

## £237,500 Shared Ownership

Bond House, Baltic Avenue, Brentford, London TW8 0LG



- Top Floor (fourth - building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Dual Income £77.5k 10% deposit £23.8k
- Approx. 866 Sqft (80.4sqm) Gross Internal Area
- Balcony plus Communal Roof Terrace
- Short Walk from Brentford Railway Station
- Guide Single Income £86.1k 15% deposit £35.7k

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £475,000). This attractive apartment is on the top floor and has a large, dual-aspect reception room with wood flooring and an open-plan kitchen area featuring sleek units and integrated appliances. A sliding door leads out onto a balcony which overlooks the communal courtyard. The bedrooms are both generously-sized, there is a storage/utility cupboard in the entrance hallway and a bathroom with overhead and separate hand-held shower. Bond House has a communal roof terrace and achieves very good energy-efficiency ratings thanks to well insulated walls and roof, high-performance glazing and a communal heating/hot water system. The apartment comes with use of an allocated parking space plus Brentford Station, for SWR services between Weybridge and Waterloo, is only a short walk away. Syon Park, Gunnersbury Park, the River Thames and Kew Gardens are all within easy reach. Ofsted list six schools within a half-mile radius, all rated either 'Good' or 'Outstanding'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 03/09/2013).

**Minimum Share:** 50% (£237,500). The housing association will expect that you will purchase the largest share affordable.

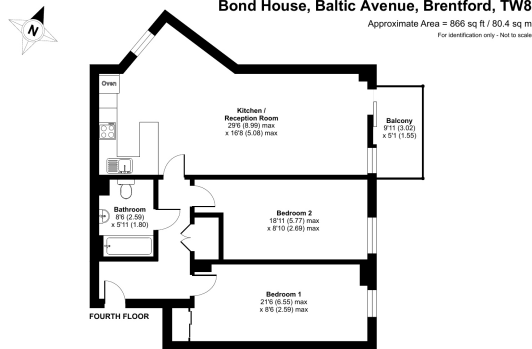
**Shared Ownership Rent:** £605.38 per month (subject to annual review).

**Service Charge:** £274.70 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £77,500 (based on minimum share and 10% deposit), Single - £86,100 (minimum share, 15% deposit).

**Council Tax:** Band D, London Borough of Hounslow. 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).



Plan data produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves REF: 1238847 © Urban Moves 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</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	

## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hallway

#### Reception

29' 6" max. x 16' 8" max. (8.99m x 5.08m)

#### Kitchen

included in reception measurement

#### Balcony

9' 11" x 5' 11" (3.02m x 1.55m)

#### Bedroom 1

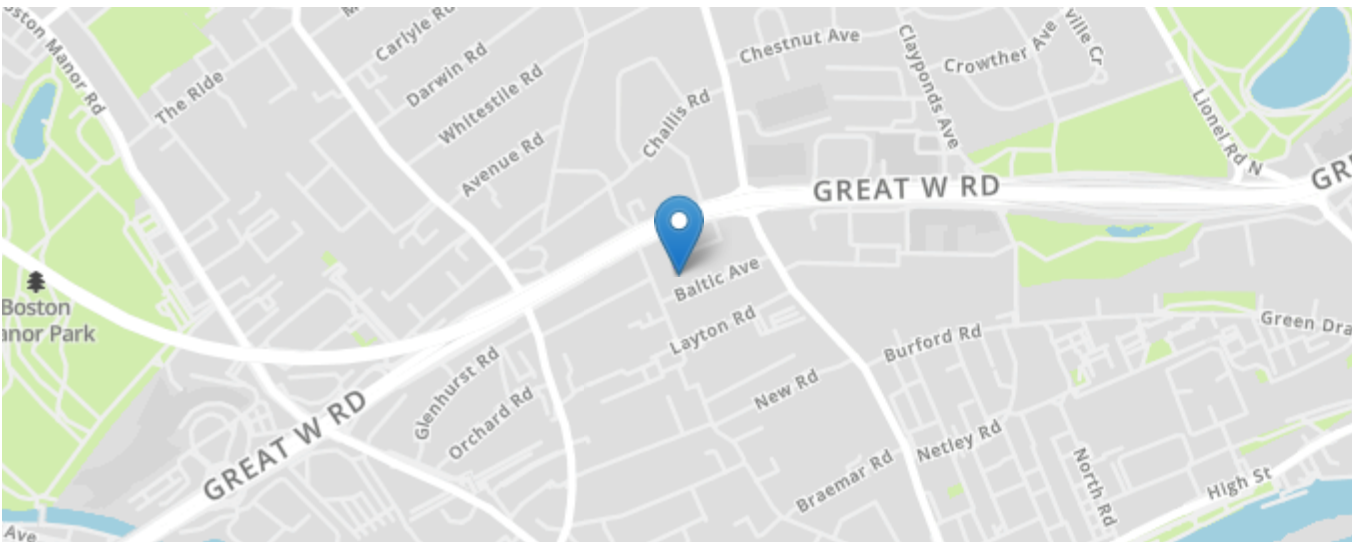
21' 6" max. x 8' 6" max. (6.55m x 2.59m)

#### Bedroom 2

18' 11" max. x 8' 10" max. (5.77m x 2.69m)

#### Bathroom

8' 6" x 5' 11" (2.59m x 1.80m)



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.