

## £199,800 Shared Ownership

Bowery Building, 83 Upper Richmond Road, London SW15 2FU



- Guideline Minimum Deposit £19,980
- Third Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Minutes from East Putney (District Line)
- Guide Min Income Dual £65k | Single £75k
- Approx. 679 Sqft Gross Internal Area
- Balcony plus Communal Roof Terrace
- Short Walk to Putney Station (SWR into Waterloo)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 37% share. Full market value £540,000). This exceptionally-spacious, one-bedroom apartment is on the third floor of a smart, modern development. The property has a twenty-five-foot reception room with spacious kitchen area, featuring integrated appliances, and a dual-aspect living area. A glazed door leads out onto the balcony. There is a generously-sized bedroom with fitted wardrobe plus a bathroom which is not only stylish and high-spec but large enough to include a separate shower cubicle. A pair of storage/utility cupboards have been provided in the entrance hall and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and under floor heating supplied from a communal hot water system. The Bowery Building is in a great location - very close to East Putney Underground Station, just minutes from Putney (mainline) Station and High Street and only a short walk from the Thames. Residents can make use of the concierge, a small communal lounge at mezzanine level, the cycle store and the well-maintained roof terrace.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (999 years from 05/03/2018).

**Minimum Share:** 37% (£199,800). The housing association will expect that you will purchase the largest share affordable.

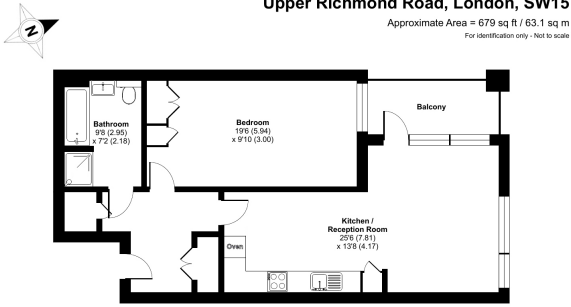
**Shared Ownership Rent:** £379.24 per month (subject to annual review).

**Service Charge:** £406.34 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £65,000 | Single - £75,000 (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 (except assistance animals). There is no parking space offered with this property.



**THIRD FLOOR**  
This plan produced in accordance with RICS Property Measurement 2nd Edition  
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## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

25' 6" max. x 13' 8" max. (7.77m x 4.17m)

#### Kitchen

included in reception measurement

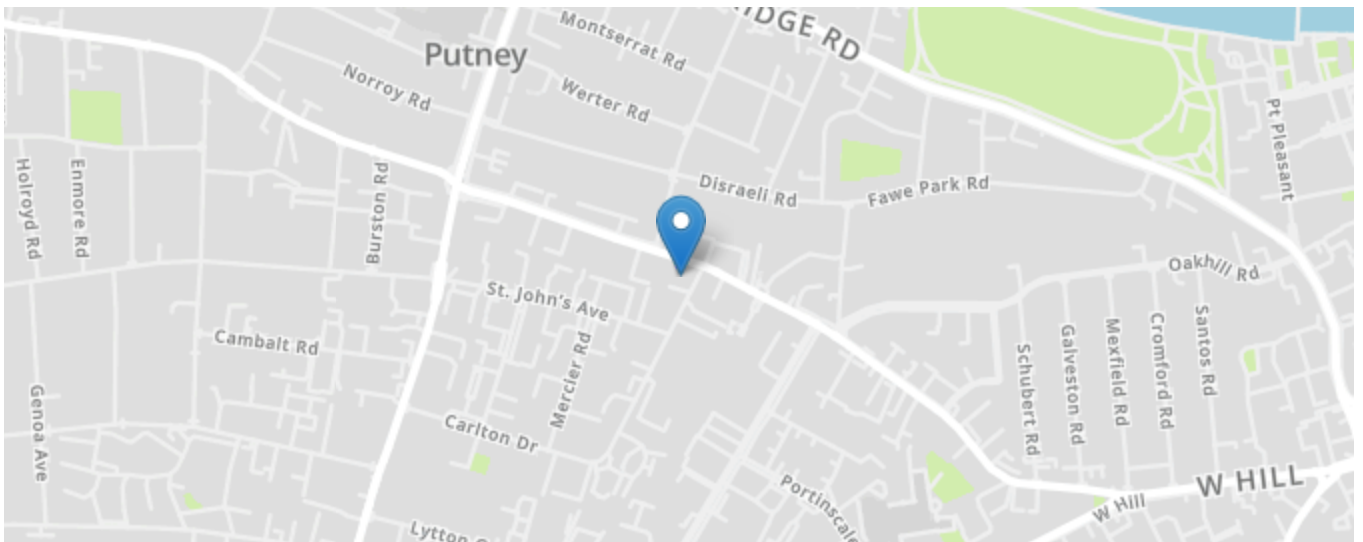
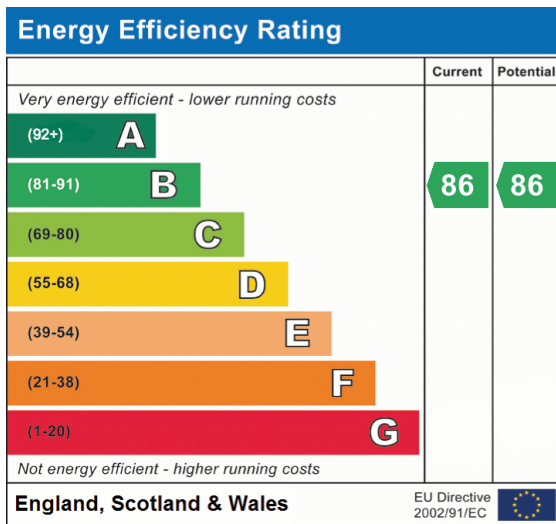
#### Balcony

#### Bedroom

19' 6" x 9' 10" (5.94m x 3.00m)

#### Bath / Shower Room

9' 8" x 7' 2" (2.95m x 2.18m)



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.