

## £230,000 Shared Ownership

The Saddler Building, 24 Wharf Road, London N1 7GQ



- Guideline Minimum Deposit £23,000
- First Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Secure Underground Parking Space
- Guide Min Income Dual £74k | Single £85.5k
- Approx. 925 Sqft Gross Internal Area
- Communal Courtyard and Roof Terrace
- Short Walk from Angel/Old Street

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £920,000). A great chance to buy a spacious and centrally-located apartment with a secure, underground parking space. The smartly-presented property is on the first floor and features a twenty-five-foot reception room with wood flooring and a sleek, open-plan kitchen area. There is large main bedroom with fitted wardrobe and en-suite shower room plus a second good-sized double bedroom and an attractive bathroom. Useful storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high-performance glazing and underfloor heating supplied from a communal hot water system all contribute towards a very good energy-efficiency rating. The Saddler Building is part of a modern development and has a communal courtyard and a roof terrace that provides a far-reaching view of the surroundings. Angel and Old Street Stations are nearby and numerous other transport connections and places of interest can be found within comfortable walking distance. The nearest secondary school is Ofsted-rated 'Outstanding' and there are a number of well-thought-of primaries in the local area.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 29/09/2015).

**Minimum Share:** 25% (£230,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £505.03 per month (subject to annual review).

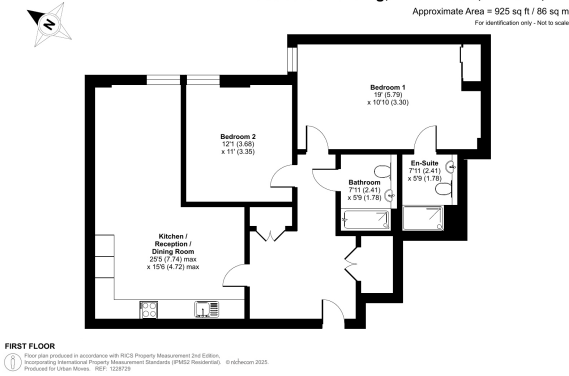
**Service Charge:** £330.01 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £74,000 | Single - £85,500 (based on minimum share and 10% deposit).

**Council Tax:** Band E, London Borough of Hackney. 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).

**The Saddler Building, Wharf Road, London, N1**  
Approximate Area = 925 sq ft / 86 sq m  
For identification only - Not to scale



## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Reception

25' 5" max. x 16' 0" max. (7.75m x 4.88m)

#### Kitchen

included in reception measurement

#### Bedroom 1

19' 0" x 10' 10" (5.79m x 3.30m)

#### En-Suite Shower Room

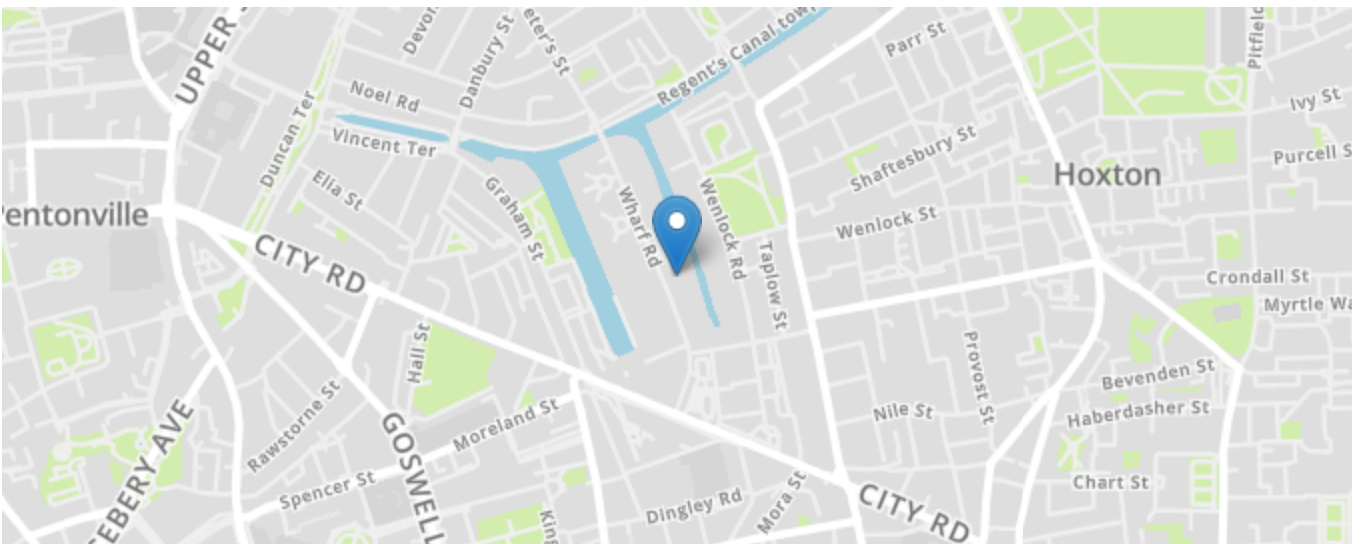
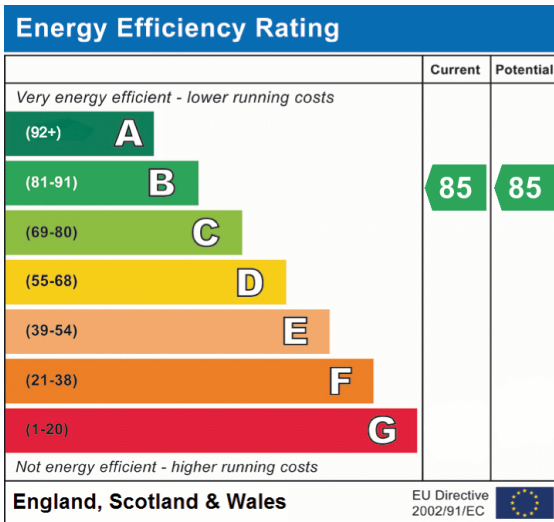
7' 11" max. x 5' 9" max. (2.41m x 1.75m)

#### Bedroom 2

12' 1" x 11' 0" (3.68m x 3.35m)

#### Bathroom

7' 11" x 5' 9" (2.41m x 1.75m)



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.