

## £152,000 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £15,200
- Second Floor (building has a lift)
- Balcony
- Secure Parking Space
- Guide Min Income Dual £57.6k | Single £66.3k
- Approx. 678 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk to Canning Town/Custom House

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £380,000). This apartment is on the second floor and has a spacious reception room with open-plan kitchen area featuring attractive units and integrated appliances. A glazed door leads out onto a twenty-two-foot, east-facing balcony. The smaller of the two bedrooms also allows access to the balcony and there is a large main bedroom with a pair of Juliette balconies. The hallway has useful, built-in storage/utility cupboards and the bathroom is stylish and high-spec. Well insulated walls, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Katie Court has a cycle storage area and a gated car park which includes a space allocated to this apartment. Alternatively, Canning Town Station (Jubilee Line + DLR) and Custom House (Elizabeth Line + DLR) are both within easy walking distance.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2018).

**Minimum Share:** 40% (£152,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £736.40 per month (subject to annual review).

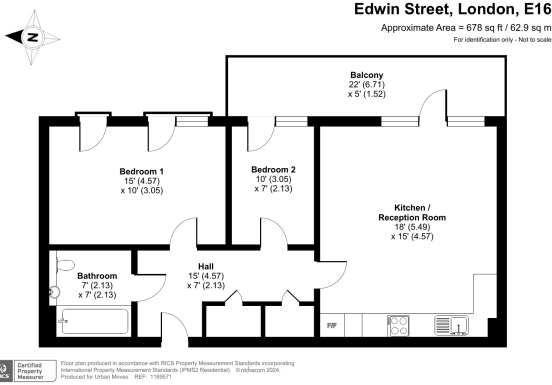
**Service Charge:** £140.44 per month (subject to annual review).

**Ground Rent:** £300.00 for the year.

**Guideline Minimum Income:** Dual - £57,600 | Single - £66,300 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Newham. 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

### SECOND FLOOR

**Entrance Hallway**  
15' 0" x 7' 0" (4.57m x 2.13m)

**Reception**  
18' 0" x 15' 0" (5.49m x 4.57m)

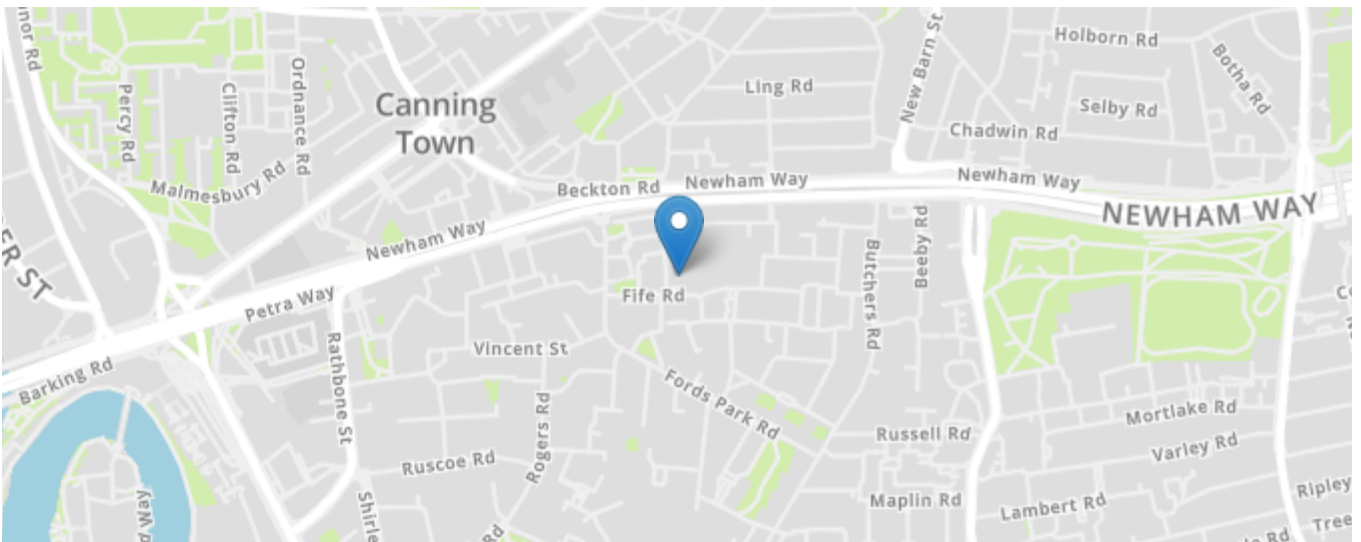
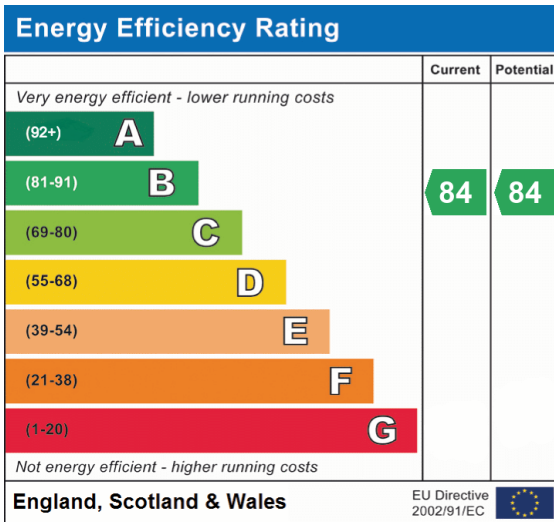
**Kitchen**  
included in reception measurement

**Balcony**  
22' 0" x 5' 0" (6.71m x 1.52m)

**Bedroom 1**  
15' 0" x 10' 0" (4.57m x 3.05m)

**Bedroom 2**  
10' 0" x 7' 0" (3.05m x 2.13m)

**Bathroom**  
7' 0" x 7' 0" (2.13m x 2.13m)



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.