

£186,000 Shared Ownership

Edgar House, Francis Harvey Way, London SE8 4DA



- Guideline Minimum Deposit £18,600
- Top Floor (third, no lift)
- Bathroom plus En-Suite Shower Room
- Large Balcony
- Guide Min. Income - Dual £67.1k | Single £77.4k
- Approx. 1102 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Communal Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £620,000). A rare chance to buy a spacious, three-bedroom, shared-ownership apartment. The smartly-presented property is part of a small block and is the only apartment on the top (third) floor. Access is via stairs and features include a twenty-five-foot, dual-aspect reception room with attractive flooring and a combination of gloss-white and wood-grain units in the open-plan kitchen area. A glazed door leads out onto a rear-facing balcony which runs almost the full width of the apartment. There is a main bedroom with en-suite shower room plus a generously-sized second bedroom, a smaller third double bedroom and a stylish bathroom. There storage/utility cupboards have been provided in the entrance hallway and the well-insulated walls and roof, high performance glazing and modern gas central heating system make for a very good energy-efficiency rating. St Johns is the nearest station and offers a frequent service into London Bridge/Cannon Street. New Cross and Deptford Bridge are also within easy reach for London Overground and DLR respectively. The shops, bars and restaurants of Deptford High Street are only a short walk away and Deptford Railway Station provides additional Thameslink services via Farringdon and St Pancras.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2016).

Minimum Share: 30% (£186,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £766.55 per month (subject to annual review).

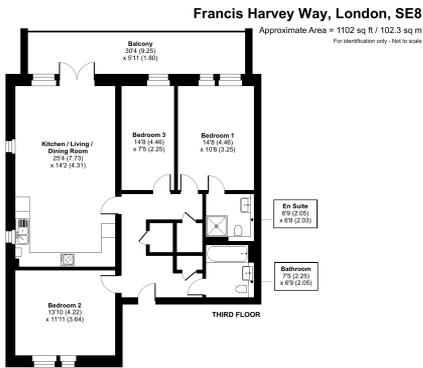
Service Charge: £151.30 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £67,100 | Single - £77,400 (based on minimum share and 10% deposit).

Council Tax: Band E, London Borough of Lewisham. 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 lease provides 'The right on a first come first served basis in common with all others so entitled to park a single motor vehicle in such parking spaces as the landlord shall from time to time allocate for such purposes subject to the leaseholder not occupying more than one such parking space at any one time.'



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Practical Measurement Standards (IPMS) floorboards. © Urbanmoves 2023. Produced by Urban Moves, REF: 1234567

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception
25' 4" x 14' 2" (7.72m x 4.32m)

Kitchen
included in reception measurement

Balcony
30' 4" x 5' 11" (9.25m x 1.80m)

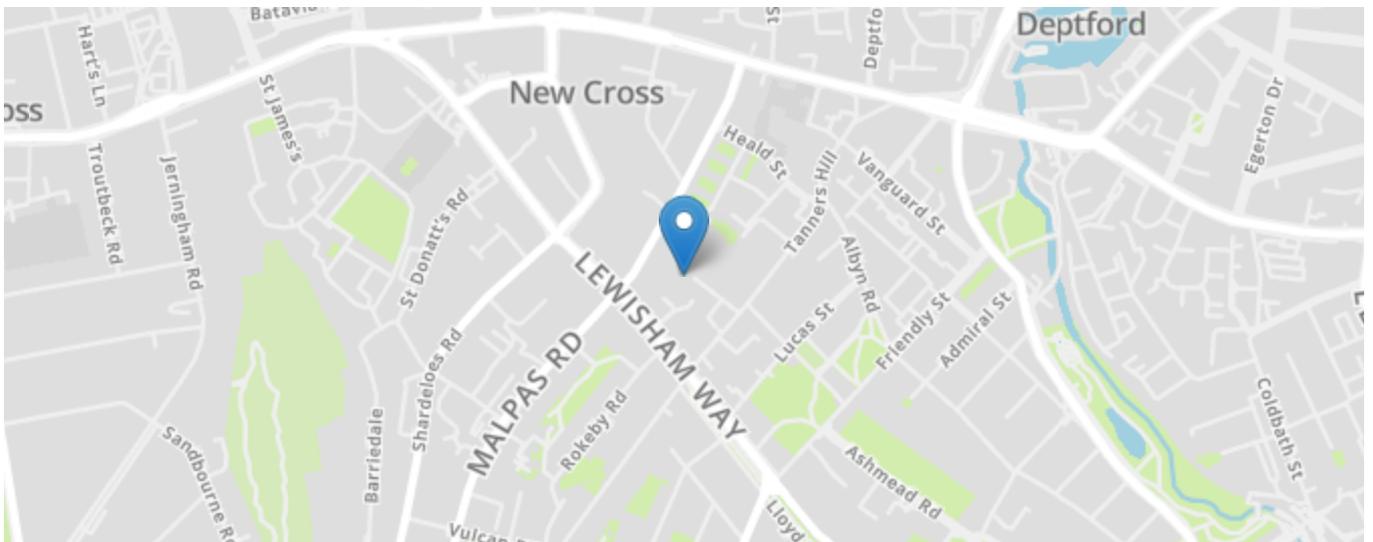
Bedroom 1
14' 8" x 10' 8" (4.47m x 3.25m)

En-Suite Shower Room
6' 9" x 6' 8" (2.06m x 2.03m)

Bedroom 2
13' 10" x 11' 11" (4.22m x 3.63m)

Bedroom 3
14' 8" x 7' 5" (4.47m x 2.26m)

Bathroom
7' 5" x 6' 9" (2.26m x 2.06m)



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.