

## £80,000 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £8,000
- Second Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min Income Dual £42.7k | Single £49k
- Approx. 483 Sqft Gross Internal Area
- Balcony
- Short Walk to Canning Town/Custom House

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £320,000). A well-presented, second-floor apartment featuring a dual-aspect (east and south facing) reception room with sleek, open-plan kitchen and double doors which lead out onto a balcony. There is a large window in the bedroom and the bathroom has attractive, limestone style tiles. This recently constructed development has been built to exacting energy-efficiency standards with well insulated walls, high performance glazing and a communal heating/hot water system. The Jubilee Line, from nearby Canning Town Station, allows easy access to Stratford, Canary Wharf, London Bridge and Waterloo. Alternatively, Custom House Station provides Elizabeth Line and DLR services. The apartment comes with use of a secure parking space and the block also has a cycle storage area.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2018).

**Minimum Share:** 25% (£80,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £788.17 per month (subject to annual review).

**Service Charge:** £132.57 per month (subject to annual review).

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

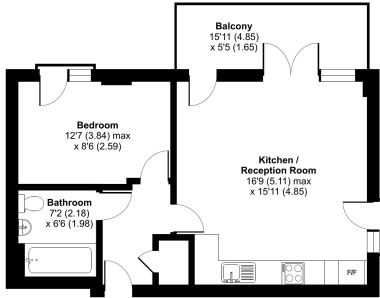
**Guideline Minimum Income:** Dual £42,700 | Single £49,000 (based on minimum share and 10% deposit).

**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).

**Edwin Street, London, E16**

Approximate Area = 483 sq ft / 44.9 sq m  
For identification only - Not to scale



**SECOND 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: 1227128

## DIMENSIONS

### SECOND FLOOR

**Entrance Hall**

**Reception**

16' 9" max. x 15' 11" (5.11m x 4.85m)

**Kitchen**

included in reception measurement

**Balcony**

15' 11" x 5' 5" (4.85m x 1.65m)

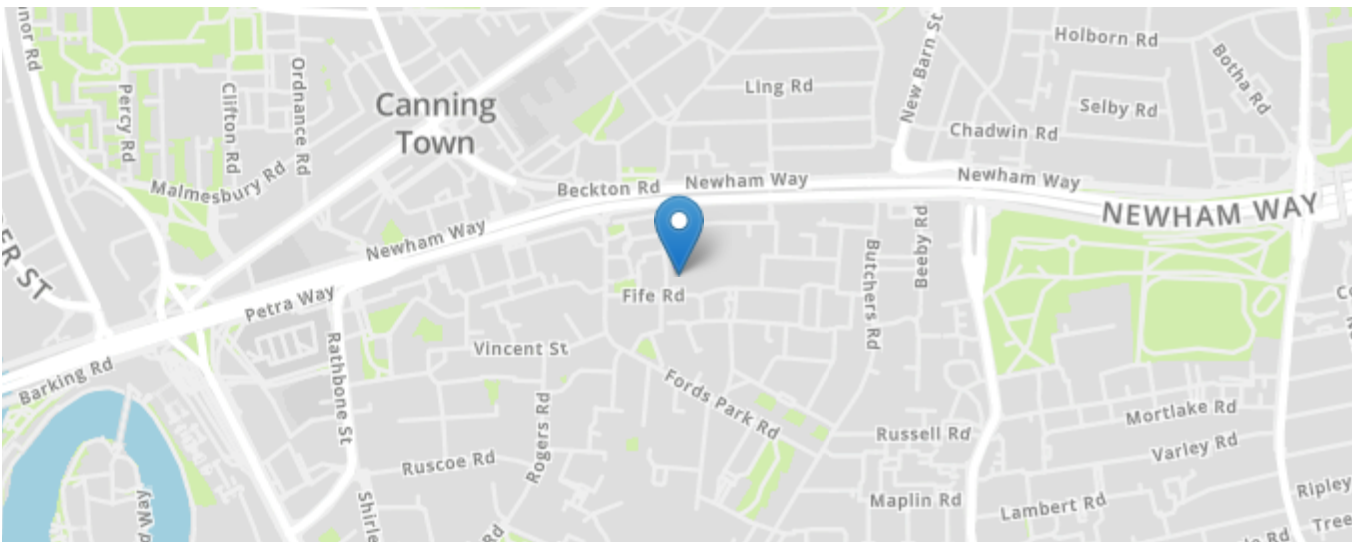
**Bedroom**

12' 7" max. x 8' 6" (3.84m x 2.59m)

**Bathroom**

7' 2" x 6' 6" (2.18m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	82
(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.