

## £145,500 Shared Ownership

Forest House, Sherwood Close, London W13 9FU



- Guideline Minimum Deposit £14,550
- First Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Short Walk from West Ealing Station
- Guide Min Income Dual £62.7k | Single £72.6k
- Approx. 690 Sqft Gross Internal Area
- Balcony Overlooking Communal Courtyard
- Very Long Lease

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £485,000). A two-bedroom apartment on the first floor of this recently-constructed development. The property has an entrance hallway with four built-in storage/utility cupboards. The reception room features attractive flooring and an open-plan kitchen area with integrated appliances. A glazed door leads out onto a balcony which overlooks the communal courtyard. There is a spacious main bedroom with fitted, mirror-fronted wardrobe plus a second, good-sized double bedroom and a stylish bathroom. Well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The development is only a short walk from West Ealing Station, for Elizabeth Line plus GWR services. There are Sainsbury's and Waitrose supermarkets nearby, a range of smaller shops along Uxbridge Road and many more amenities within easy reach. The property is held on a 990-year lease.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 24/06/2022).

**Minimum Share:** 30% (£145,500). The housing association will expect that you will purchase the largest share affordable.

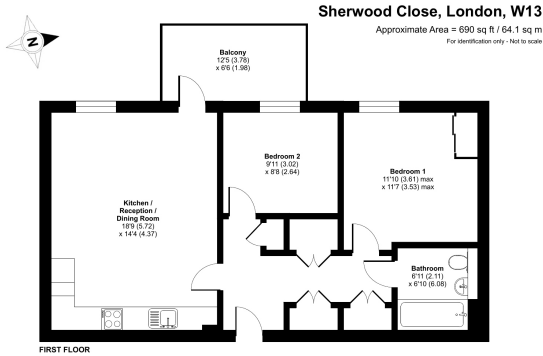
**Shared Ownership Rent:** £929.11 per month (subject to annual review).

**Service Charge:** £112.63 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £62,700 | Single - £72,600 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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 however permit parking may be available within the Sherwood Close controlled parking zone.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2023. Produced for Urban Moves. REF: 123890

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

**Reception**  
18' 9" x 14' 4" (5.71m x 4.37m)

**Kitchen**  
included in reception measurement

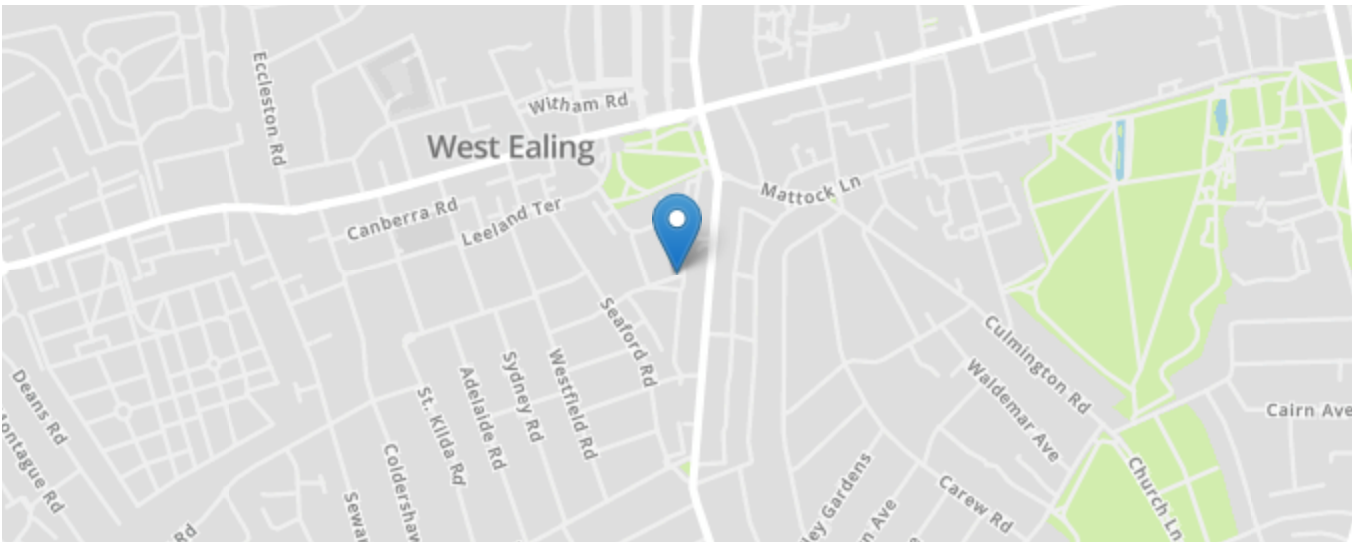
**Balcony**  
12' 5" x 6' 6" (3.78m x 1.98m)

**Bedroom 1**  
11' 10" max. x 11' 7" max. (3.61m x 3.53m)

**Bedroom 2**  
9' 11" x 8' 8" (3.02m x 2.64m)

**Bathroom**  
6' 11" x 6' 10" (2.11m x 2.08m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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.