

## £200,000 Shared Ownership

Caledonian Road, London N7 9BA



- Guideline Minimum Deposit £20,000
- Third Floor (building has a lift)
- Spacious Main Bedroom with Fitted Wardrobe
- Secure Parking Space
- Guide Min Income Dual £77.1k | Single £89.2k
- Approx. 736 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Minutes from Caledonian Road Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £500,000). This modern apartment is on the third floor and has a generously-sized entrance hall with plenty of room for coats, shoes etcetera. A doorway leads from the reception room into a kitchen with large window and sleek, white units. The main bedroom is very spacious and includes a bank of fitted wardrobes. There is a second, smaller, bedroom and a bathroom with mosaic detailing. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The gated and monitored car park includes an allocated space for this apartment plus the development has a secure bicycle store and is also just a few minutes walk from Caledonian Road Station (Piccadilly Line). Alternatively, Caledonian Road & Barnsbury Station provides access to London Overground services. Nearby Market Road Gardens and Caledonian Park offer green, outside space to enjoy.

**Housing Association:** Clarion.

**Tenure:** Leasehold (lease extension in progress, will be 125 years from 2024).

**Minimum Share:** 40% (£200,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £960.42 per month (subject to annual review).

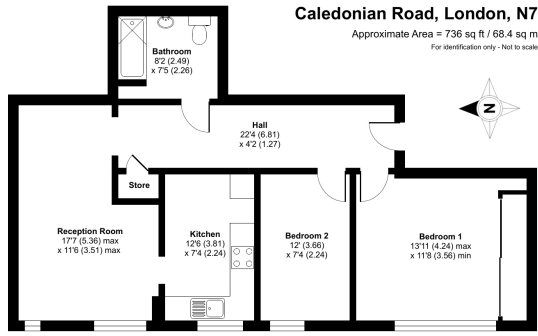
**Service Charge:** £126.78 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £77,100 | Single - £89,200 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Islington. 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



### THIRD FLOOR

**Entrance Hall**  
22' 4" x 4' 2" (6.81 m x 1.27m)

**Reception Room**  
17' 7" max. x 11' 6" max. (5.36m x 3.51m)

**Kitchen**  
12' 6" x 7' 4" (3.81 m x 2.24m)

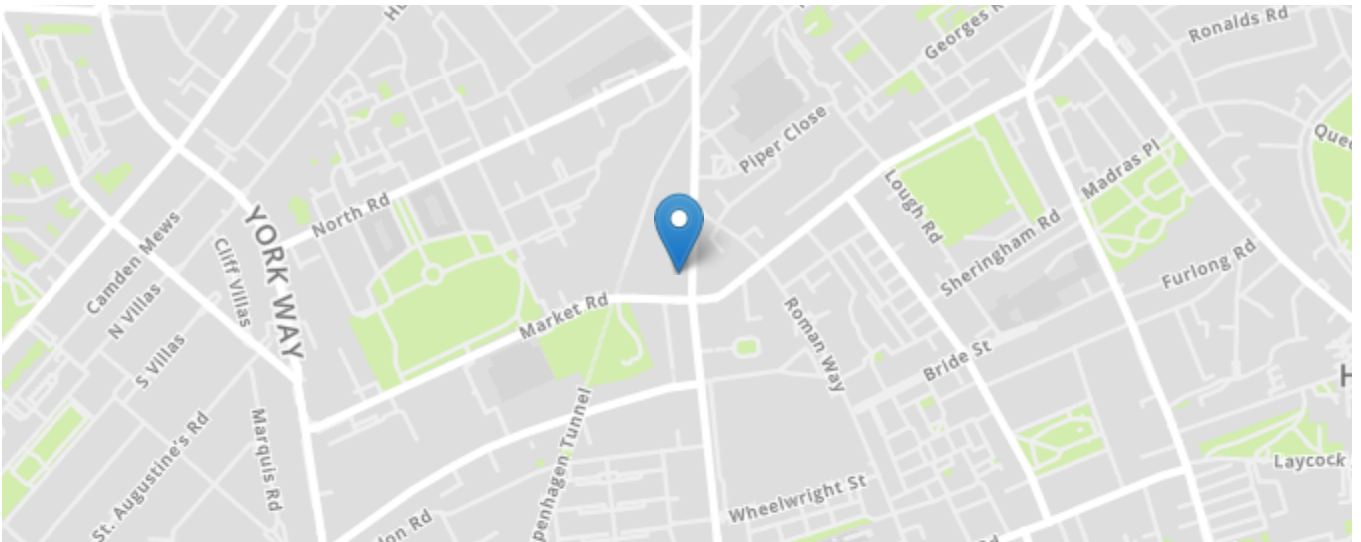
**Bedroom 1**  
13' 11" max. x 11' 8" (4.24m x 3.56m)

**Bedroom 2**  
12' 0" x 7' 4" (3.66m x 2.24m)

**Bathroom**  
8' 2" x 7' 5" (2.49m x 2.26m)

Floor plan produced in accordance with RICS Property Measurement 3rd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©urbanmoves 2024. Produced for Urban Moves. REF: 1205029

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</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.