

£150,000 Shared Ownership

Kennet House, 8 Enterprise Way, London SW18 1GF



- Guideline Minimum Deposit £15,000
- Second Floor (building has a lift)
- Balcony
- Secure Underground Parking Space
- Guide Min Income Dual £67.8k | Single £78.3k
- Approx. 745 Sqft Gross Internal Area
- Concierge and On Site Gym
- Short Walk to Wandsworth Town Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £600,000). A second-floor, two-bedroom apartment which appears in excellent condition throughout. The open-plan reception/kitchen features sleek, white units, integrated appliances and a door that leads out onto a balcony overlooking Bell Lane Creek and the River Wandle. There is a large main bedroom with fitted wardrobe plus a second good-sized double bedroom, a stylish bathroom and a utility/storage cupboard in the entrance hallway. A Sainsbury's Local is conveniently located in the building next to Kennet House, there is an on-site gym and the South Side Shopping Centre plus a great range of other shops, cafes, delis, pubs and restaurants can be found in the surrounding area. To the north is the Thames, with the riverside Wandsworth Park around five minutes away. Wandsworth Town Station is close by and East Putney is within comfortable walking distance. The development has a concierge and an underground car park which includes a space for this apartment.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/03/2009).

Minimum Share: 25% (£150,000). The housing association will expect that you will purchase the largest share affordable.

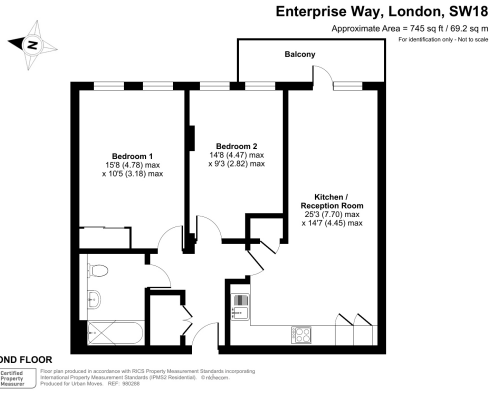
Shared Ownership Rent: £757.29 per month (subject to annual review).

Service Charge: £386.92 per month (subject to annual review).

Guideline Minimum Income: Dual - £67,800 | Single - £78,300 (based on minimum share and 10% deposit).

Council Tax: Band F, 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).



DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

25' 3" max. x 14' 7" max. (7.70m x 4.45m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

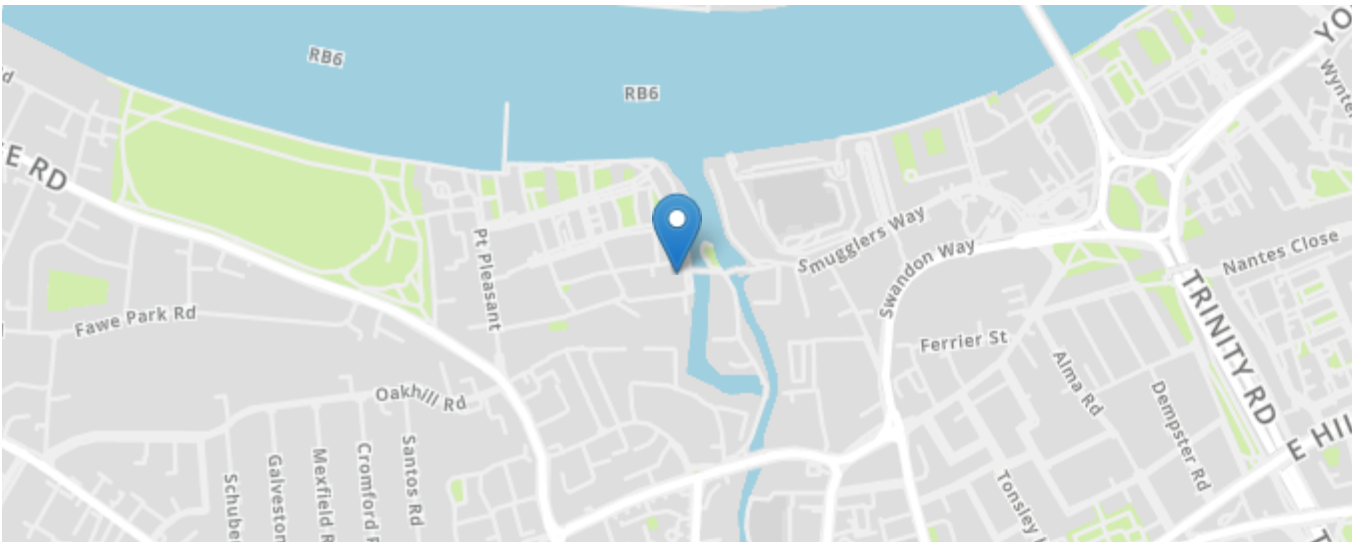
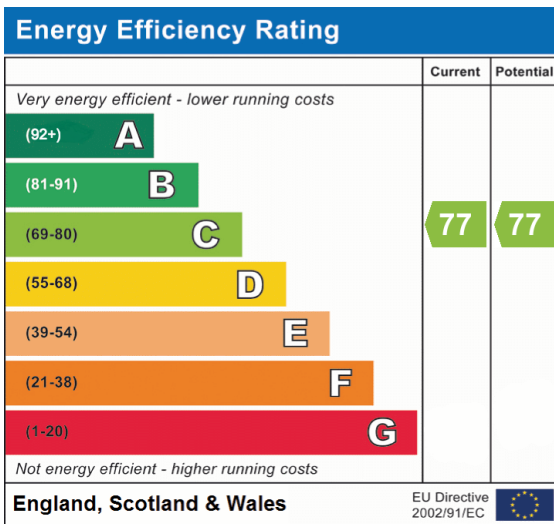
15' 8" max. x 10' 5" max. (4.78m x 3.17m)

Bedroom 2

14' 8" x 9' 3" (4.47m x 2.82m)

Bathroom

9' 2" x 4' 11" (2.79m x 1.50m)



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.