

£237,500 Shared Ownership

Huntington House, 11 Palmer Road, London SW11 4EJ



- Guide Min Income Dual £83.9k with 30% Deposit £71.4k
- Third Floor with Balcony
- Underfloor Heating
- Minutes from Battersea Park
- Guide Min Income Single £86.5k with 45% Deposit £107k
- Approx. 856 Sqft Gross Internal Area
- Balcony
- Short Walk from Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £950,000). A generously-sized apartment on the third floor of this recently-constructed and conveniently-located development. The property has a dual-aspect reception room with open-plan kitchen area and attractive walnut-style flooring. A full-height sliding door leads out onto a west-facing balcony. There is a large main bedroom plus a second, comfortable, double bedroom and a smart, modern bathroom. Storage/utility cupboards have been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to demanding insulation standards, high performance glazing and underfloor heating from a communal hot water system. Battersea Park is only a few minutes away, offering a lake, great sports facilities and large open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site includes restaurants, bars and stores as well as the new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 20/12/2019).

Minimum Share: 25% (£237,500).

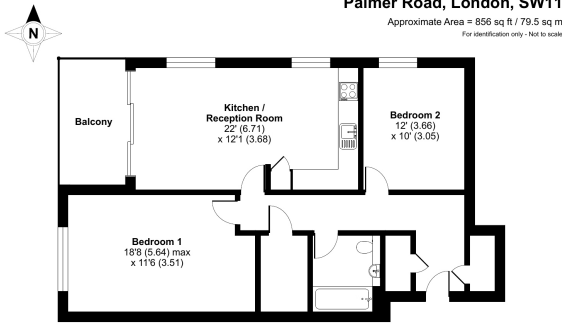
Shared Ownership Rent: £872.80 per month (subject to annual review).

Service Charge: £474.87 per month (subject to annual review).

Guideline Minimum Income: Dual - £83,900 (based on minimum share and 30% deposit £71,250). | Single - £86,500 (based on minimum share and 45% deposit £106,875).

Council Tax: Band E, London Borough of Wandsworth (£1174.74 for 2024-5). 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



Approved Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - 4th Edition 2018. Produced for Urban Moves. RFP: 190412

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception

22' 0" x 12' 1" (6.71m x 3.68m)

Balcony

Kitchen

included in reception measurement

Bedroom 1

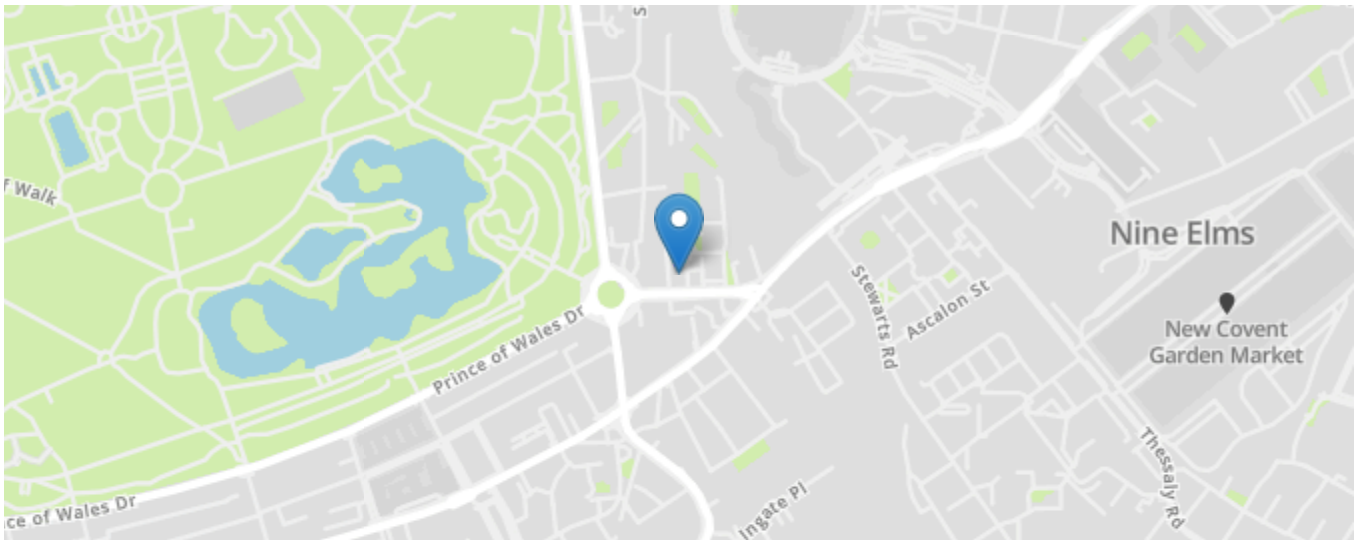
18' 8" max. x 11' 6" (5.69m x 3.51m)

Bedroom 2

12' 0" x 10' 0" (3.66m x 3.05m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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.