

## £157,500 Shared Ownership

Ashmead House, Tewkesbury Road, London W13 0DP



- Guideline Minimum Deposit £15,750
- Fourth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Full Width Balcony
- Guide Min Income Dual £51.1k | Single £58.6k
- Approx. 530 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk to West Ealing Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £350,000). This smartly-presented apartment is on the fourth floor of a modern development and features an open-plan kitchen/reception room with sleek units, integrated appliances and a door that opens onto a good-sized, south-facing balcony. There is a bedroom with fitted wardrobe, a spacious bathroom and a storage/utility cupboard in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. There is a wide range of shops on the local high street and supermarkets, including a Sainsbury's and a Waitrose, nearby. West Ealing Station, for Elizabeth Line and GWR services, is only a short walk away plus Northfields Station (Piccadilly Line) can be reached on foot, via bus or by brief cycle ride.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 29/09/2013).

**Minimum Share:** 45% (£157,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £470.12 per month (subject to annual review).

**Service Charge:** £212.39 per month (subject to annual review).

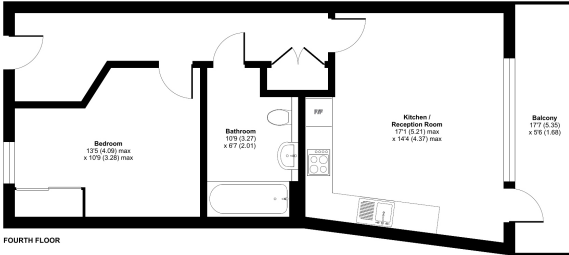
**Guideline Minimum Income:** Dual - £51,100 | Single - £58,600 (based on minimum share and 10% deposit).

**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 however we understand residents permit parking is an option.

**Ashmead House, Tewkesbury Road, London, W13**

Approximate Area = 530 sq ft / 49.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 3rd Edition.  
Incorporating National Property Measurement Standards (NPMS) (Residential). © Urbanmoves 2023.  
Produced by Urban Moves. REF: 1231275

## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hallway

#### Bedroom

13' 5" max. x 10' 9" max. (4.09m x 3.28m)

#### Bathroom

10' 9" max. x 6' 7" max. (3.28m x 2.01m)

#### Reception

17' 1" max. x 14' 4" max. (5.21m x 4.37m)

#### Kitchen

included in reception measurement

#### Balcony

17' 7" x 5' 6" (5.36m x 1.68m)

### 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>81</b>	<b>81</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.