

£112,500 Shared Ownership

Hurley Court, 215 Mitcham Road, Tooting, London SW17 9DE



- Guideline Minimum Deposit £11,250
- Ground and First Floor
- Private Patio
- Minutes from Tooting Station (Thameslink)
- Guide Min Income Dual £54.4k | Single £62.4k
- Approx. 826 Sqft Gross Internal Area
- Communal Courtyard
- Short Walk from Tooting Broadway (Northern Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £450,000). A rare chance to buy a shared-ownership duplex apartment. The spacious property has fitted cupboards and a cloakroom just off the entrance hall and a large under-stairs storage cupboard accessible from the generously-sized reception room. The kitchen is open plan and a conservatory-style bay leads out to a private rear patio area. On the first floor of the apartment is an approximately seventeen-foot main bedroom, with balcony, plus a second, comfortable, double bedroom, a bathroom and separate WC. Well insulated walls and modern double glazing make for a good energy-efficiency rating. Hurley Court features a pleasant communal courtyard and is just minutes from Tooting Station (Thameslink services through Central London) plus Tooting Broadway (Northern Line) is only a short walk away.

Housing Association: L&Q (London & Quadrant).

Tenure: Leasehold (new 990-year lease).

Minimum Share: 25% (£112,500). The housing association will expect that you will purchase the largest share affordable.

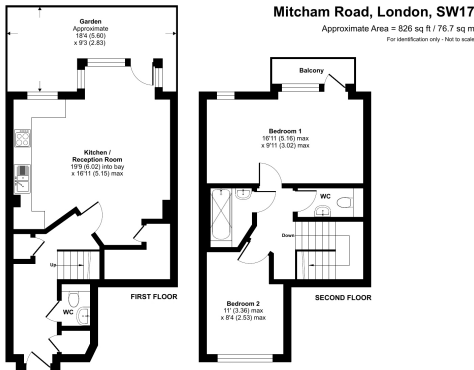
Shared Ownership Rent: £773.44 per month (subject to annual review).

Service Charge: £251.05 per month (subject to annual review).

Guideline Minimum Income: Dual - £54,400 | Single - £62,400 (based on minimum share and 10% deposit).

Council Tax: Band D, 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 document supersedes any information given verbally either in person or by telephone. There is no parking space offered with this property.



1 Floor plan produced in accordance with the Property Measurement Standard 2nd Edition. Incorporating International Property Measurement Standards (IPMS) Recommendation. © Urbanmoves 2025. Produced by Urbanmoves. 0202 / 225020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Downstairs Cloakroom

Reception

19' 9" into bay x 16' 11" max. (6.02m x 5.16m)

Kitchen

included in reception measurement

Patio

18' 4" max. x 9' 3" max. (5.59m x 2.82m)

FIRST FLOOR

Landing

Bedroom 1

16' 11" max. x 9' 11" max. (5.16m x 3.02m)

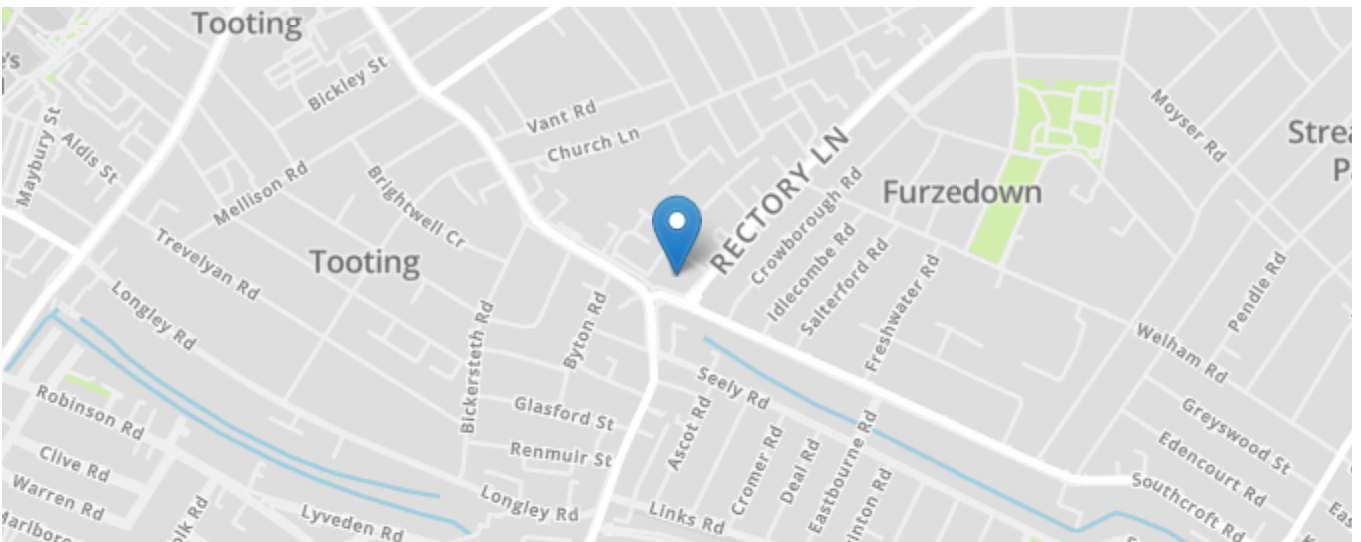
Balcony

Bathroom

Upstairs Cloakroom

Bedroom 2

11' 0" max. x 8' 4" max. (3.35m x 2.54m)



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.