

## £200,000 Shared Ownership

Bletchley Court, Hitchin Lane, Stanmore, London HA7 1FP



- Guideline Minimum Deposit £20,000
- Top Floor (third, building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £63.5k | Single £73.2k
- Approx. 758 Sqft Gross Internal Area
- Private Roof Terrace
- Minutes from Canons Park Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £400,000). A great chance to buy a top-floor apartment with a large, private roof terrace. The property has a dual-aspect reception room with attractive open-plan kitchen area featuring a combination of wood-grain and cream-coloured units. The bedrooms are both comfortable doubles and there is a bathroom with marble-style tiles. Well insulated walls and roof, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The apartment comes with use of a parking space and is also just minutes from Canons Park Station for Jubilee Line services into central London.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 26/04/2011).

**Minimum Share:** 50% (£200,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £518.57 per month (subject to annual review).

**Service Charge:** £228.64 per month (subject to annual review).

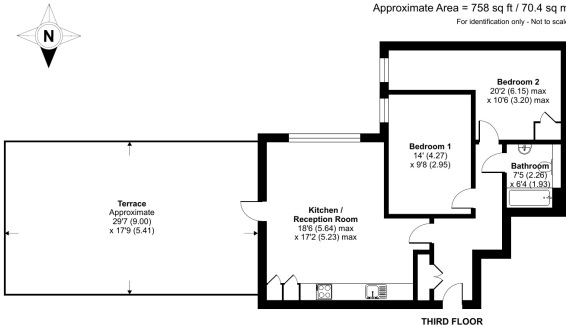
**Guideline Minimum Income:** Dual - £63,500 | Single - £73,200 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Harrow. 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).

## Bletchley Court, Hitchin Lane, Stanmore, HA7

Approximate Area = 758 sq ft / 70.4 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). © richcom 2025. Produced for Urban Moves. REF: 1250855

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception

18' 6" max. x 17' 2" max. (5.64m x 5.23m)

#### Kitchen

included in reception measurement

#### Terrace

approximately 29' 7" x 17' 9" (9.02m x 5.41m)

#### Bedroom 1

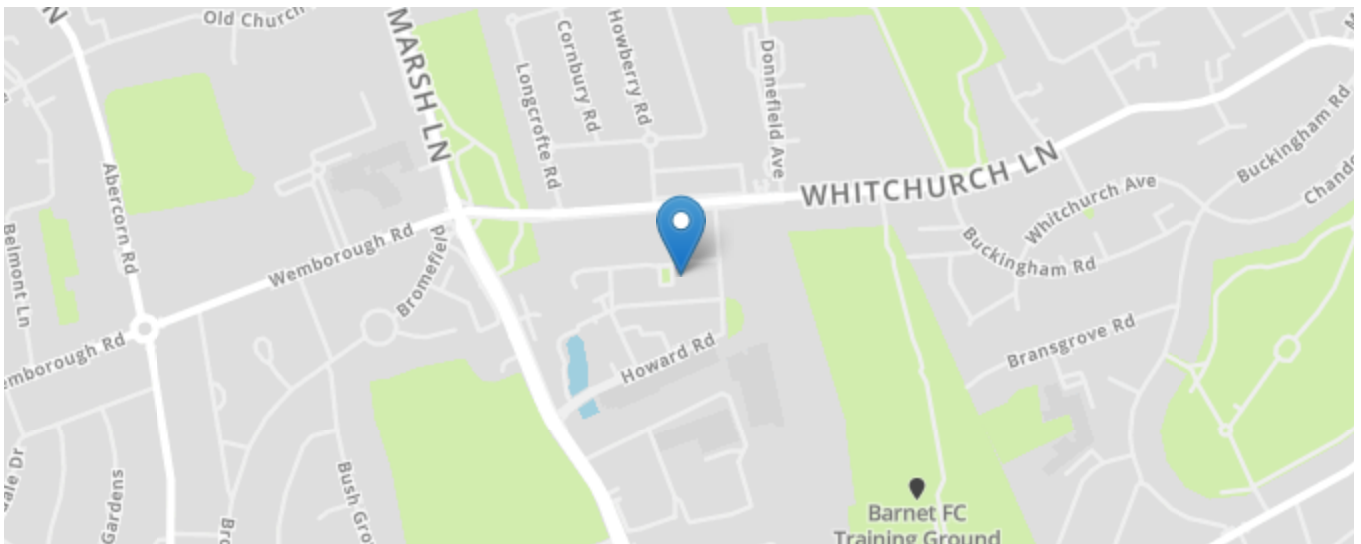
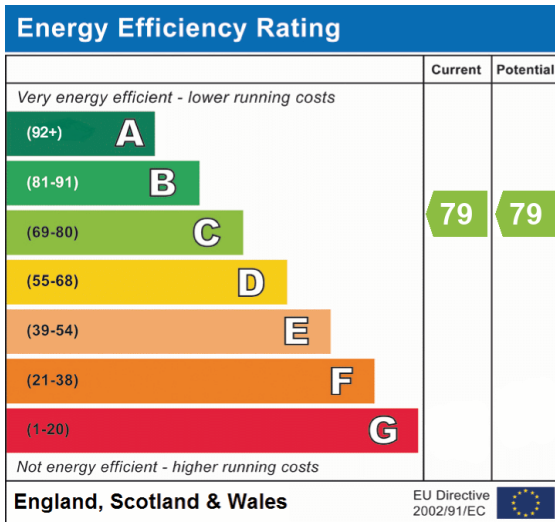
14' 0" x 9' 8" (4.27m x 2.95m)

#### Bedroom 2

20' 2" max. x 10' 6" max. (6.15m x 3.20m)

#### Bathroom

7' 5" x 6' 4" (2.26m x 1.93m)



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.