

## £108,500 Shared Ownership

Dominion House, The Avenue, London W13 8AE



- Guideline Minimum Deposit £10,850
- Sixth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Large, South-Facing Balcony
- Guide Min. Income - Dual £46.4k | Single £53.1k
- Approx. 491 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from West Ealing Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £310,000). This well-presented flat is on the sixth floor of a modern development just minutes from West Ealing Station (Elizabeth Line). The property has a twenty-one-foot, open-plan kitchen/reception room with a glazed door that leads out onto a large, south-facing balcony. The elevation provides a far-reaching view of the surrounding area. There is a good-sized bedroom with fitted wardrobe, additional storage space in the entrance hallway and the bathroom is simple yet stylish. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. A wide range of shops can be found locally, including a Waitrose supermarket very close to the station. Ealing Broadway is also within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 07/11/2008).

**Minimum Share:** 35% (£108,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £590.10 per month (subject to annual review).

**Service Charge:** £257.28 per month (subject to annual review).

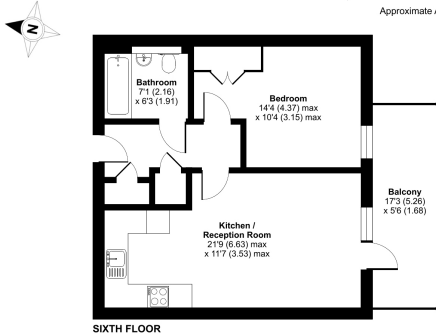
**Guideline Minimum Income:** Dual - £46,400 | Single - £53,100 (based on minimum share and 10% deposit).

**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.

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Approximate Area = 491 sq ft / 45.6 sq m  
For identification only - Not to scale



SIXTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2021. Produced for Urban Moves REF: 1230079

## DIMENSIONS

### SIXTH FLOOR

#### Entrance Hallway

#### Reception

21' 9" max. x 11' 7" max. (6.63m x 3.53m)

#### Kitchen

included in reception measurement

#### Balcony

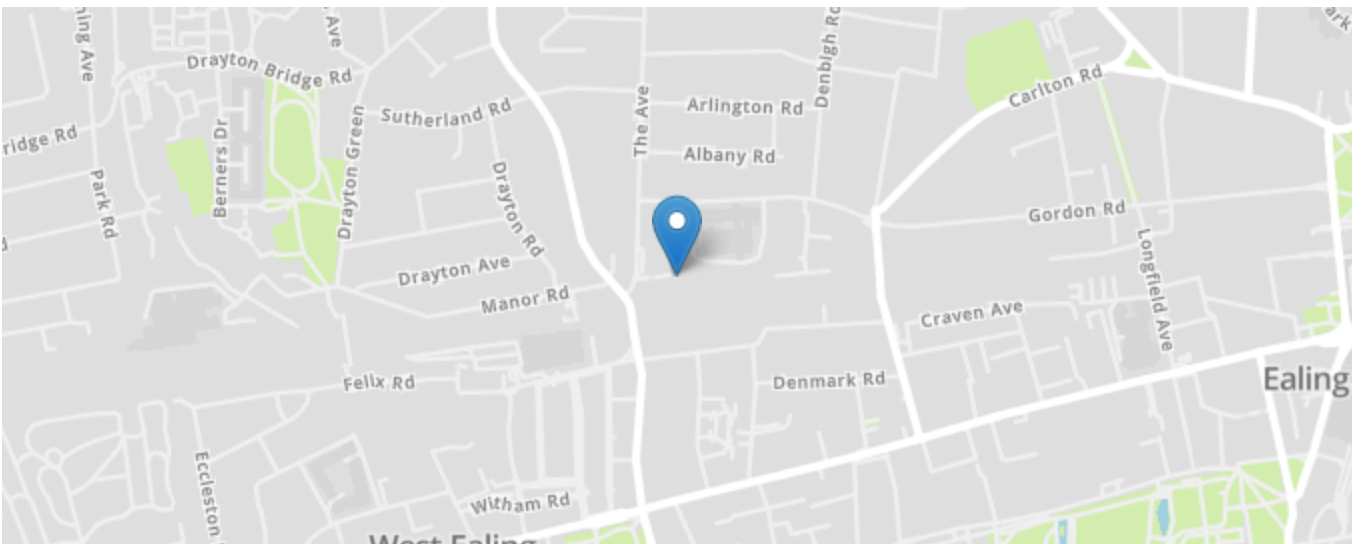
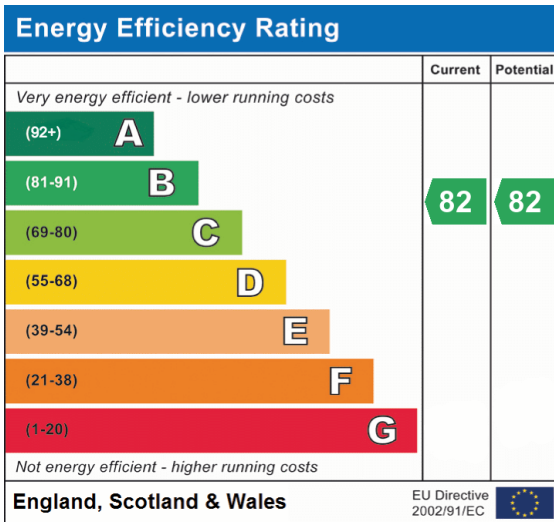
17' 3" x 5' 6" (5.26m x 1.68m)

#### Bedroom

14' 4" max. x 10' 4" max. (4.37m x 3.15m)

#### Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)



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.