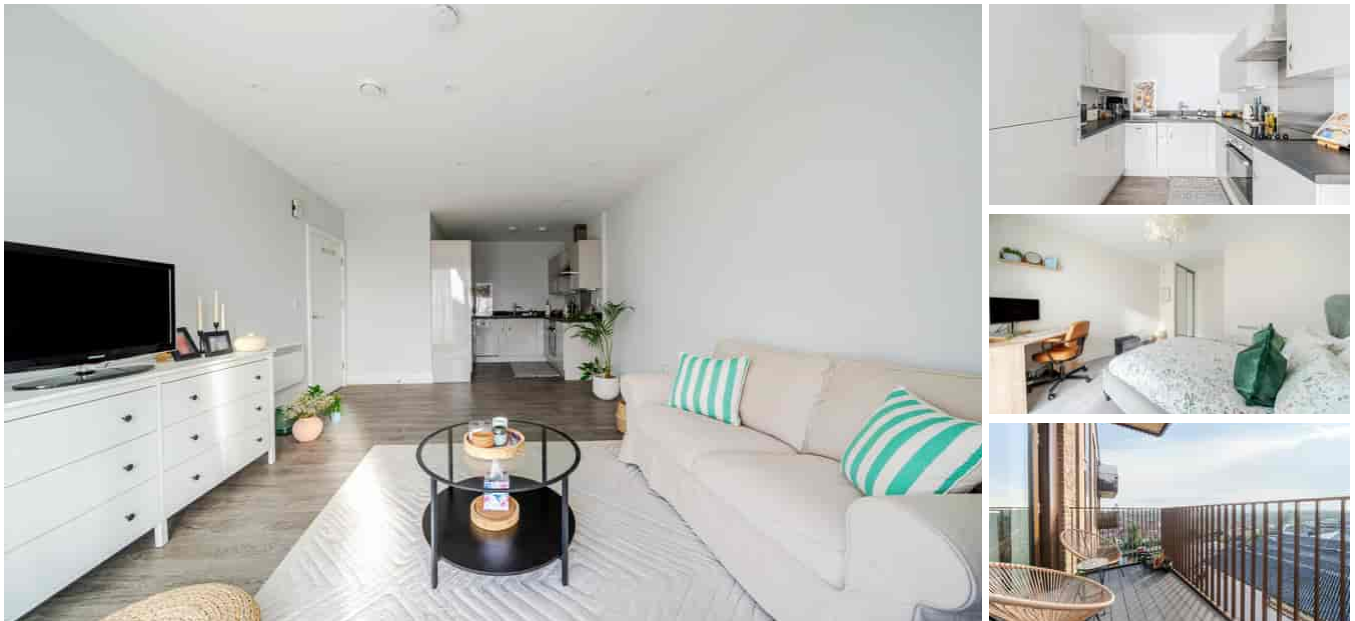


£115,500 Shared Ownership

Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF



- Guideline Minimum Deposit £11,550
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- South West Facing Balcony
- Guide Min. Income - Dual £43.9k | Single £50.2k
- Approx. 559 Sqft Gross Internal Area
- High Performance Glazing
- Short Walk to Alperton Station (Piccadilly Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £330,000). This smartly-presented apartment is on the third floor and features a spacious reception room with attractive flooring. A glazed door leads out onto a south-west-facing balcony with a view along the Paddington Branch of the Grand Union Canal. The property has an open-plan kitchen with white gloss units and integrated appliances, a generously-sized bedroom with fitted, mirror-fronted, wardrobe and a stylish, modern bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls and high performance glazing make for a good energy-efficiency rating. Waterfront Heights has a central communal garden and is close to Alperton Station, for the Piccadilly Line. Stonebridge Park (Bakerloo Line, London Overground) and Hanger Lane (Central Line) are also within walking distance or a brief cycle ride and Wembley Central offers additional mainline services.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 12/12/2019).

Minimum Share: 35% (£115,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £635.38 per month (subject to annual review).

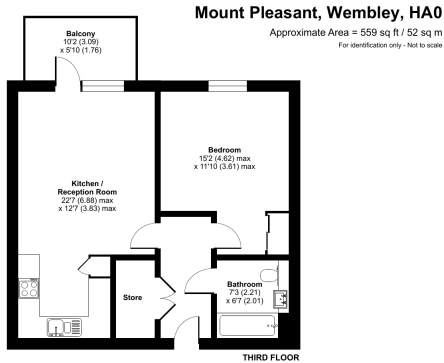
Service Charge: £109.49 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £43,900 | Single - £50,200 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Brent. 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©urbanmoves 2023. Produced for Urban Moves. REF: 1247684

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

22' 7" max. x 12' 7" max. (6.88m x 3.84m)

Balcony

10' 2" x 5' 10" (3.10m x 1.78m)

Kitchen

included in reception measurement

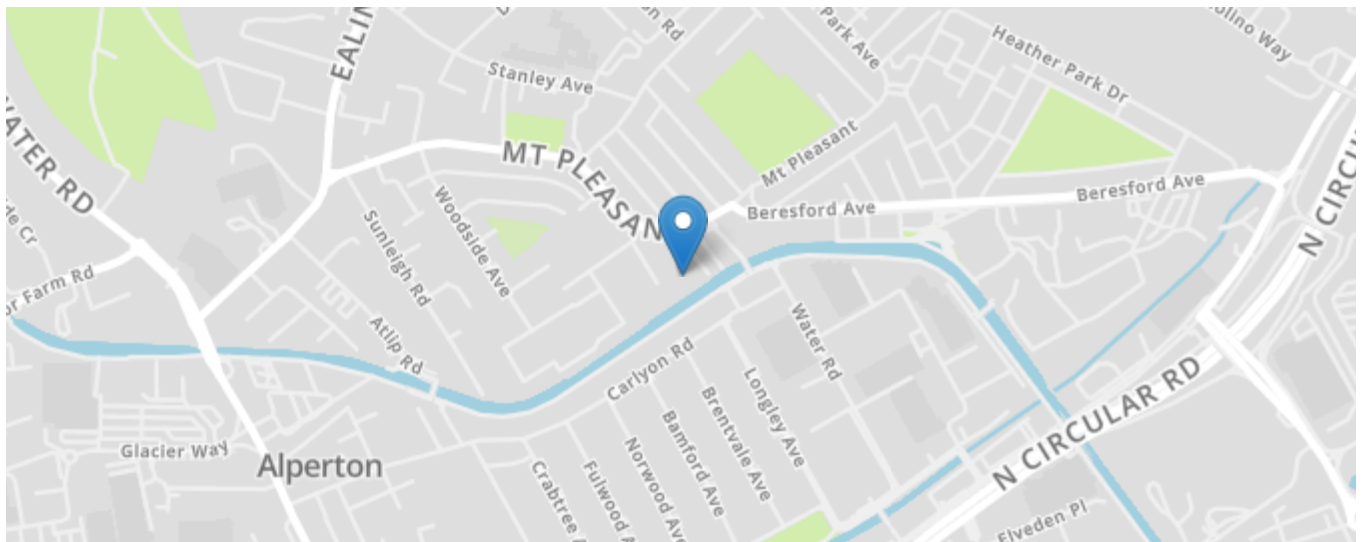
Bedroom

15' 2" max. x 11' 10" max. (4.62m x 3.61m)

Bathroom

7' 3" max. x 6' 7" max. (2.21m x 2.01m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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.