

## £67,500 Shared Ownership

Shillingshaw Lodge, 208 Butchers Road, London E16 1PT



- Guideline Minimum Deposit £6,750
- Top Floor (sixth, building has a lift)
- Rear Facing Balcony
- Short Walk to Custom House (Elizabeth Line)
- Guide Min Income Dual £29.4k | Single £35.7k
- Approx. 488 Sqft Gross Internal Area
- Minutes from Royal Victoria DLR
- Canning Town (Jubilee Line) Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP.** (Advertised price represents the minimum 25% share. Full market value £270,000). A modern, one-bedroom apartment on the top floor. The property has a twentythree-foot open-plan kitchen/reception with double doors leading out onto a rear-facing balcony, the elevation providing a panoramic view of the surrounding area. There is a spacious bedroom with fitted wardrobe, useful additional, built-in storage in the hallway and an attractive bathroom. Well insulated walls and roof, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Royal Victoria DLR is the nearest station and only a few minutes walk away. Additionally, Custom House and Canning Town Station are also within easy reach for access to the Elizabeth Line and Jubilee Lines respectively plus the IFS Cloud cable car offers an alternative route over the Thames to North Greenwich.

**Housing Association:** L&Q.

**Tenure:** New 990 year lease.

**Minimum Share:** 25% (£67,500). Please note that applicants should purchase the maximum share that they can afford and sustain.

**Shared Ownership Rent:** £464.06 per month (subject to annual review).

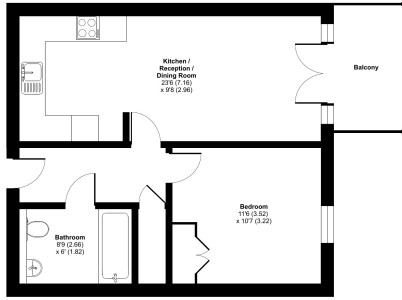
**Service Charge:** £196.20 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £29,400 | Single - £35,700 (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. Please visit <https://www.lqgroup.org.uk/media-centre/news/changes-to-our-pets-policy> for questions about keeping pets in the property. There is no parking space offered with this property.

**Shillingshaw Lodge, Butchers Road, London, E16**  
Approximate Area = 488 sq ft / 45.3 sq m  
For information only - Not to scale



SIXTH FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Copyright 2018. Produced for Urban Moves. REF: 1222220

## DIMENSIONS

### SIXTH FLOOR

#### Entrance Hallway

#### Reception

22' 10" max. x 9' 4" max. (6.96m x 2.84m)

#### Kitchen

included in reception measurement

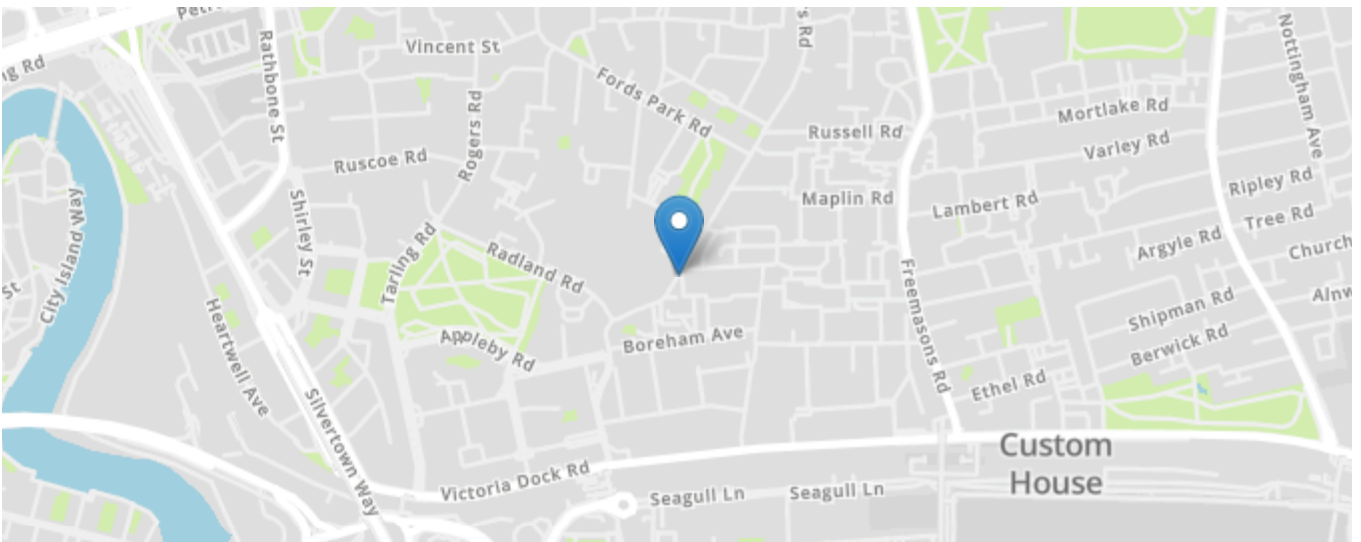
#### Balcony

#### Bedroom

11' 6" x 10' 7" (3.51m x 3.23m)

#### Bathroom

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>	<b>80</b>	<b>80</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.