

£172,500 Shared Ownership

Elmbridge House, 1 Palmer Road, London SW11 4GB



- Guideline Minimum Deposit £17,250
- Eighth Floor
- Underfloor Heating Throughout
- Minutes from Battersea Park
- Guide Min Income Dual £63.4k | Single £73.1k
- Approx. 688 Sqft Gross Internal Area
- Balcony
- Tube and Rail Stations Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £690,000). A great chance to buy a shared-ownership property in such a desirable and central location. The generously-sized apartment is on the eighth floor and features a spacious reception room with wood flooring, open-plan kitchen, full-height windows and a door that leads out onto the south/south-west-facing balcony. The bathroom is stylish and modern with premium fittings and the apartment includes a pair of storage/utility cupboards. Elmbridge House is part of a recently-built development in the Nine Elms Regeneration Area. Demanding insulation standards, high performance glazing and underfloor heating fed from a communal hot water system make for a very good energy-efficiency rating. Battersea Park is only a few minutes away, offering a lake, sports facilities and large open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as a 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 (250 years from 01/01/2020).

Minimum Share: 25% (£172,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £676.60 per month (subject to annual review).

Service Charge: £227.21 per month (subject to annual review).

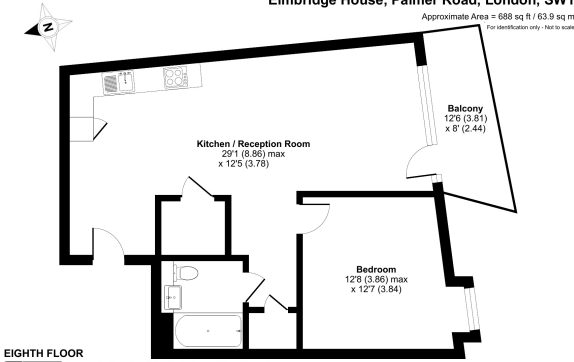
Guideline Minimum Income: Dual - £63,400 | Single - £73,100 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Wandsworth. 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.

Elmbridge House, Palmer Road, London, SW1

Approximate Area = 688 sq ft / 63.9 sq m
For identification only - Not to scale



EIGHTH FLOOR
This plan produced in accordance with RICS Practice Measurement Standards (2018) and is for identification only. It is not to scale. Produced by Urban Moves. REF: 111000

DIMENSIONS

EIGHTH FLOOR

Reception
29' 1" max. x 12' 5" (8.86m x 3.78m)

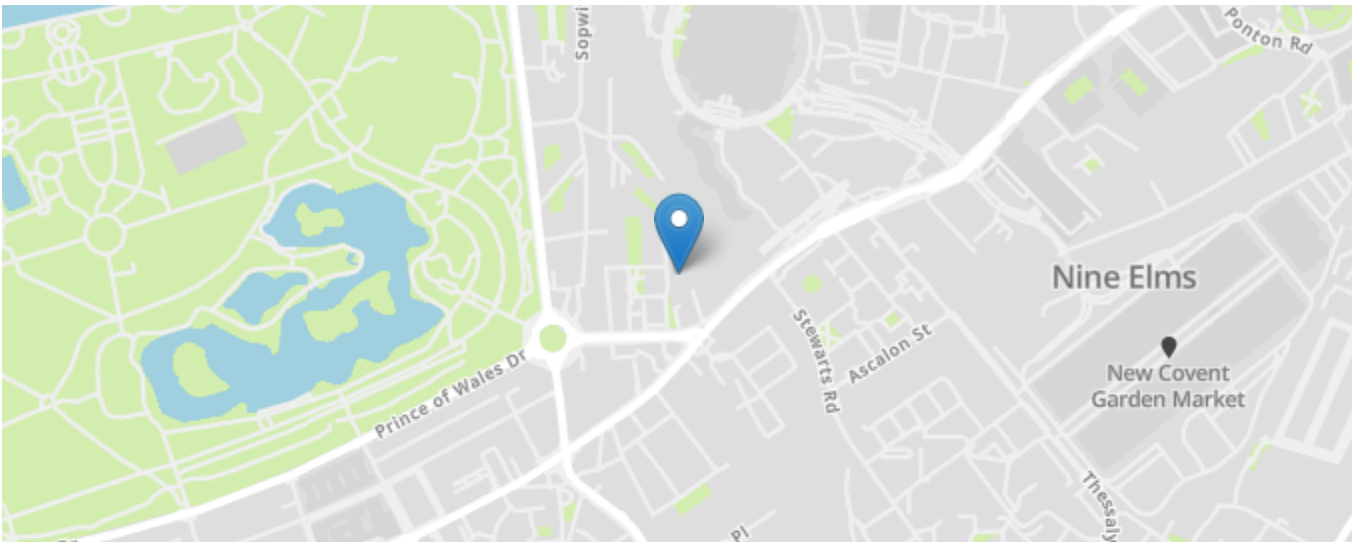
Kitchen
included in reception measurement

Balcony
12' 6" x 8' 0" (3.81m x 2.44m)

Bedroom
12' 8" max. x 12' 7" (3.86m x 3.84m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(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.