

## £75,000 Shared Ownership

Nara Building, Conington Road, London SE13 7FH



- Guideline Minimum Deposit £7,500
- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Minutes from Elverson Road DLR
- Guide Min Income Dual £28.9k | Single £33.9k
- Approx. 498 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Lewisham Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £300,000). A smartly-presented apartment on the fifth floor of this modern development. The property has a good-sized reception room with a wide and near-full-height window. There is a semi-open-plan kitchen, a spacious bedroom and a sleek, white-tiled bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, modern double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Nara Building is part of the Silkworks development. Elverson Road DLR is the nearest station with Lewisham, for services into London Bridge/Waterloo East/Charing Cross/Cannon Street/Victoria also just a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 01/01/2009).

**Minimum Share:** 25% (£75,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £359.34 per month (subject to annual review).

**Service Charge:** £211.50 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £28,900 | Single - £33,900 (based on minimum share and 10% deposit).

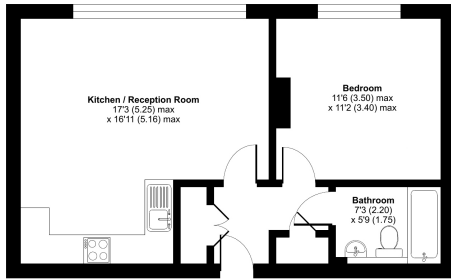
**Council Tax:** Band B, London Borough of Lewisham. Priority is given to applicants living and/or working in this local authority.

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.



**Conington Road, London, SE13**

Approximate Area = 498 sq ft / 46.3 sq m  
For identification only - Not to scale



**FIFTH FLOOR**

Plan only produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 105627

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hall

#### Reception

17' 3" max. x 16' 11" max. (5.26m x 5.16m)

#### Kitchen

included in reception measurement

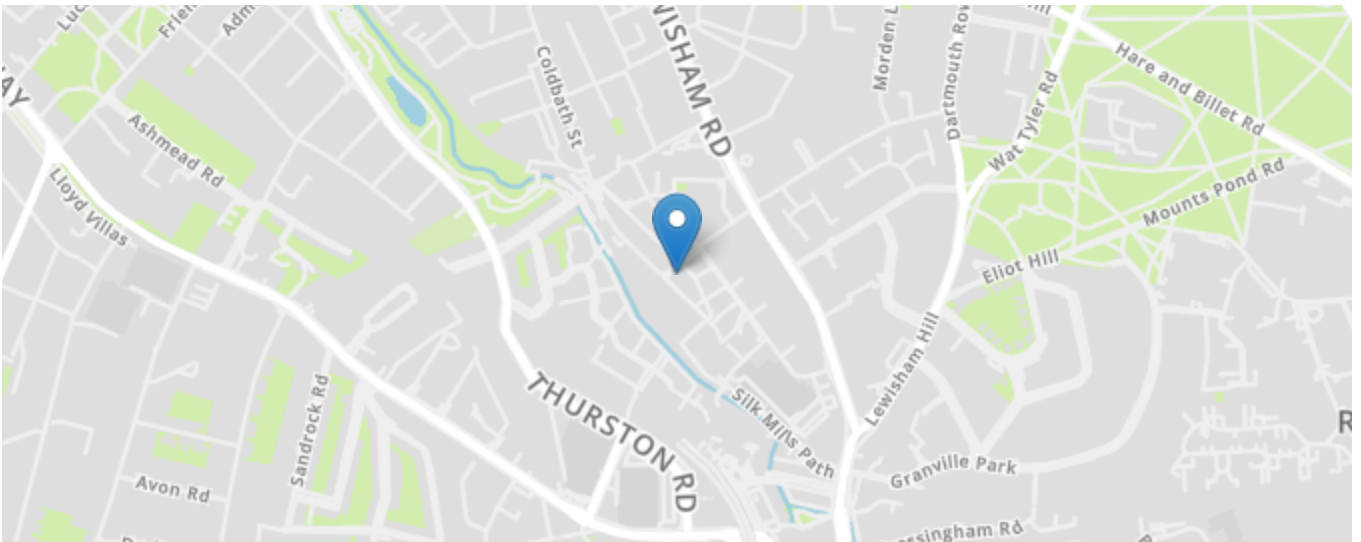
#### Bedroom

11' 6" max. x 11' 2" max. (3.51m x 3.40m)

#### Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)

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	



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.