

## £90,000 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £9,000
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony plus Additional Juliette
- Guide Min Income Dual £39.7k | Single £45.9k
- Approx. 479 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk to Canning Town/Custom House

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £300,000). This smartly-presented apartment is on the third floor of this modern development and has a twenty-foot reception with attractive, open-plan kitchen featuring integrated appliances. Double doors lead from the living area out onto a west-facing balcony. There is a spacious bedroom with additional Juliette balcony, a pristine bathroom and some useful storage space in the entrance hallway. 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 plus 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 01/03/2018).

**Minimum Share:** 30% (£90,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £681.92 per month (subject to annual review).

**Service Charge:** £104.21 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

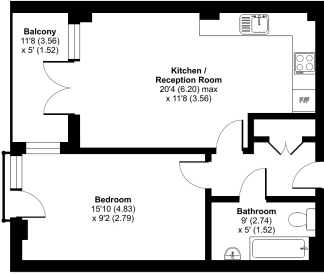
**Guideline Minimum Income:** Dual - £39,700 | Single - £45,900 (based on minimum share and 10% deposit).

**Council Tax:** Band B, 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). There is no parking space offered with this property.

**Edwin Street, London, E16**

Approximate Area = 479 sq ft / 44.5 sq m  
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©Urbanmoves 2024. Produced for Urban Moves. REF: 1217838

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception

20' 4" max. x 11' 8" max. (6.20m x 3.56m)

#### Kitchen

included in reception measurement

#### Balcony

11' 8" x 5' 0" (3.56m x 1.52m)

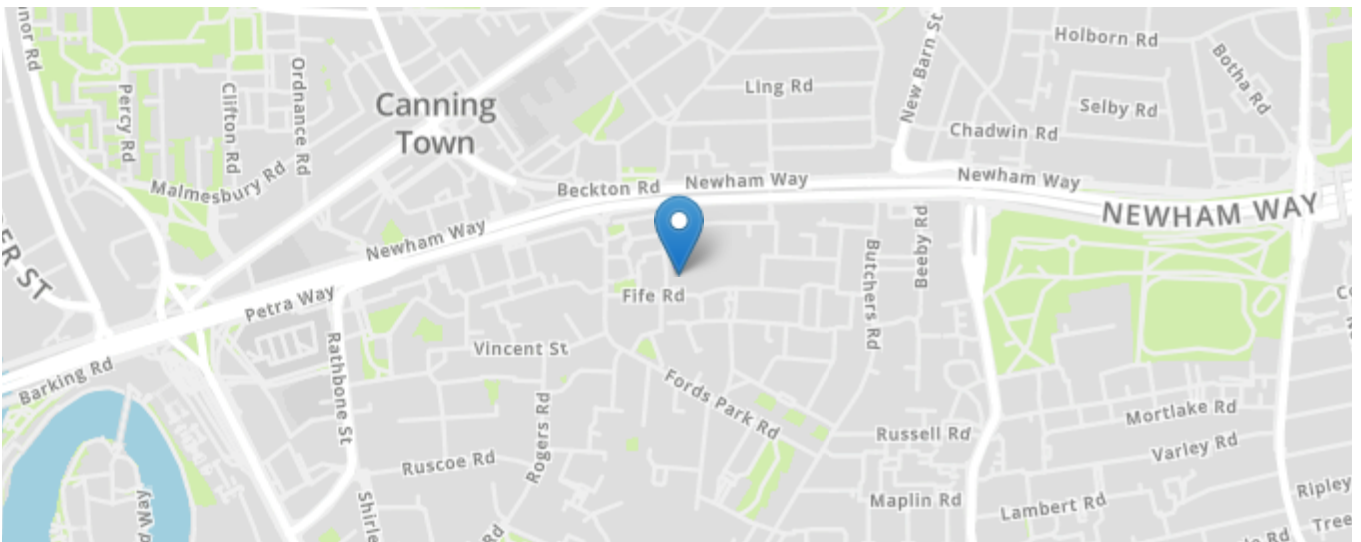
#### Bedroom

15' 10" x 9' 2" (4.83m x 2.79m)

#### Bathroom

9' 0" x 5' 0" (2.74m x 1.52m)

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.