

£164,000 Shared Ownership

Burford Wharf Apartments, 3 Cam Road, London E15 2SL



- Guideline Minimum Deposit £16,400
- Ninth Floor
- Open Plan Kitchen/Reception Room
- Short Walk from Stratford Station
- Guide Min Income Dual £62k | Single £71.4k
- Approx. 812 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Westfield Shopping Centre Nearby

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £410,000). A spacious apartment in a development that benefits from some pretty impressive local amenities. The property is on the ninth floor and has a twenty-eight-foot reception room with bay window and a large, open-plan kitchen area. There is a main bedroom with fitted wardrobe plus a generously-sized second double bedroom, a sleek, white-tiled bathroom and a large storage/utility cupboard in the entrance hallway. Burford Wharf is only a short walk from Stratford Station for Elizabeth Line, Central Line, London Overground and mainline services. Queen Elizabeth Olympic Park and Westfield Shopping Centre are also within easy reach. The property is offered chain-free.

Housing Association: A2Dominion.

Tenure: Leasehold (lease to be returned to 99 years on completion of sale).

Minimum Share: 40% (£164,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £668.16 per month (subject to annual review).

Service Charge: £249.52 per month (subject to annual review).

Guideline Minimum Income: Dual - £62,000 | Single - £71,400 (based on minimum share and 10% deposit).

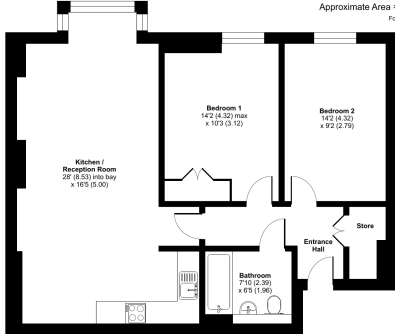
Council Tax: Band D, London Borough of Newham. Priority is given to applicants living and/or working in this local authority.

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.



Cam Road, London, E15

Approximate Area = 812 sq ft / 75.4 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential). ©urbancow 2020.
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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 78 | |
| (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

NINTH FLOOR

Entrance Hall

Reception

28' 0" into bay x 16' 5" max. (8.53m x 5.00m)

Kitchen

included in reception measurement

Bedroom 1

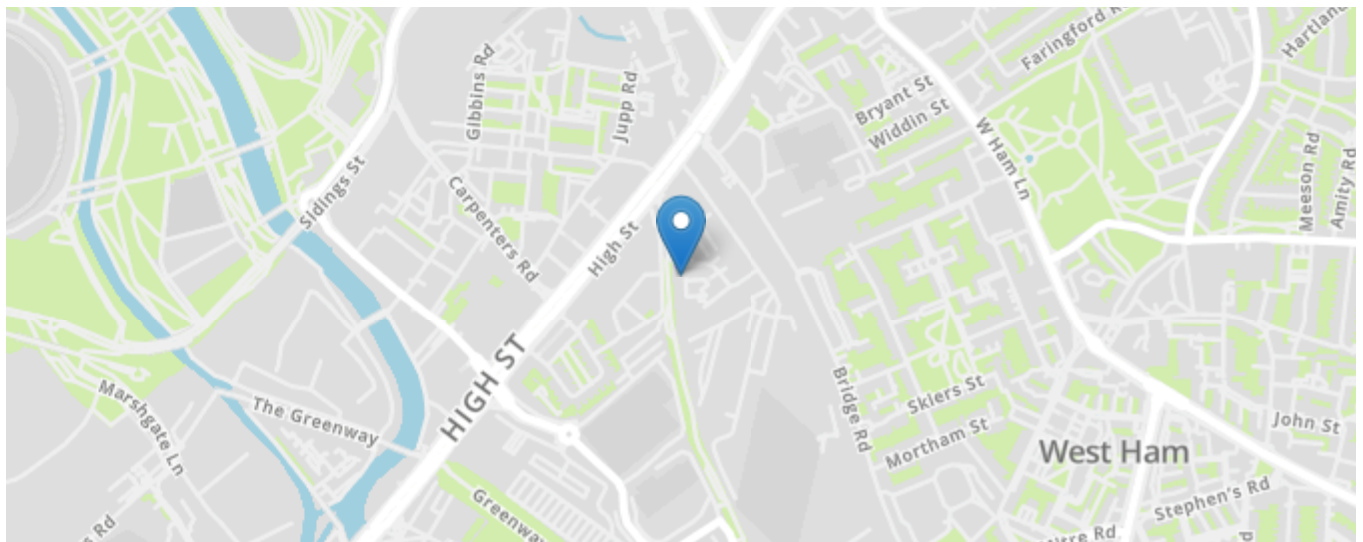
14' 2" max. x 10' 3" (4.32m x 3.12m)

Bedroom 2

14' 2" x 9' 2" (4.32m x 2.79m)

Bathroom

7' 10" x 6' 5" (2.39m x 1.96m)



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.