

## £135,000 Shared Ownership

Barrington Court, 124 Wilton Road, London SW1V 1AJ



- Guideline Minimum Deposit £13,500
- Top Floor (tenth, building has a lift)
- Extensively Upgraded Interior
- Minutes from Victoria Station
- Guide Min Income Dual £67.1k | Single £77.5k
- Approx. 516 Sqft Gross Internal Area
- Communal Roof Terrace
- Close to Buckingham Palace and Parliament Square

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £540,000). This apartment is on the top floor of a superbly located modern development and has been substantially upgraded by the current owners. The property has a reception room which features attractive flooring and has been sub-divided to provide a kitchen/dining area with sleek, grey units and a home office that gets plenty of natural light, thanks to a large west/south-west-facing window. There is a spacious bedroom with fitted wardrobe, a stylish bathroom and a storage/utility cupboard in the entrance hallway. Well insulated walls and roof, modern double glazing and a communal heating/hot water system make for a good energy efficiency rating. Barrington Court has a roof terrace, which is easily accessible from this apartment. Victoria Station is very close and Buckingham Palace, Parliament Square and Sloane Square all just a short walk away. St James's Park, Green Park and Hyde Park are also within easy reach and there are numerous shops and restaurants nearby.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 25% (£135,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £825.47 per month (subject to annual review).

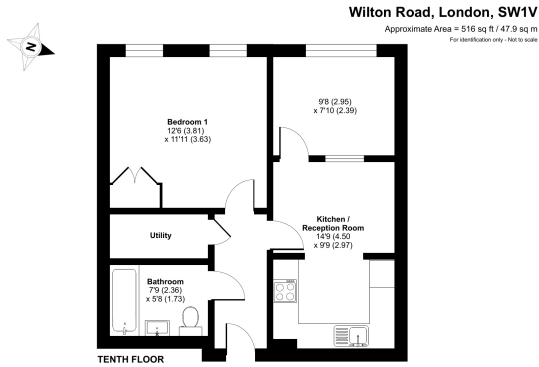
**Service Charge:** £389.09 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £67,100 | Single - £77,500 (based on minimum share and 10% deposit).

**Council Tax:** Band D, City of Westminster Council. 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 A2Dominion have informed us that residents of Barrington Court are able to apply for a City of Westminster parking permit.

## DIMENSIONS



1 Floor plan produced in accordance with RICS Property Measurement 3rd Edition, Approved International Property Measurement Standards (IPMS) Standard, 6th Edition 2022. Produced by Urban Moves, 0207 1222944

### TENTH FLOOR

**Entrance Hall**

**Bathroom**

7' 9" x 5' 8" (2.36m x 1.73m)

**Bedroom 1**


12' 6" x 11' 11" (3.81m x 3.63m)

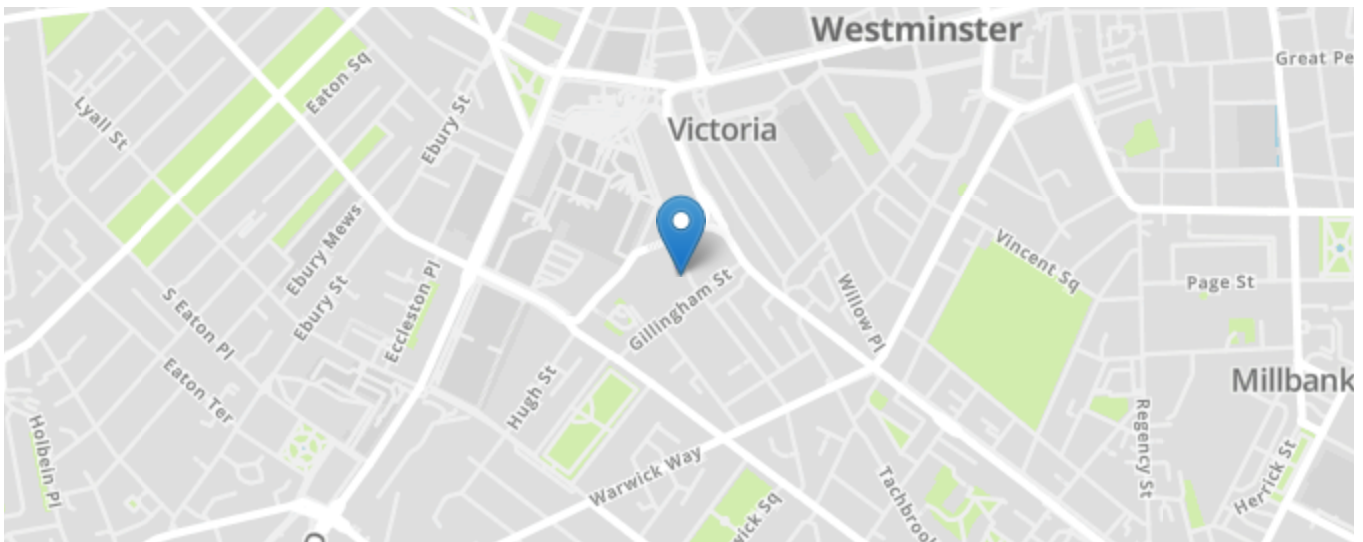
**Kitchen / Dining Room**

14' 9" x 9' 9" (4.50m x 2.97m)

**Home Office**

9' 8" x 7' 10" (2.95m x 2.39m)

| 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> | 80  | 80        |
| (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.