

£110,000 Shared Ownership

Minnow Apartments, Sherwood Close, London W13 9FQ



- Guideline Minimum Deposit £11,000
- Fifth Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Short Walk from West Ealing Station
- Guide Min. Income - Dual £57k | Single £65.5k
- Approx. 641 Sqft Gross Internal Area
- Balcony
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £440,000). This spacious and smartly-presented apartment is on the fifth floor and has a reception room with attractive flooring and a glazed door leading out onto the balcony. The stylish, semi-open-plan kitchen features handle-less units and integrated appliances. There is a generous amount of wardrobe space in the bedroom, the bathroom is sleek and modern and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The development has a large, well-maintained courtyard and is only a short walk from West Ealing Station, for Elizabeth Line plus GWR services. There are Sainsbury's and Waitrose supermarkets nearby, a range of smaller shops along Uxbridge Road and many more amenities within easy reach. The property is held on a 990-year lease.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 24/06/2022).

Minimum Share: 25% (£110,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £927.55 per month (subject to annual review).

Service Charge: £177.16 per month (subject to annual review).

Guideline Minimum Income: Dual - £57,000 | Single - £65,500 (based on minimum share and 10% deposit).

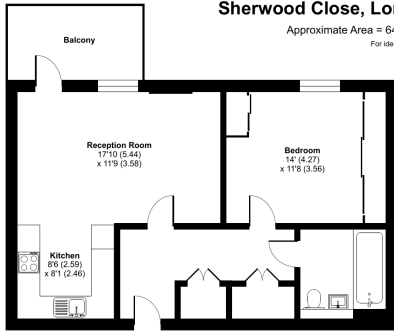
Council Tax: Band C, London Borough of Ealing. Priority is given to applicants living and/or working in this local authority.

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). There is no parking space offered with this property however we understand off-street permit parking is available, if required.



Sherwood Close, London, W13

Approximate Area = 641 sq ft / 59.5 sq m
For identification only - Not to scale



FIFTH FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Dated: Dec 2023. Produced for Urban Moves. REF: 1155191



DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception Room
17' 10" max. x 11' 9" (5.44m x 3.58m)

Balcony

Kitchen
8' 6" x 8' 1" (2.59m x 2.46m)

Bedroom
14' 0" x 11' 8" (4.27m x 3.56m)

Bathroom

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	



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.