

£224,000 Shared Ownership

Yewtree Close, North Harrow, London HA2 6HX



- Guideline Minimum Deposit £22,400
- Approx. 600 Sqft Gross Internal Area
- Kitchen Separate from Reception Room
- Parking Space
- Guide Min Income Dual £56.8k | Single £65.3k
- First Floor with Juliette Balcony
- Double Glazing and Gas Central Heating
- Short Walk from North Harrow Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £320,000). A smartly-presented flat which forms the first (top) floor of a semi-detached building. Access is via a private, ground-floor entrance. The property has been extensively redecorated by the current owner and features a recently-installed boiler, new flooring and the naturally-lit bathroom has been completely updated. There is a dual-aspect reception room with Juliette balcony, a good-sized kitchen and a spacious bedroom with fitted wardrobe. A pair of storage/utility cupboards have been provided in the hallway and well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. The property comes with use of an allocated parking space plus Yewtree Close is only a short walk from North Harrow Station (Metropolitan Line). Rayners Lane, for the Piccadilly Line, can also be easily reached via bus from nearby Parkside Way.

Housing Association: A2Dominion.

Tenure: Leasehold (198 years from 29/07/2005).

Share Available: 70% (£224,000).

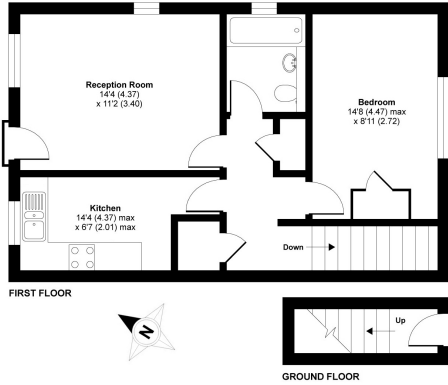
Shared Ownership Rent: £291.35 per month (subject to annual review).

Service Charge: £147.33 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,800 | Single - £65,300 (based on minimum share and 10% deposit).

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



DIMENSIONS

GROUND FLOOR

Entrance Hall
stairs leading up to:

FIRST FLOOR

Landing

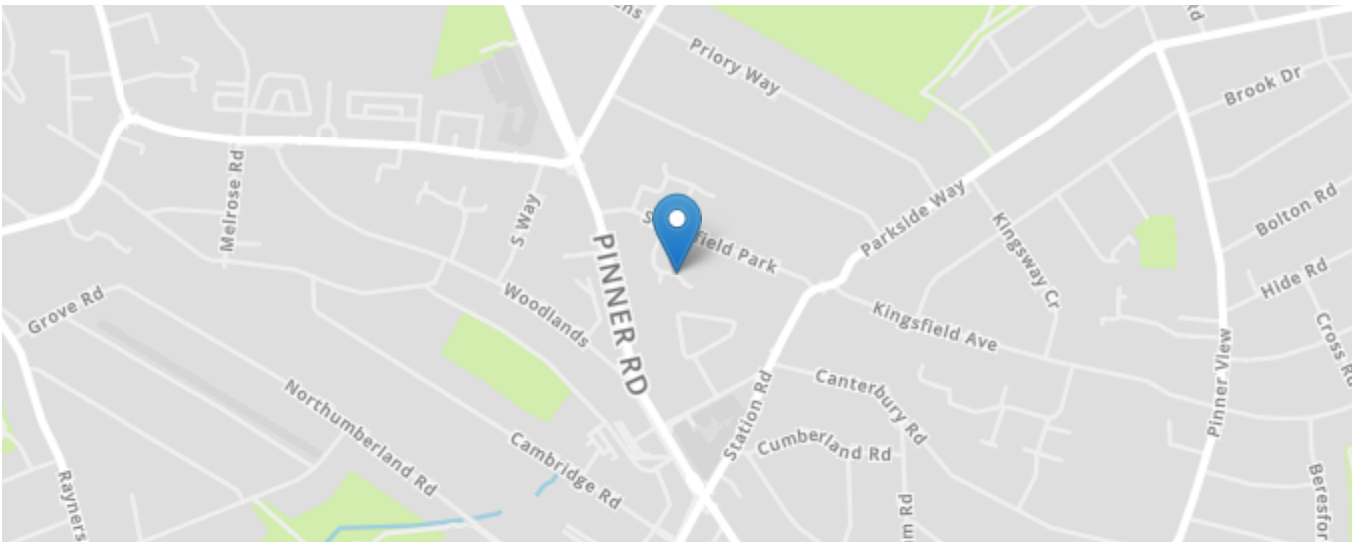
Reception Room
14' 4" x 11' 2" (4.37m x 3.40m)

Kitchen
14' 4" max. x 6' 7" max. (4.37m x 2.01m)

Bedroom
14' 8" max. x 8' 11" (4.47m x 2.72m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(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.