

## £225,000 Shared Ownership

Percy Road, London W12 9QL



- Guideline Minimum Deposit £22,500
- First Floor
- Kitchen Separate from Reception Room
- Short Walk from Shepherd's Bush Market Station
- Guideline Income £63.4k (dual) | £73.1k (single)
- Approx. 518 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Westfield Shopping Centre Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £450,000). A rare chance to buy a shared-ownership property in an attractive period building. The smartly-presented flat is on the first floor and has a reception room with a short flight of stairs down into a good-sized kitchen with sleek units and modern appliances. The main bedroom is large with a bay window and there is a second bedroom ideal for a guest or use as a home office. The end-of-terrace location means the stylish bathroom can benefit from natural light. Double glazing throughout combined with a high quality gas central heating boiler make for a good energy-efficiency rating. There is a wide range of shops along Uxbridge Road plus Westfield Shopping Centre is within easy reach. Shepherd's Bush Market Station, for the Circle and Hammersmith & City Lines, is only a short walk away plus the area is served by a number of bus routes and there are bike hoops in the front garden.

**Housing Association:** Shepherds Bush Housing Group.

**Tenure:** Leasehold (99 years from 15/01/2018).

**Minimum Share:** 50% (£225,000).

**Shared Ownership Rent:** £445.77 per month (subject to annual review).

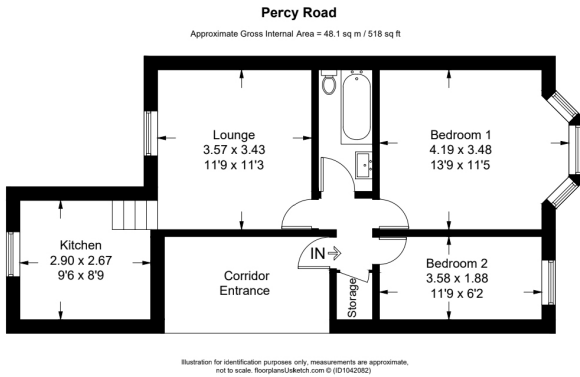
**Service Charge:** £153.65 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £63,400 | Single - £73,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Hammersmith & Fulham (£1232.68 for 2024-25).

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. There is no parking space offered with this property however the vendor informs us that on-street parking is available for approximately £90 per year.

## DIMENSIONS



### FIRST FLOOR

#### Entrance Hall

#### Lounge

11' 9" x 11' 3" (3.58m x 3.43m)

#### Kitchen

9' 6" x 8' 9" (2.90m x 2.67m)

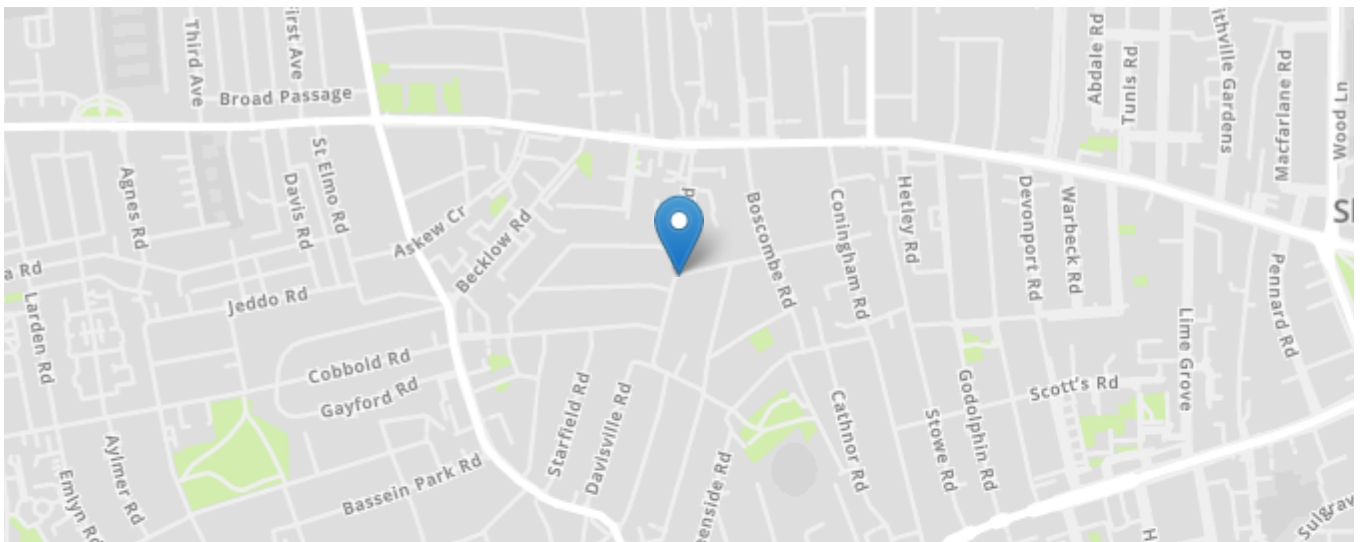
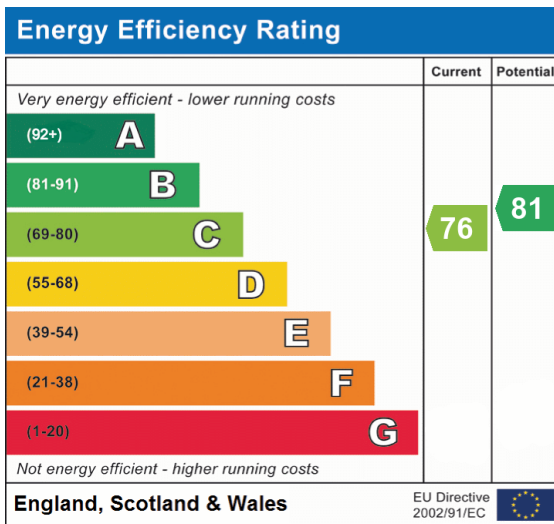
#### Bedroom 1

13' 9" into bay x 11' 5" (4.19m x 3.48m)

#### Bedroom 2

11' 9" x 6' 2" (3.58m x 1.88m)

#### 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.