

## £217,500 Shared Ownership

Elmbridge House, 1 Palmer Road, London SW11 4GB



- Guideline Minimum Deposit £21,750
- Eleventh (Top) Floor
- Underfloor Heating Throughout
- Minutes from Battersea Park
- Guide Min. Income - Dual £72.2k | Single £83.5k
- Approx. 625 Sqft Gross Internal Area
- Balcony
- Short Walk from Tube/Rail Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £725,000). This generously-sized, one-bedroom apartment is on the top floor and has an open-plan kitchen/reception room with attractive, walnut-style flooring. A glazed door provides access to the west-facing balcony. The bedroom is spacious, the bathroom high-spec and there is a pair of storage/utility cupboards in the hallway. Well insulated walls and roof, high performance glazing and underfloor heating supplied from a communal hot water system all contribute towards a very good energy-efficiency rating. Elmbridge House is part of a recently-built development in the Nine Elms Regeneration Area. The lake, sports facilities and open spaces of Battersea Park are only a few minutes away. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site offers restaurants, bars and stores as well as a new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/01/2020).

**Minimum Share:** 30% (£217,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £600.40 per month (subject to annual review).

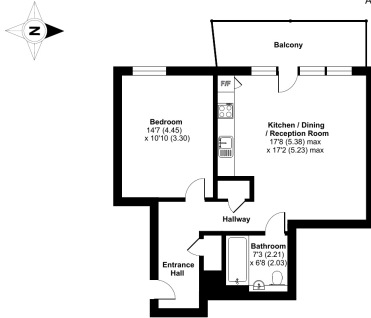
**Service Charge:** £263.37 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £72,200 | Single - £83,500 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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 without prior written permission from the housing association (except assistance animals). There is no parking space offered with this property.

**Palmer Road, London, SW11**  
Approximate Area = 625 sq ft / 58 sq m  
For identification only - Not to scale



**ELEVENTH FLOOR**  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS standards). © nld-recon 2024. Produced for Urban Moves. REF: 1222386

## DIMENSIONS

### ELEVENTH FLOOR

#### Entrance Hallway

#### Reception

17' 8" max. x 17' 2" max. (5.38m x 5.23m)

#### Kitchen

included in reception measurement

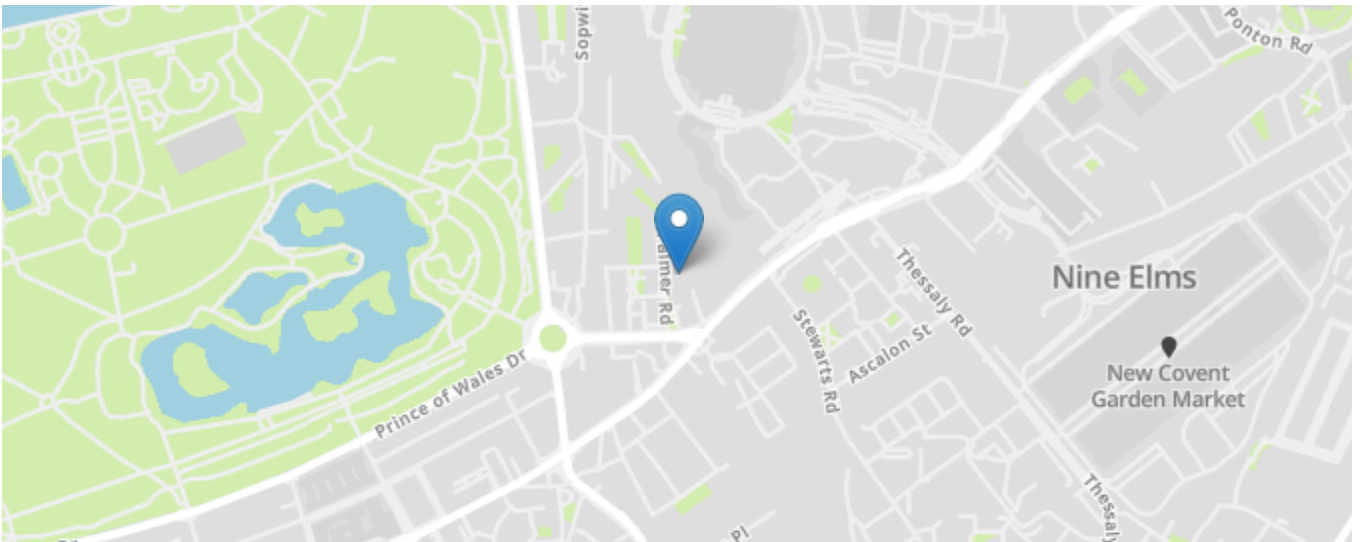
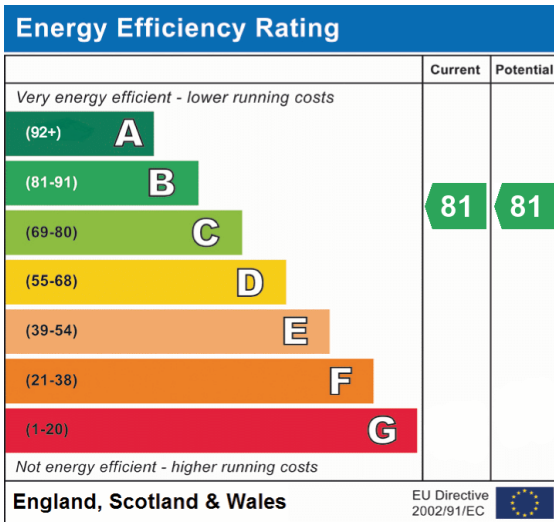
#### Balcony

#### Bedroom

14' 7" x 10' 10" (4.45m x 3.30m)

#### Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)



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.