

## £185,500 Shared Ownership

Woods House, 7 Gatliff Road, London SW1W 8DF



- Guideline Minimum Deposit £18,550
- Ninth Floor with Juliette Balcony
- Overlooks Communal Garden
- Short Walk to Sloane Square (Circle/District line)
- Guide Min Income Dual £75.9k | Single £87.7k
- Approx. 475 Sqft Gross Internal Area
- Part of Grosvenor Waterside Development
- Victoria Station within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £530,000). A great opportunity to buy a shared ownership property in this spectacular location. Woods House is part of the Grosvenor Waterside development near the Thames. Just to the south, over Chelsea Bridge, are the green spaces and boating lake of Battersea Park while to the north lie Sloane Square and Victoria. The apartment is on the ninth floor with a Juliette balcony overlooking the attractive, raised courtyard. The elevation also affords a pleasant view of the wider surroundings. The stylish kitchen and bathroom are both upgrades made by the current owner and additional fitted storage space has also been added to the bedroom. The building has been constructed to high energy-efficiency standards with heating and hot water supplied from a communal system. Both the block and wider development are very well maintained and make for an extremely desirable property.

**Housing Association:** A2Domirion.

**Tenure:** Leasehold (125 years from 2009).

**Minimum Share:** 35% (£185,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £806.96 per month (subject to annual review).

**Service Charge:** £333.26 per month (subject to annual review).

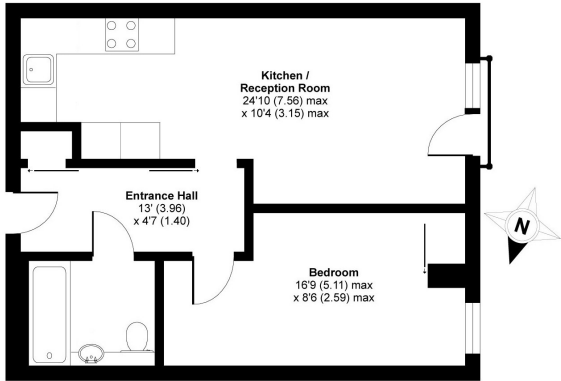
**Heating Charge:** £13.99 per month (subject to annual review).

**Water Charge:** £21.58 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £75,900 | Single - £87,700 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Westminster City Council. 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.



## DIMENSIONS

### NINTH FLOOR

#### Entrance Hall

13' 0" x 4' 7" (3.96m x 1.40m)

#### Reception

24' 10" max. x 10' 4" max. (7.56m x 3.15m)

#### Kitchen

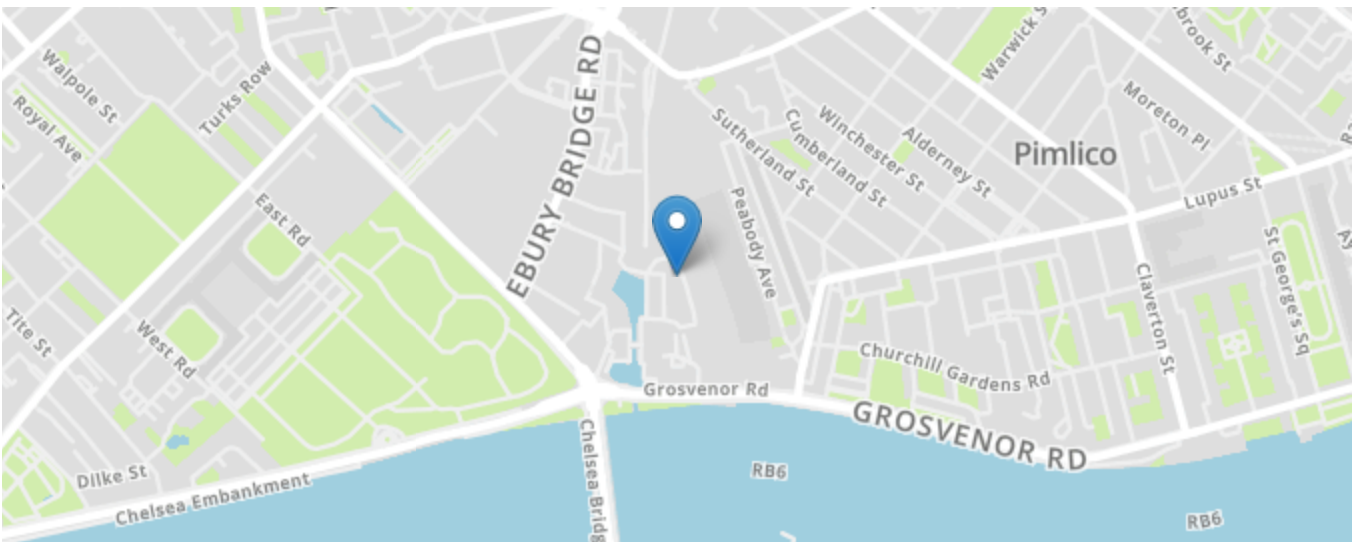
included in reception measurement

#### Bedroom

16' 9" max. x 8' 6" max. (5.11m x 2.59m)

#### 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.