

## £158,750 Shared Ownership

Devonshire House, 50 Putney Hill, London SW15 6DJ



- Guide Min Dual Income £83.1k with 10% deposit (£15,875)
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Communal Garden and Roof Terrace
- Guide Min Single Income £89k with 25% deposit (£39,688)
- Approx. 690 Sqft Gross Internal Area
- Concierge Service and Residents' Gym
- Minutes from Putney/East Putney Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £635,000). This smartly-presented, second-floor apartment has a twenty-foot reception room with open-plan kitchen area featuring sleek, white units. The main bedroom includes a fitted, mirror-fronted wardrobe and en-suite shower room. There is also a second, comfortable, double bedroom, a stylish bathroom and some useful built-in hallway storage space. Devonshire House is part of a modern development just minutes from Putney Station (National Rail - towards Clapham Junction/Waterloo) and East Putney (District line). North is Putney High Street and the Thames, to the South, the green spaces of Putney Heath and only slightly further away, Wimbledon Common and Richmond Park. The block is built to high standards of energy-efficiency and features a communal heating and hot water system. There is an attractive, neatly-tended communal garden, a concierge, residents' gym and communal roof terrace.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (155 years from 01/01/2011).

**Minimum Share:** 25% (£158,750). The housing association will expect that you will purchase the largest share affordable.

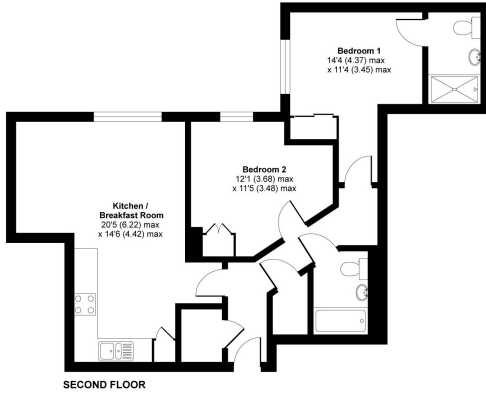
**Shared Ownership Rent:** £1096.70 per month (subject to annual review).

**Service Charge:** £379.18 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £83,100 (based on minimum share and 10% deposit) | Single - £89,000 (based on minimum share and 25% deposit).

**Council Tax:** Band F, 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

### SECOND FLOOR

#### Entrance Hallway

#### Reception

20' 5" max. x 14' 6" max. (6.22m x 4.42m)

#### Kitchen

included in reception measurement

#### Bedroom One

14' 4" max. x 11' 4" max. (4.37m x 3.45m)

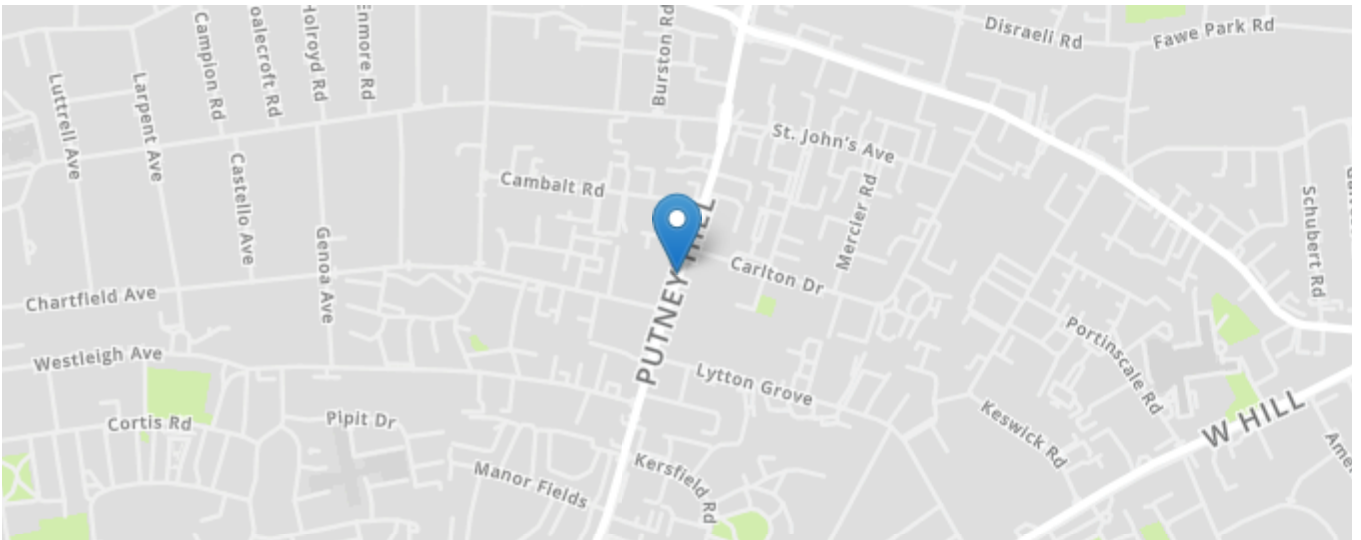
#### En-Suite Shower Room

#### Bedroom Two

12' 1" max. x 11' 5" max. (3.68m x 3.48m)

#### Bathroom

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | <b>83</b>               | <b>83</b> |
| (69-80)                                     | <b>C</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 |          |                         |           |
| 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.