

## £93,000 Shared Ownership

Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF



- Guideline Minimum Deposit £9,300
- First Floor
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £42.2k | Single £48.4k
- Approx. 567 Sqft Gross Internal Area
- High Performance Glazing
- Short Walk to Alperton Station (Piccadilly Line)

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £310,000). A well-proportioned and attractively-presented apartment on the (raised) first floor of a recently-constructed development. The property has a twenty-two-foot reception room with sleek, semi-open-plan kitchen area featuring integrated appliances. A glazed door leads out onto a west/south-west-facing balcony. There is a spacious bedroom with fitted, mirror-front wardrobe, a stylish bathroom and a large storage/utility cupboard in the entrance hallway. The energy-efficiency rating is very good, thanks to modern insulation standards and high performance glazing. Waterfront Heights takes its name from the Paddington Branch of the Grand Union Canal that it borders. The development has a central communal garden which overlooks the canal. Alperton Station, for the Piccadilly Line, is close by. Stonebridge Park (Bakerloo Line, London Overground) and Hanger Lane (Central Line) are also within walking distance or a brief cycle ride and Wembley Central offers additional mainline services.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 12/12/2019).

**Minimum Share:** 30% (£93,000). The housing association will expect that you will purchase the largest share affordable.

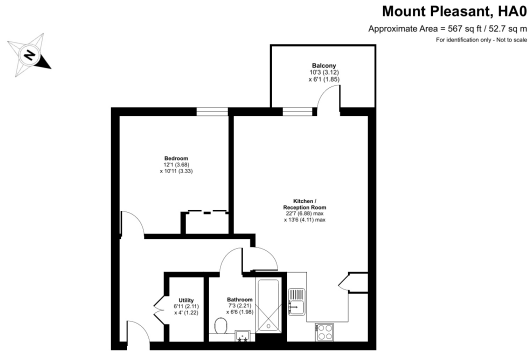
**Shared Ownership Rent:** £695.20 per month (subject to annual review).

**Service Charge:** £136.12 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £42,200 | Single - £48,400 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Brent. 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.



**FIRST FLOOR**  
Plan was produced in accordance with NICE Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December), v10/dec/2014. Produced for Urban Moves REF: 122873

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

22' 7" max. x 13' 6" max. (6.88m x 4.11m)

#### Kitchen

included in reception measurement

#### Balcony

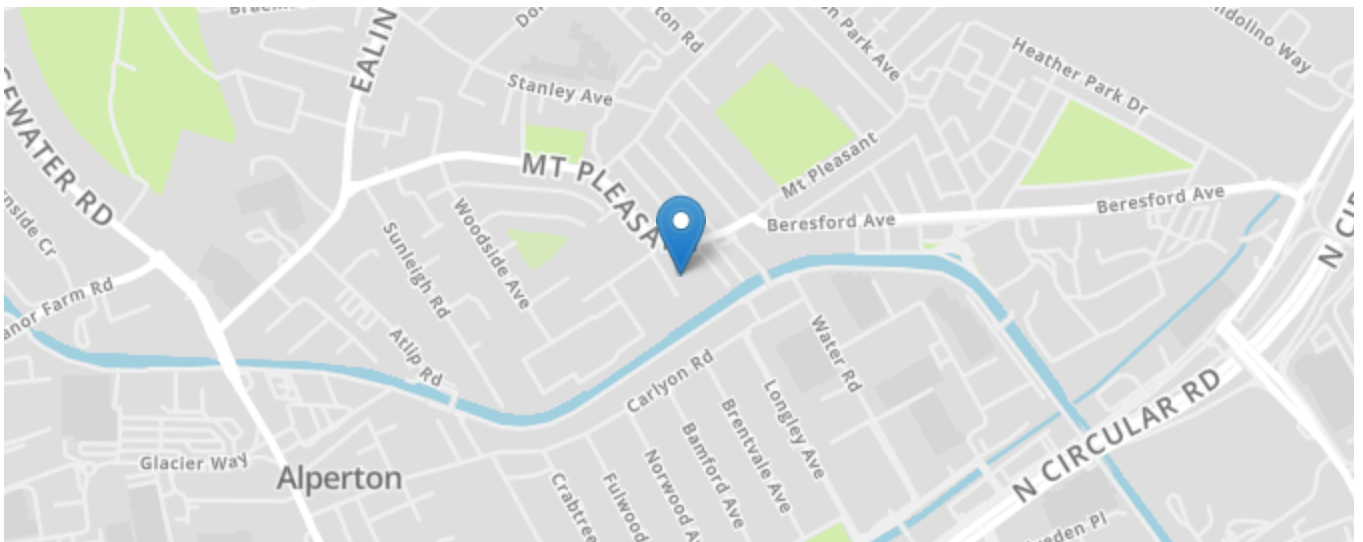
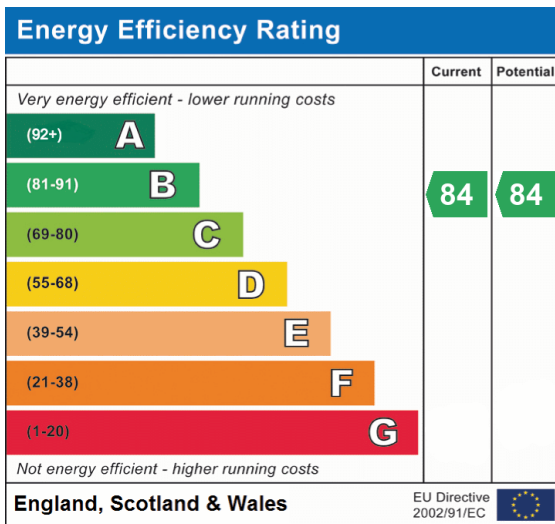
10' 3" x 6' 1" (3.12m x 1.85m)

#### Bedroom

12' 1" x 10' 11" (3.68m x 3.33m)

#### Bathroom

7' 3" x 6' 6" (2.21m x 1.98m)



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.