

£192,500 Shared Ownership

Thornbury Way, Waltham Forest, London E17 5FS



- Guideline Minimum Deposit £19,250
- Ground Floor with Private Entrance
- Open Plan Kitchen/Reception Room
- Very Good Energy-Efficiency Rating
- Guide Min Income Dual £56.1k | Single £64.5k
- Approx. 637 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Driveway Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £350,000). A rare chance to buy a generously-sized, ground-floor flat which benefits from a private front garden/driveway and entrance. The smartly-presented property has a twenty-five-foot reception room with open-plan kitchen area featuring walnut-style units and contrasting, pale work-surfaces. The spacious bedroom includes a fitted wardrobe, the bathroom is attractive and modern and a large storage/utility cupboard has been provided in the hallway. Well insulated walls and floor, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2016).

Minimum Share: 55% (£192,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £480.21 per month (subject to annual review).

Service Charge: £124.30 per month (subject to annual review).

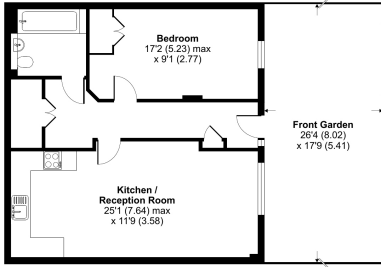
Guideline Minimum Income: Dual - £56,100 | Single - £64,500 (based on minimum share and 10% deposit).

Council Tax: Band B, London Borough of Waltham Forest. 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.



Thornbury Way, London, E17
Approximate Area = 637 sq ft / 59.2 sq m
For identification only - Not to scale



GROUND FLOOR

Created in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition 2024. Produced by Urban Moves, 10/11/2024

DIMENSIONS

GROUND FLOOR

Front Garden (including driveway)
26' 4" x 17' 9" (8.03m x 5.41m)

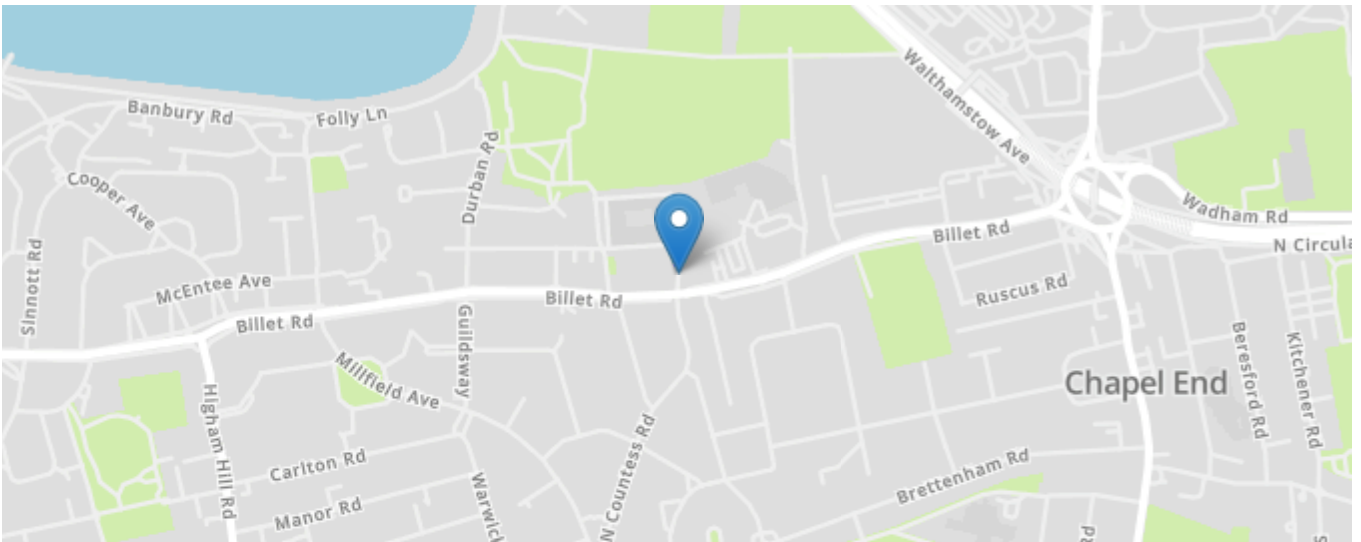
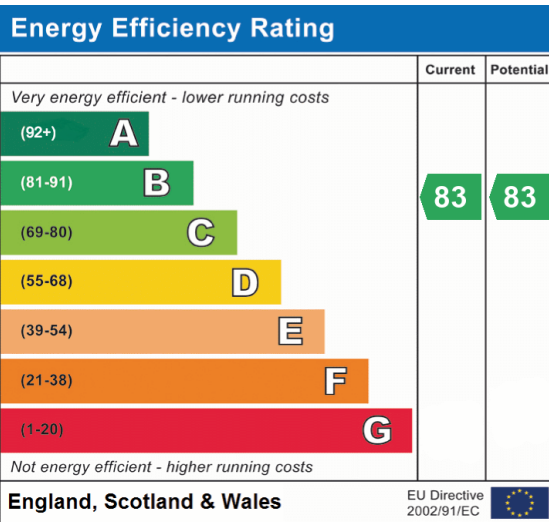
Entrance Hallway

Reception
25' 1" max. x 11' 9" (7.65m x 3.58m)

Kitchen
included in reception measurement

Bedroom
17' 2" max. x 9' 1" (5.23m x 2.77m)

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.