

## £182,000 Shared Ownership

Collins Building, 2 Wilkinson Close, London NW2 6GQ



- Guideline Minimum Deposit £18,200
- First Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £72.5k | Single £83.8k
- Approx. 801 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Brent Cross West Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £455,000). This smartly-presented apartment is on the first floor and features an approx. twenty-one-foot main room with attractive wood flooring and a sleek and very modern kitchen area. Near-full-height windows and a glazed door create a space currently used as separate dining area. The main bedroom has a fitted wardrobe and en-suite shower room. There is also a generously-sized second double bedroom and a spacious and stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and modern insulation standards, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The apartment comes with use of a parking space plus Brent Cross West Station, for Thameslink services via St Pancras and Blackfriars, opened in December 2023 and is only a short walk away.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 29/09/2017).

**Minimum Share:** 40% (£182,000). The housing association will expect that you will purchase the largest share affordable.

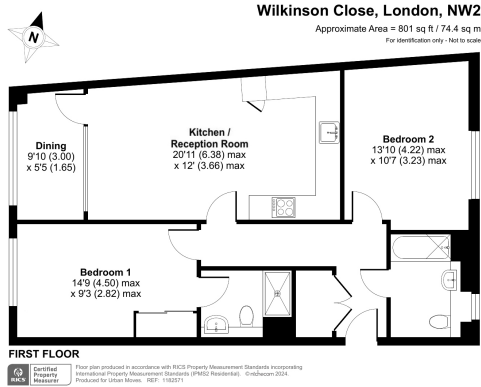
**Shared Ownership Rent:** £745.60 per month (subject to annual review).

**Service Charge:** £331.37 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £72,500 | Single - £83,800 (based on minimum share and 10% deposit).

**Council Tax:** Band E, London Borough of Barnet. 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 Hallway

**Reception**  
20' 11" x 12' 0" max. (6.38m x 3.66m)

**Kitchen**  
included in reception measurement

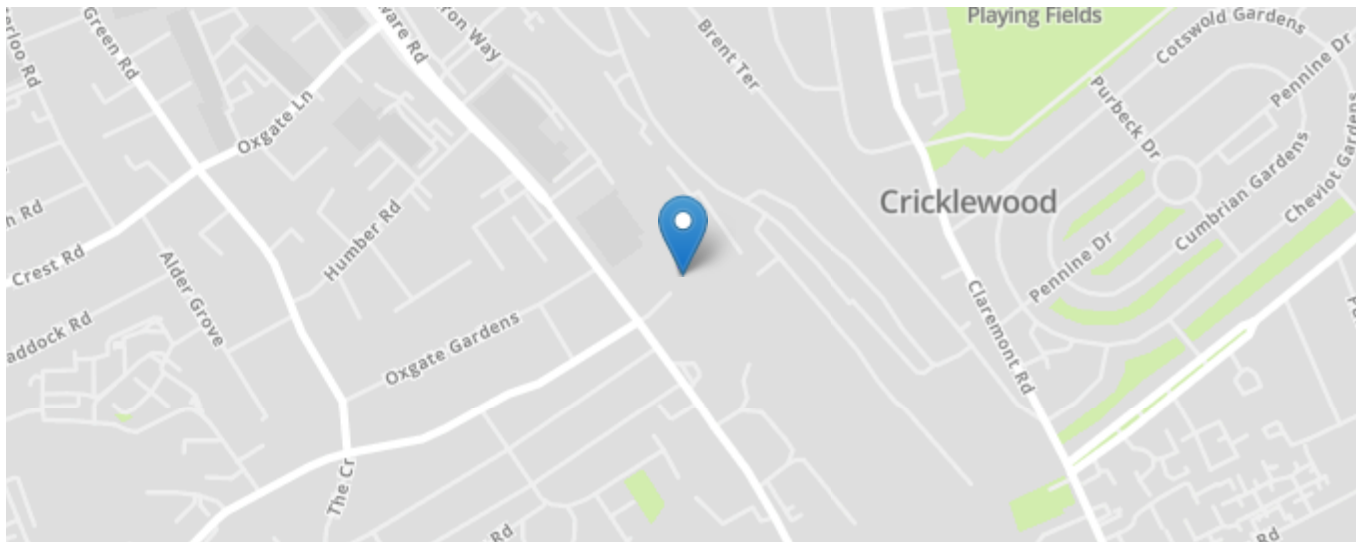
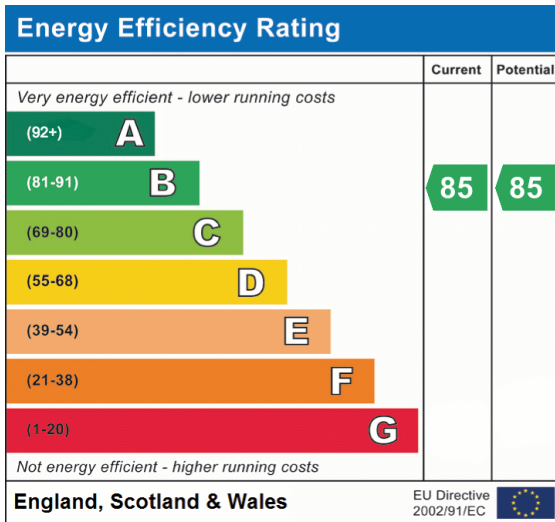
**Dining Area**  
9' 10" x 5' 5" (3.00m x 1.65m)

**Bedroom 1**  
14' 9" max. x 9' 3" max. (4.50m x 2.82m)

#### En-Suite Shower Room

**Bedroom 2**  
13' 10" max. x 10' 7" max. (4.22m x 3.23m)

#### Bathroom



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.