

## £193,500 Shared Ownership

Deepak House, 955 Garratt Lane, London SW17 0LR



- Guideline Minimum Deposit £19,350
- First Floor (building has a lift)
- South West Facing
- Communal Garden/Courtyard
- Guide Min Income Dual £76k | Single £87.9k
- Approx. 652 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Tooting Broadway Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £430,000). This stylishly-presented, first-floor apartment faces south-west and has an open-plan entrance hall and reception room with attractive flooring. The kitchen area features white gloss units and integrated appliances. There are two spacious double bedrooms, a high-spec bathroom and a storage/utility cupboard. Well insulated walls, high performance glazing, a communal heating and hot water system all contribute towards a very good energy-efficiency rating. Residents can make use of a neatly-kept communal garden to the rear of the block. Deepak House is only a short walk from Tooting Broadway Station (Northern Line) and Ofsted list three primary schools within a half-mile radius, all rated either 'Good' or 'Outstanding'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (99 years from 05/06/2015).

**Minimum Share:** 45% (£193,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £776.53 per month (subject to annual review).

**Service Charge:** £320.17 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £76,000 | Single - £87,900 (based on minimum share and 10% deposit).

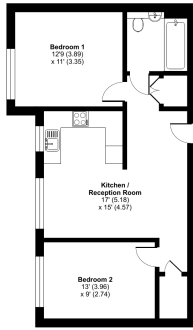
**Council Tax:** Band D, London Borough of Wandsworth (£961.14 for 2024-25). Priority is given to applicants living and/or working in this local authority.

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.



**Garratt Lane, London, SW17**

Approximate Area = 652 sq ft / 60.6 sq m  
For identification only - Not to scale



FIRST FLOOR

Certified Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition 2024  
Produced for Urban Moves, REF: 1170258

## DIMENSIONS

### FIRST FLOOR

#### Reception

17' 0" x 15' 0" (5.18m x 4.57m)

#### Kitchen

included in reception measurement

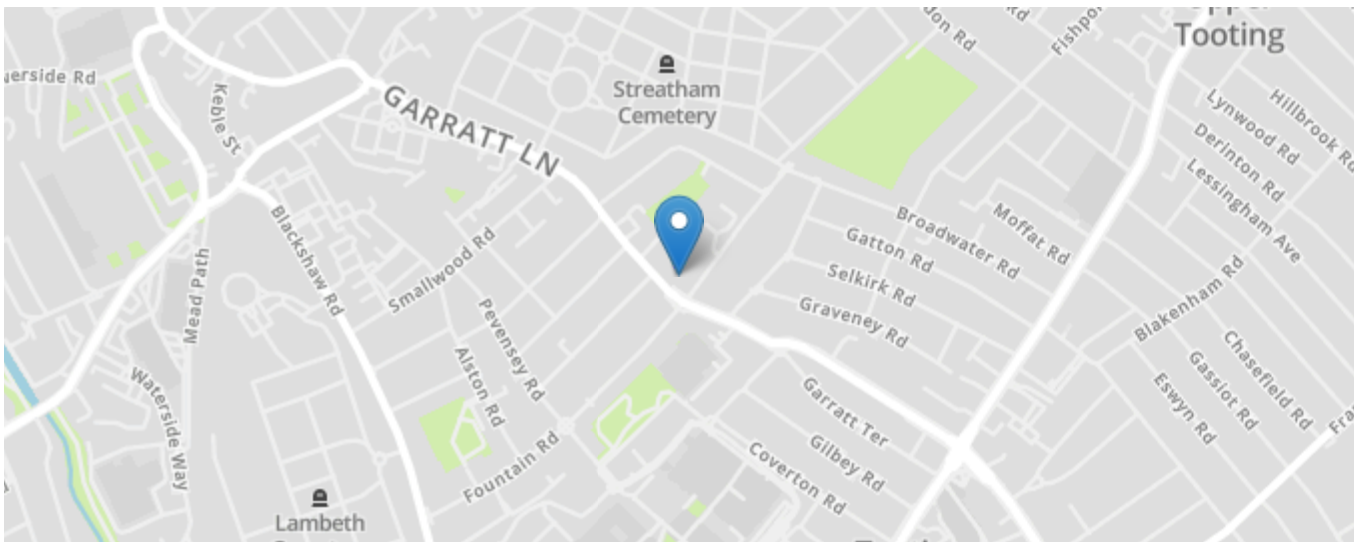
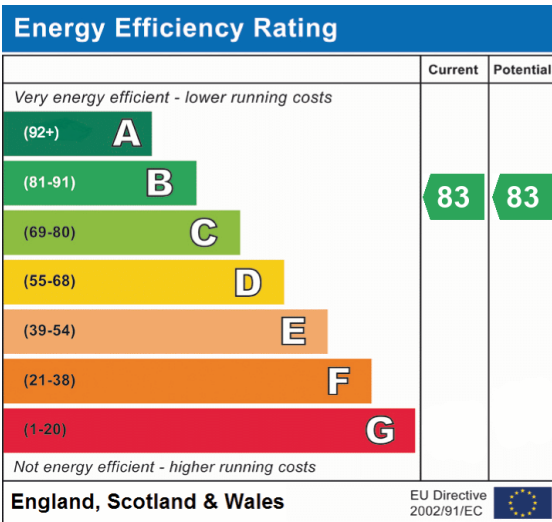
#### Bedroom 1

12' 9" x 11' 0" (3.89m x 3.35m)

#### Bathroom

#### Bedroom 2

13' 0" x 9' 0" (3.96m x 2.74m)



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.