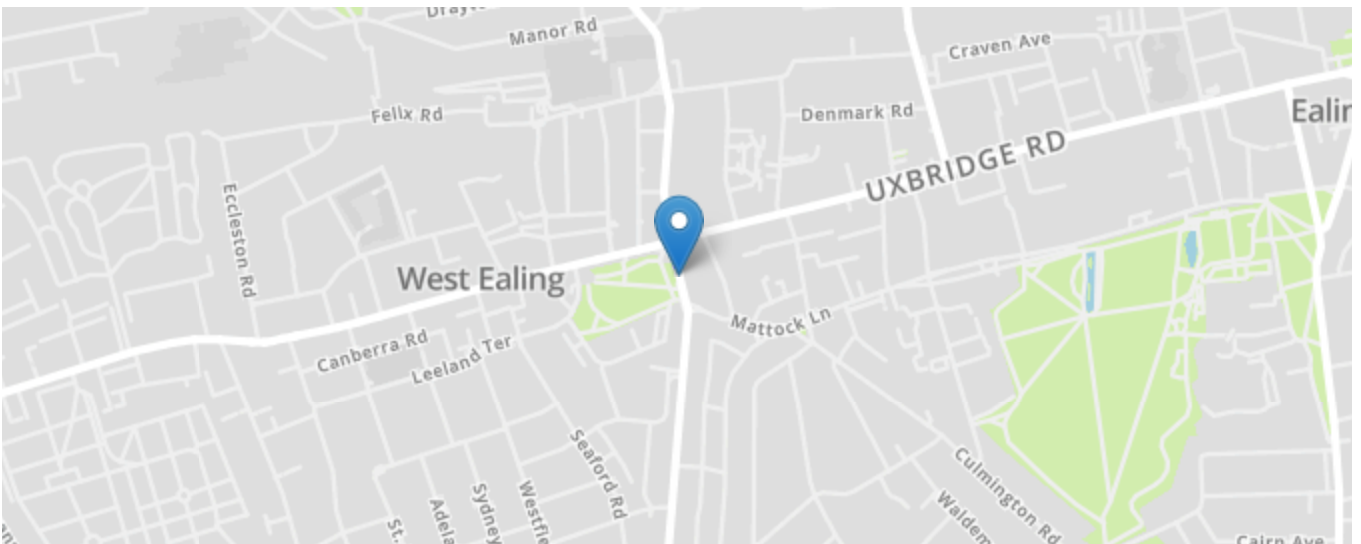
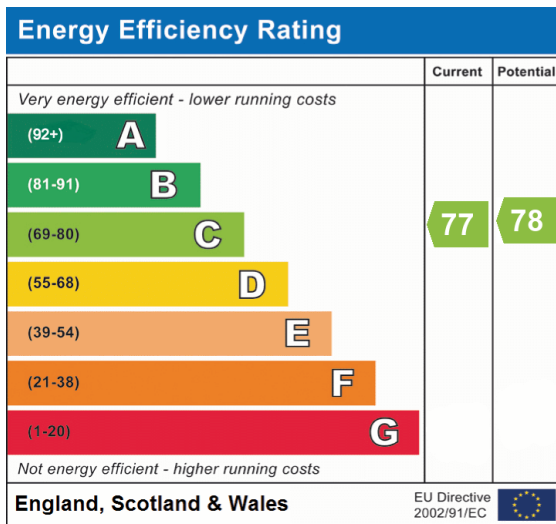
#### Kitchen

included in reception measurement

#### Bedroom

14' 9" max. x 8' 10" max. (4.50m x 2.69m)

#### Bathroom



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.