

£212,500 Shared Ownership

Bowden House, 9 Palmer Road, London SW11 4FT



- Guide Dual Income £85.6k 10% deposit £21.3k
- Fourth Floor (building has a lift)
- Balcony
- Minutes from Battersea Park
- Guide Single Income £89.5k 25% deposit £53.2k
- Approx. 774 Sqft Gross Internal Area
- Underfloor Heating Throughout
- Tube and Rail Stations Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £850,000). A smartly-presented, fourth-floor apartment in an enviable location. The high-spec property features a spacious, dual-aspect reception room with attractive flooring, open-plan kitchen area and a sliding door that leads out onto the west-facing balcony. The bedrooms are both generously-sized doubles, the bathroom is stylish and modern and a pair of storage/utility cupboards have been provided in the entrance hallway. Bowden House is part of a recently-built development in the Nine Elms Regeneration Area. Demanding insulation standards, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Battersea Park is only a few minutes away, offering a lake, a range of sports facilities and green open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as a new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/01/2020).

Minimum Share: 25% (£212,500).

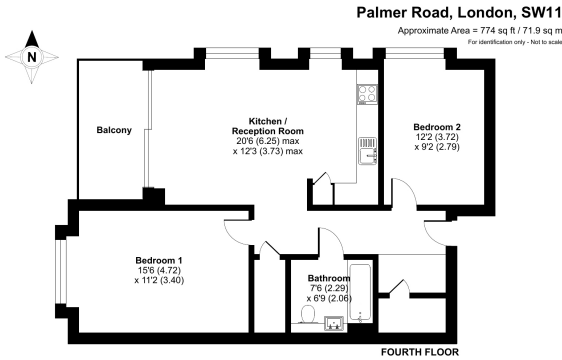
Shared Ownership Rent: £798.99 per month (subject to annual review).

Service Charge: £428.78 per month (subject to annual review).

Guideline Minimum Income: Dual - £85,600 (based on minimum share and 10% deposit) | Single - £89,500 (based on minimum share and 25% deposit).

Council Tax: Band E, London Borough of Wandsworth. 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



Plan filed produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Registered). © Urban Moves 2024. Produced for Urban Moves. REF: 1221637

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception

20' 6" max. x 12' 3" max. (6.25m x 3.73m)

Kitchen

included in reception measurement

Balcony

Bedroom 1


15' 6" x 11' 2" (4.72m x 3.40m)

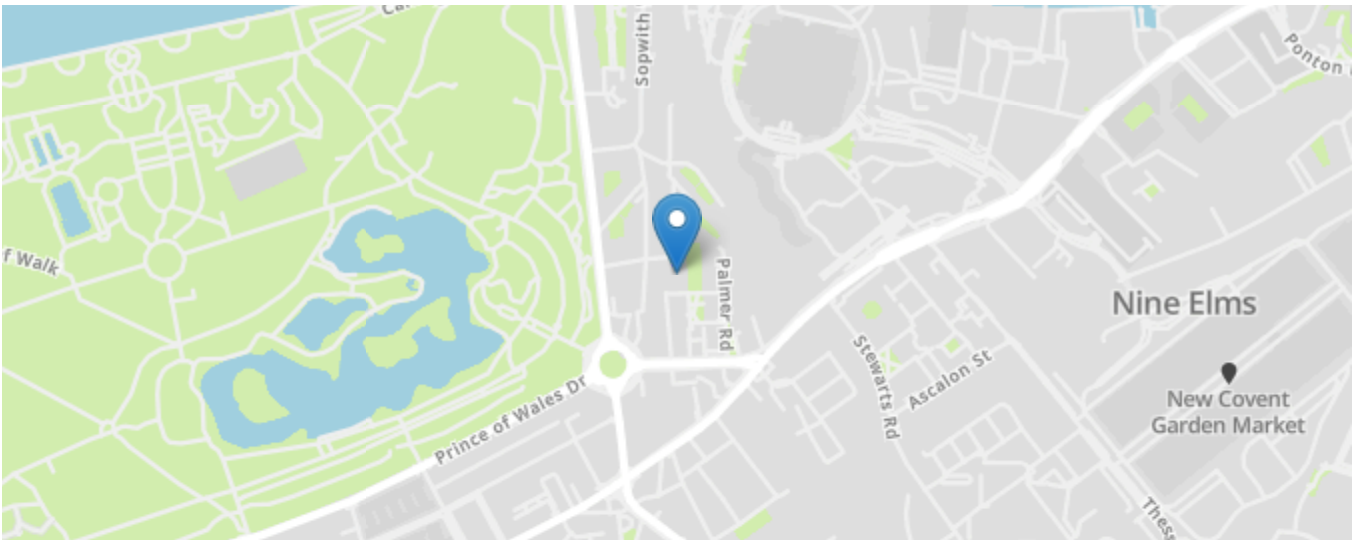
Bedroom 2

12' 2" x 9' 2" (3.71m x 2.79m)

Bathroom

7' 6" x 6' 9" (2.29m x 2.06m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.