

## £148,750 Shared Ownership

Dominion House, The Avenue, London W13 8AE



- Guideline Minimum Deposit £14,875
- Third Floor (building has a lift)
- Balcony
- Communal Cycle Store
- Guide Min Income Dual £65.4k | Single £63.6k
- Approx. 706 Sqft Gross Internal Area
- Private Storage in Basement
- Minutes from West Ealing Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £425,000). A third-floor, two-bedroom apartment which has a spacious reception room with open-plan kitchen area and double doors that lead out onto the balcony. There is a main bedroom with fitted wardrobe plus a second, good-sized, double bedroom, a simple yet stylish bathroom and a pair of hallway storage/utility cupboards. Dominion House is a modern development just minutes from West Ealing Station for access to the Elizabeth Line. Well insulated walls, double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The apartment comes with use of the communal cycle store plus private storage in the basement. A wide range of shops can be found locally, including a Waitrose supermarket very close to the station. Ealing Broadway is also within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 07/11/2008).

**Minimum Share:** 35% (£148,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £633.91 per month (subject to annual review).

**Service Charge:** £243.55 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £55,400 | Single - £63,600 (based on minimum share and 10% deposit).

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

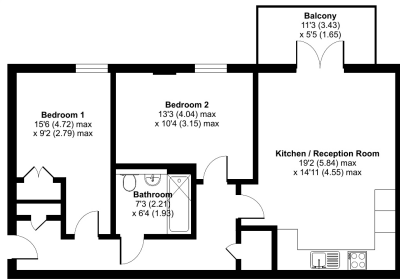
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.



### The Avenue, London, W13

Approximate Area = 706 sq ft / 65.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). ©redhcom 2025. Produced for Urban Moves. REF: 1252280

### 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	

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Bedroom 1

15' 6" max. x 9' 2" max. (4.72m x 2.79m)

#### Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

#### Bedroom 2

13' 3" max. x 10' 4" max. (4.04m x 3.15m)

#### Reception

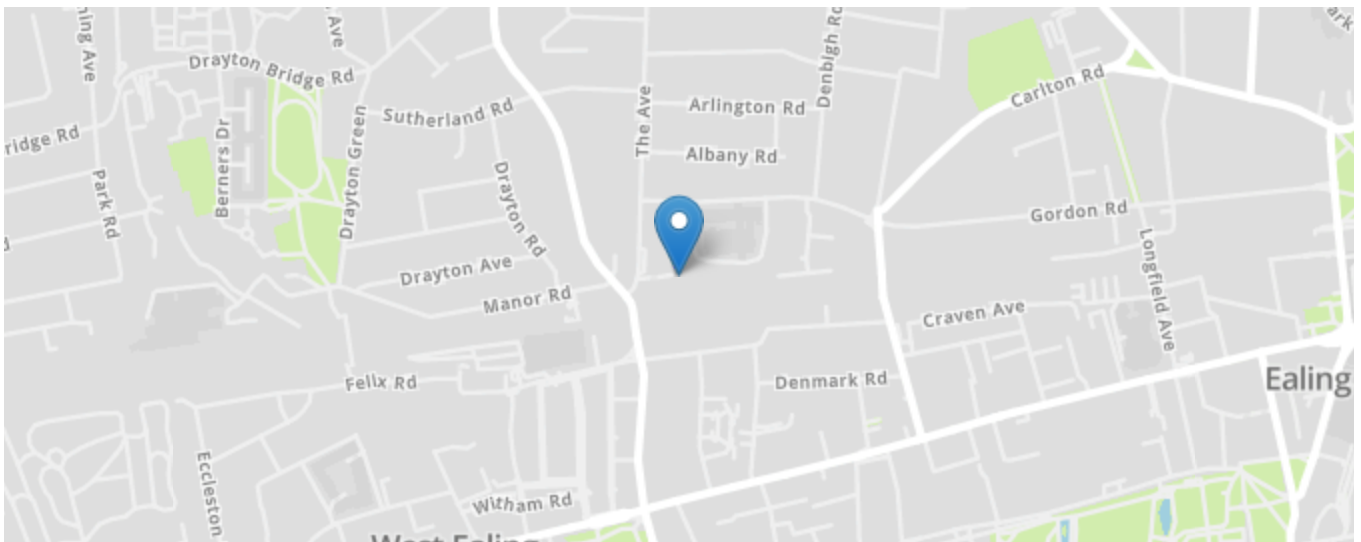
19' 2" max. x 14' 11" max. (5.84m x 4.55m)

#### Kitchen

included in reception measurement

#### Balcony

11' 3" x 5' 5" (3.43m x 1.65m)



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.