

£88,500 Shared Ownership

Burford Wharf Apartments, 3 Cam Road, London E15 2SL



- Guideline Minimum Deposit £8,850
- Twelfth Floor
- Dual Aspect Reception Room
- Short Walk from Stratford Station
- Guide Min Income Dual £49.9k | Single £57.2k
- Approx. 580 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Westfield Shopping Centre Nearby

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £295,000). A spacious and stylishly-presented apartment on the twelfth floor of this modern development. The property has a dual-aspect (south and west facing) reception room with wood flooring. The elevation provides a far-reaching view of the London skyline. The semi-open-plan kitchen features sleek units and large-format floor tiles. There is a fitted wardrobe in the generously-sized bedroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls and modern double glazing make for a good energy-efficiency rating. Burford Wharf is just minutes from Stratford High Street DLR and only a short walk from Stratford Station for Elizabeth Line, Central Line, London Overground and mainline services. Queen Elizabeth Olympic Park and Westfield Shopping Centre are also within easy reach. Residents can make use of the communal courtyard and concierge.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 03/07/2007).

Minimum Share: 30% (£88,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £728.58 per month (subject to annual review).

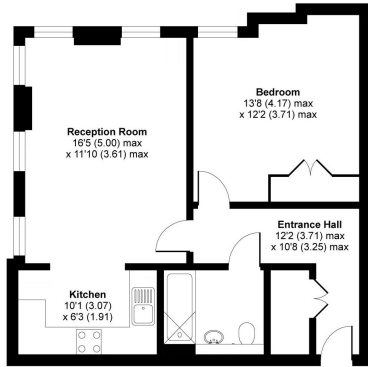
Service Charge: £232.53 per month (subject to annual review).

Water Charge: £41.40 per month (subject to annual review).

Guideline Minimum Income: Dual - £49,900 | Single - £57,200 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Newham. 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.



TWELFTH FLOOR



DIMENSIONS

TWELFTH FLOOR

Entrance Hall
12' 2" max. x 10' 8" max. (3.71m x 3.25m)

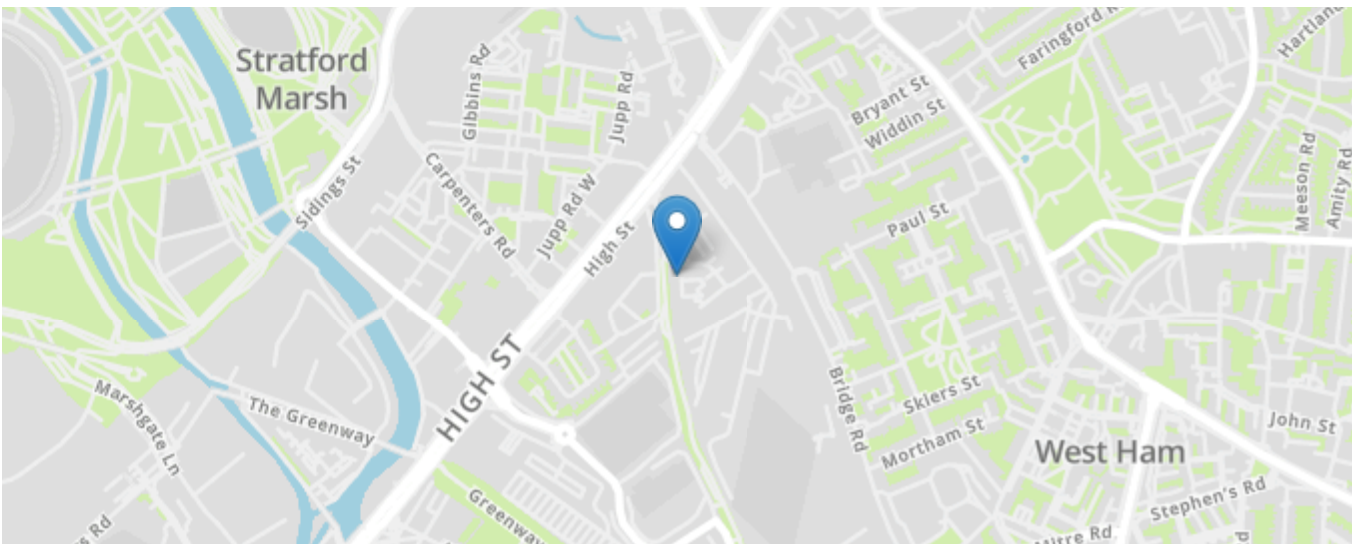
Reception Room
16' 5" max. x 11' 10" max. (5.00m x 3.61m)

Kitchen
10' 1" x 6' 3" (3.07m x 1.91m)

Bedroom
13' 8" max. x 12' 2" max. (4.17m x 3.71m)

Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	86
(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.