

## £152,500 Shared Ownership

Palma Court, 631-635 Whitton Avenue West, Greenford, London UB6 0DZ



- Guideline Minimum Deposit £15,250
- Raised Ground Floor
- Modern Double Glazing and Gas Central Heating
- Parking Space
- Guide Min Income Dual £48.1k | Single £55.1k
- Approx. 605 Sqft Gross Internal Area
- Balcony plus Communal Garden
- Tube and Rail Stations Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £305,000). This flat is at entrance level but rear-facing so effectively first floor due to the height difference across the site. The well-presented property has a reception room with glazed door that leads out onto a balcony. The semi-open-plan kitchen features sleek units and integrated appliances. There is a spacious main bedroom, with fitted wardrobe, plus a second, comfortable, double bedroom and a good-sized bathroom. Modern insulation standards, double glazing and gas central heating make for a good energy-efficiency rating. Palma Court has a communal garden and the flat comes with use of an off-street parking space. Sudbury Hill (Piccadilly line), Greenford (Central line plus GWR to Paddington), Sudbury Hill Harrow (Chiltern Railways to Marylebone), Northolt and Northolt Park stations are all within walking distance or short bus ride.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/12/2011).

**Minimum Share:** 50% (£152,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £379.28 per month (subject to annual review).

**Service Charge:** £255.83 per month (subject to annual review).

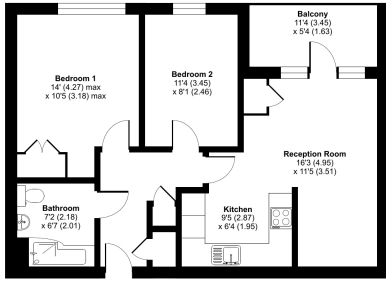
**Guideline Minimum Income:** Dual - £48,100 | Single - £55,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Ealing. 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).

**Whitton Avenue West, Greenford, UB6**

Approximate Area = 605 sq ft / 56.2 sq m  
For identification only - Not to scale



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves 2025. Produced for Urban Moves REF: 1225796

## DIMENSIONS

### RAISED GROUND FLOOR

**Entrance Hallway**

**Kitchen**  
9' 5" x 6' 4" (2.87m x 1.93m)

**Reception Room**  
16' 3" x 11' 5" (4.95m x 3.48m)

**Balcony**  
11' 4" x 5' 4" (3.45m x 1.63m)

**Bedroom 1**  
14' 0" max. x 10' 5" max. (4.27m x 3.17m)

**Bedroom 2**  
11' 4" x 8' 1" (3.45m x 2.46m)

**Bathroom**  
7' 2" max. x 6' 7" max. (2.18m x 2.01m)

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>	78	78
(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.