

## £145,000 Shared Ownership

Kennet House, 8 Enterprise Way, London SW18 1GF



- Guideline Minimum Deposit £14,500
- First Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Secure Underground Parking Space
- Guide Min Income Dual £66.3k | Single £76.4k
- Approx. 763 Sqft Gross Internal Area
- Balcony
- Short Walk from Wandsworth Town Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £580,000). This well-presented apartment is on the first floor of a modern development and features an open-plan reception/kitchen with sleek, white units and integrated appliances. A door leads out onto the east-facing balcony. Both bedrooms are comfortable doubles and include fitted wardrobes. There is an attractive bathroom and useful storage/utility cupboards in the entrance hallway. Well insulated walls, modern double glazing and a communal heating system contribute towards a very good energy-efficiency rating. Residents of Kennet House can make use of the on-site gym and there is an underground car park which includes a space for this apartment. A Sainsbury's Local is conveniently located on the corner of Enterprise Way and Osiers Road plus the Southside Shopping Centre and a variety of other stores are within easy reach. To the north is the Thames, with the riverside Wandsworth Park and Wandsworth Town Railway Station both nearby. East Putney, for the District Line, is also within comfortable walking distance.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/03/2009).

**Minimum Share:** 25% (£145,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £744.60 per month (subject to annual review).

**Service Charge:** £389.91 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £66,300 | Single - £76,400 (based on minimum share and 10% deposit).

**Council Tax:** Band F, 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. Pets not permitted (except assistance animals).

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

20' 9" max. x 14' 4" max. (6.32m x 4.37m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

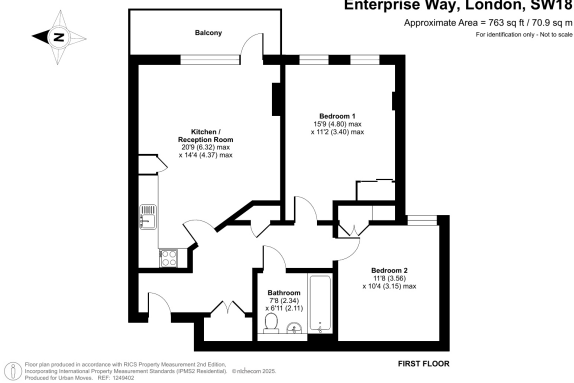
15' 9" max. x 11' 2" max. (4.80m x 3.40m)

#### Bedroom 2

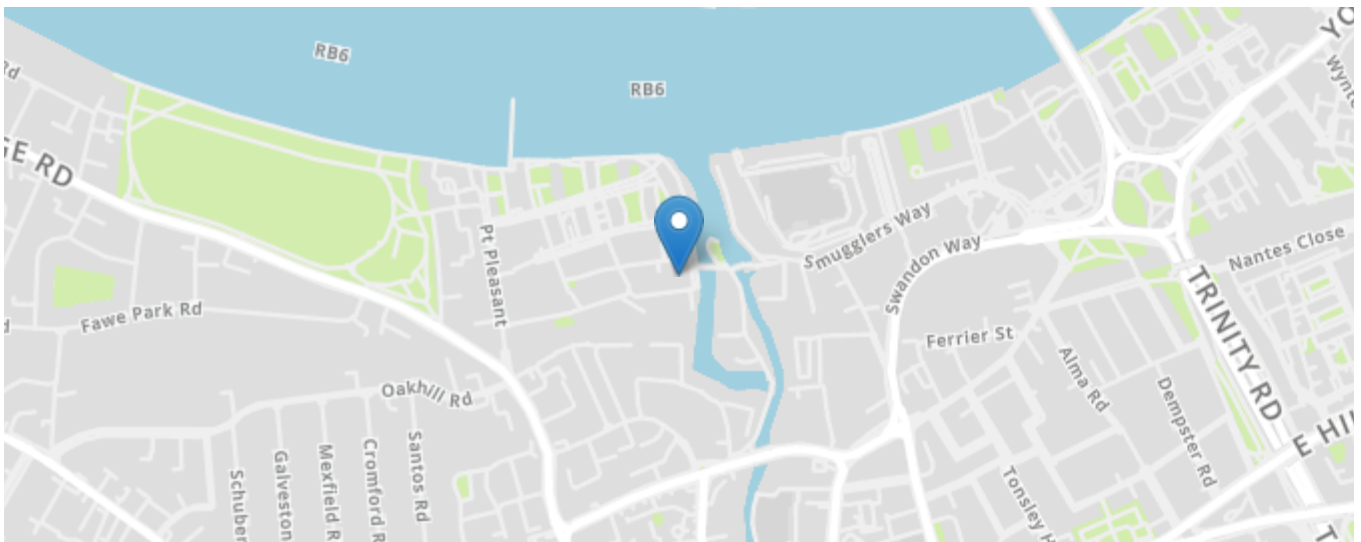
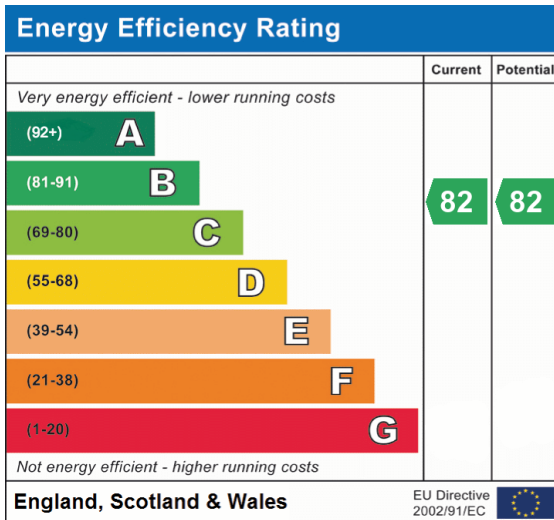
11' 8" x 10' 4" (3.56m x 3.15m)

#### Bathroom

7' 8" max. x 6' 11" max. (2.34m x 2.11m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves, REF: 124942



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.