

## £125,000 Shared Ownership

Bagleys Lane, London SW6 2FW



- Guideline Minimum Deposit £12,500
- Second Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Secure Underground Parking Space
- Guide Min Income Dual £38.2k | Single £44.5k
- Approx. 502 Sqft Gross Internal Area
- Balcony
- Minutes from Imperial Wharf Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £500,000. Applicants MUST currently live and/or work in the London Borough of Hammersmith & Fulham and be registered with the local authority). This smartly-presented, second-floor apartment has a twenty-three-foot, open-plan kitchen/reception room with a balcony on the Bagleys Lane side and a large window facing south-west, overlooking the communal courtyard. There is a good-sized bedroom with fitted wardrobe and an attractive, naturally-lit bathroom. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The apartment comes with use of an allocated space within the gated, underground car park plus Imperial Wharf Station is just minutes away, as is the river with nearby Chelsea Harbour Pier providing Thames Clipper services.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/06/2009).

**Minimum Share:** 25% (£125,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £351.92 per month (subject to annual review).

**Service Charge:** £194.67 per month (subject to annual review).

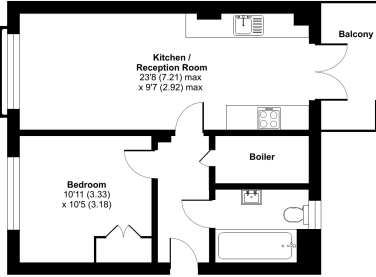
**Ground Rent:** £200.00 for the year.

**Guideline Minimum Income:** Dual - £38,200 | Single - £44,500 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Hammersmith & Fulham. Applicants MUST currently live and/or work in the London Borough of Hammersmith & Fulham and be registered with the 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).

**Bagleys Lane, London, SW6**  
Approximate Area = 502 sq ft / 46.6 sq m  
For identification only - Not to scale



**SECOND FLOOR**

Information provided in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2023. Produced for Urban Moves. REF: URM002

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

23' 8" max. x 9' 7" max. (7.21m x 2.92m)

#### Kitchen

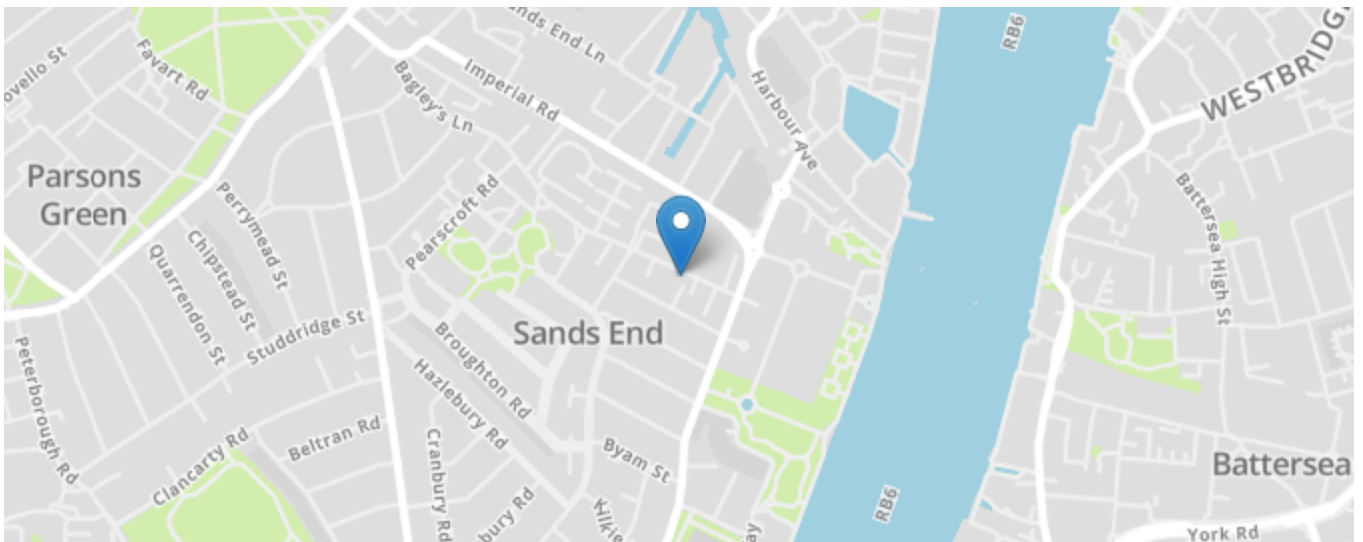
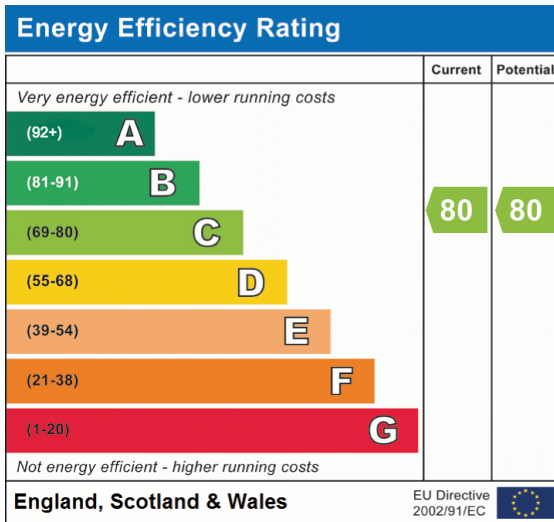
included in reception measurement

#### Balcony

#### Bedroom

10' 11" x 10' 5" (3.33m x 3.17m)

#### 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.