

£162,500 Shared Ownership

Southern Row, London W10 5JS



- Guideline Minimum Deposit £16,250
- Third Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Balcony
- Guide Min Income Dual £55.6k | Single £63.8k
- Approx. 695 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Ladbroke Grove Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £650,000). A great chance to buy a two-bedroom, shared-ownership apartment in North Kensington. The smartly-presented property is on the third floor of a modern development and has a twenty-two-foot, dual-aspect reception with open-plan kitchen area, full-height windows and a glazed door which leads out onto the balcony. There is a spacious main bedroom with en-suite shower room plus a good-sized second double bedroom and a stylish bathroom. A storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a communal heating/hot water system. Ladbroke Grove (Hammersmith & City and Circle Lines) is the nearest station plus Kensal Green (Bakerloo and London Overground) is also in comfortable walking distance. Portobello Road is within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2015).

Minimum Share: 25% (£162,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £582.19 per month (subject to annual review).

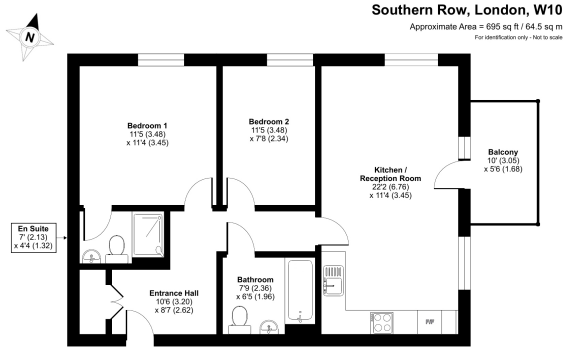
Service Charge: £182.18 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £55,600 | Single - £63,800 (based on minimum share and 10% deposit).

Council Tax: Band D, Royal Borough of Kensington and Chelsea. 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.



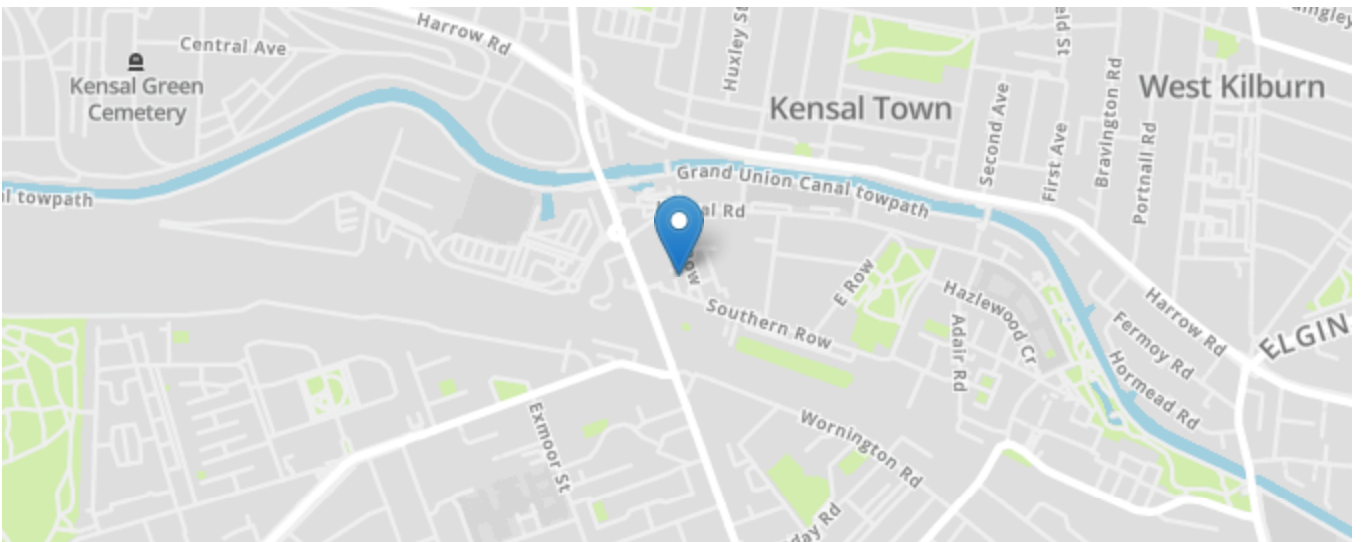
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DIMENSIONS

THIRD FLOOR

- Entrance Hall**
10' 6" x 8' 7" (3.20m x 2.62m)
- Bedroom 1**
11' 5" x 11' 4" (3.48m x 3.45m)
- En-Suite Shower Room**
7' 0" max. x 4' 4" max. (2.13m x 1.32m)
- Bedroom 2**
11' 5" x 7' 8" (3.48m x 2.34m)
- Bathroom**
7' 9" max. x 6' 5" max. (2.36m x 1.96m)
- Reception**
22' 2" x 11' 4" (6.76m x 3.45m)
- Kitchen**
included in reception measurement
- Balcony**
10' 0" x 5' 6" (3.05m x 1.68m)



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.