

## £217,500 Shared Ownership

Dock Meadow Reach, Hanwell, London W7 2QN



- Guideline Minimum Deposit £21,750
- First Floor (building has a lift)
- Dual Aspect Reception Room
- Balcony
- Guide Min Income Dual £69.9k | Single £80.7k
- Approx. 850 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Secure Underground Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £435,000). This large and smartly-presented flat is on the first floor and has a dual-aspect reception room with doors that lead out onto a rear (south-east) facing balcony. The spacious, semi-open-plan kitchen features sleek units and integrated appliances. The two bedrooms are comfortable doubles, there is a stylish bathroom and a generously-sized entrance hall with built-in storage/utility cupboards. Well insulated walls, triple glazing and a modern gas central heating system make for a very good energy-efficiency rating. Dock Meadow Reach has a children's play area and the local primary school and secondary school are both Ofsted-rated 'Outstanding'. The flat comes with use of an allocated parking space and is also within walking distance, or brief cycle ride, of Boston Manor Station (Piccadilly Line) and Hanwell Station (Elizabeth Line).

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/12/2010).

**Minimum Share:** 50% (£217,500). The housing association will expect that you will purchase the largest share affordable.

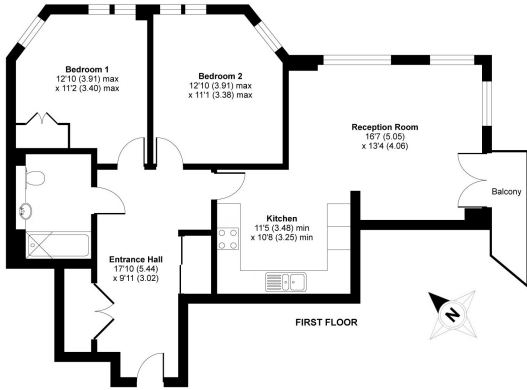
**Shared Ownership Rent:** £598.36 per month (subject to annual review).

**Service Charge:** £206.18 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £69,900 | Single - £80,700 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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).



## DIMENSIONS

### FIRST FLOOR

**Entrance Hall**  
17' 10" x 9' 11" (5.44m x 3.02m)

**Reception Room**  
16' 7" x 13' 4" (5.05m x 4.06m)

**Balcony**

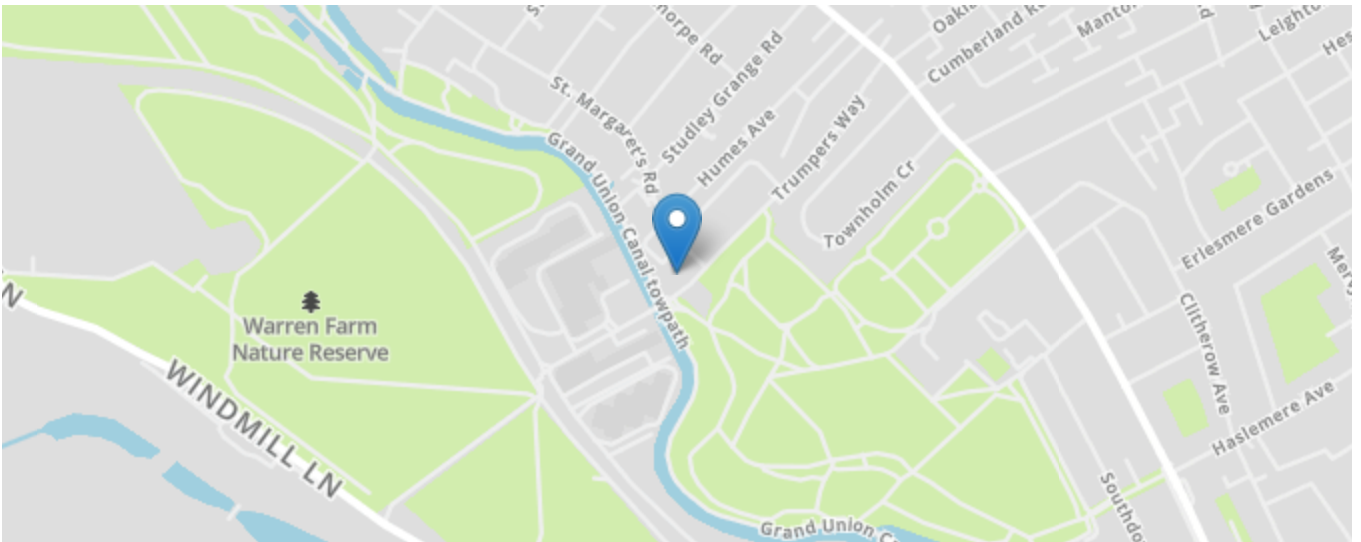
**Kitchen**  
11' 5" min. x 10' 8" min. (3.48m x 3.25m)

**Bedroom 1**  
12' 10" max. x 11' 2" max. (3.91m x 3.40m)

**Bedroom 2**  
12' 10" max. x 11' 1" max. (3.91m x 3.38m)

**Bathroom**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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.