

£132,000 Shared Ownership

Ashmead House, Tewkesbury Road, London W13 0DP



- Guideline Minimum Deposit £13,200
- Fourth Floor (building has a lift)
- Open-Plan Reception/Kitchen
- Balcony
- Guide Min Income Dual £47k | Single £53.7k
- Approx. 555 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Short Walk from West Ealing Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £330,000). This smartly-presented apartment is on the fourth floor of a modern development and features an open-plan kitchen/reception room with sleek units, integrated appliances and a door that opens onto a good-sized, south/south-east-facing balcony. There is a bedroom with fitted wardrobe, a spacious bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. There is a wide range of shops on the local high street and supermarkets, including a Sainsbury's and a Waitrose, nearby. West Ealing Station, for Elizabeth Line and GWR services, is only a short walk away plus Northfields Station (Piccadilly Line) can be reached on foot, via bus or by brief cycle ride.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 30/04/2014).

Minimum Share: 40% (£132,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £512.89 per month (subject to annual review).

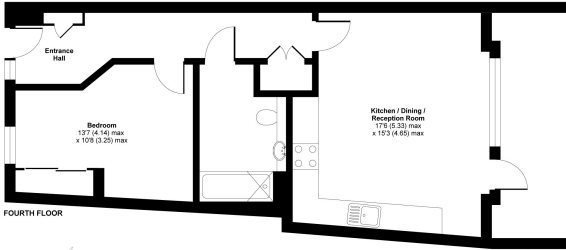
Service Charge: £212.68 per month (subject to annual review).

Guideline Minimum Income: Dual - £47,000 | Single - £53,700 (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.

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APPROX. GROSS INTERNAL FLOOR AREA 597 SQ FT 55.7 SQ METRES



While every attempt has been made to ensure the accuracy of the floor plan completed here, measurements of doors, windows and stairs are approximate and are responsible to those for any other dimensions or measurements. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such for a prospective purchaser. Specialist surveyors should be consulted for the full survey details of the property if based on this plan. Any figure given for an area, perimeter only and should not be relied on as a basis of valuation.
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DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Bedroom
13' 7" max. x 10' 8" max. (4.14m x 3.25m)

Bathroom

Reception
17' 6" max. x 15' 3" max. (5.33m x 4.65m)

Kitchen
included in reception measurement

Balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.