

## £275,000 Shared Ownership

Edmunds House, Colonial Drive, London W4 5HJ



- Guideline Income £87.2k 25% deposit (dual) | £84.4k 45% deposit (single)
- Approx. 720 Sqft Gross Internal Area
- Wrap-Around Balcony
- Minutes from Chiswick Park Station
- Top Floor (fifth - building has a lift)
- South/South-West Facing
- Overlooks Gunnersbury Triangle Nature Reserve

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £550,000). A great chance to buy an impressive and exceptionally-spacious shared-ownership apartment. The property is on the top floor and has large, triangular reception room with open-plan kitchen area and full-height, south and south-west-facing windows. A sliding door leads out onto a wrap-around balcony that overlooks the adjacent nature reserve. There is a built-in wardrobe in the bedroom, a pair of storage/utility cupboards in the entrance hallway and a bathroom with decorative pencil mosaic tiles. Well insulated walls and roof, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Edmunds House forms part of a modern development between Chiswick Park Station (District line) and the footbridge leading to Chiswick Business Park. The shops and other amenities of Chiswick High Road are also just a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/05/2014).

**Minimum Share:** 50% (£275,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £728.17 per month (subject to annual review).

**Service Charge:** £442.72 per month (includes heating and hot water, figure subject to annual review).

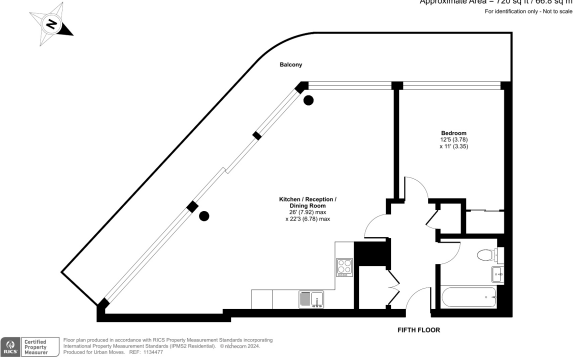
**Ground Rent:** £200.00 for the year.

**Guideline Minimum Income:** Dual - £87,200 (based on minimum share and a 25% deposit) | Single - £84,400 (based on minimum share and a 45% deposit).

**Council Tax:** Band D, 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).

**Edmunds House, Colonial Drive, London, W4**  
Approximate Area = 720 sq ft / 66.8 sq m  
For information only - Not to scale



## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

#### Reception

26' 0" x 22' 3" max. (7.92m x 6.78m)

#### Kitchen

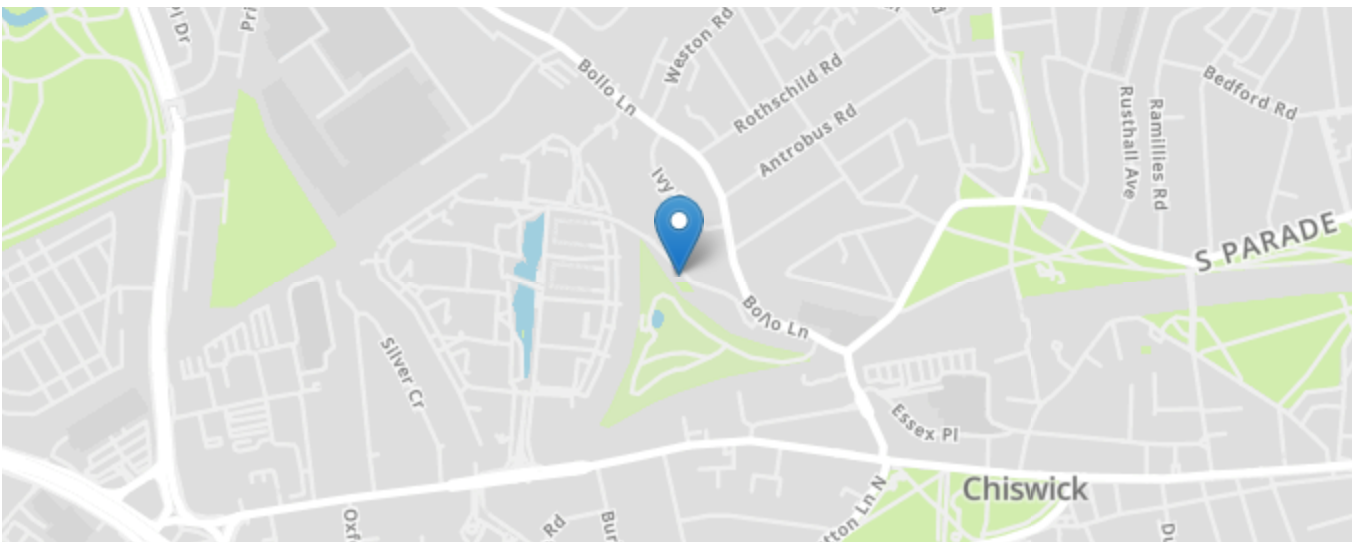
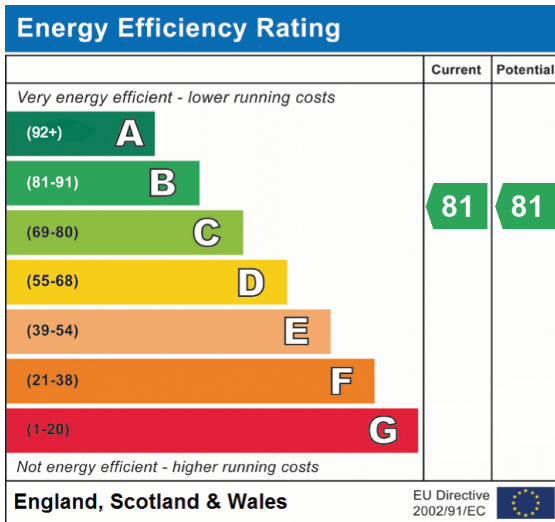
included in reception measurement

#### Bedroom

12' 5" x 11' 0" (3.78m x 3.35m)

#### Bathroom

#### Wrap-Around Balcony



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.