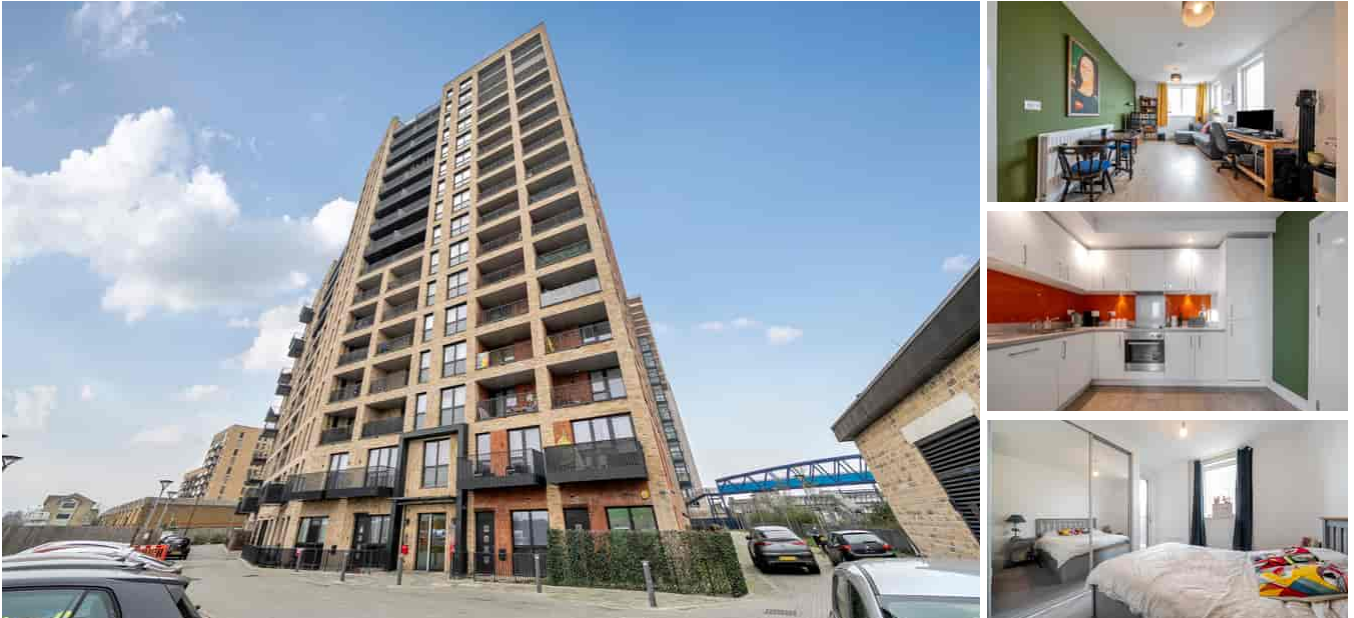


£70,000 Shared Ownership

Doniford House, Healum Avenue, Southall, London UB2 4WQ



- Guideline Minimum Deposit £7,000
- Fourteenth Floor
- Balcony
- Communal Terrace and Cycle Store
- Guide Min Income Dual £35.2k | Single £41.5k
- Approx. 539 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Close to Southall Station (Elizabeth Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £280,000). A spacious, fourteenth-floor apartment which has a twenty-two-foot, dual-aspect reception room. The open-plan kitchen features sleek, white units and integrated appliances. There is a stylish, fully-tiled bathroom and a bedroom with fitted, mirror-fronted wardrobe. A door leads from the bedroom out onto balcony and the elevation offers a far-reaching view of the surrounding area. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Residents can make use of a communal roof terrace and the cycle store. Southall Station, for Elizabeth Line services, is just a short walk away. The apartment is held on a long lease.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/10/2020).

Minimum Share: 25% (£70,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £678.41 per month (subject to annual review).

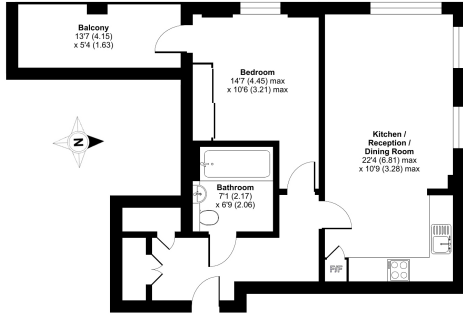
Service Charge: £112.00 per month (subject to annual review).

Guideline Minimum Income: Dual - £35,200 | Single - £41,500 (based on minimum share and 10% deposit).

Council Tax: Band B, 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.

Healum Avenue, Southall, UB2
Approximate Area = 539 sq ft / 50.1 sq m
For identification only - Not to scale



1 This plan prepared in accordance with RICS Property Measurement 2nd Edition. Supporting information and details Measurement Standards (PM62 Residential) © Urbanmoves 2025. Prepared for Urban Moves. REF: 102724

DIMENSIONS

FOURTEENTH FLOOR

Entrance Hallway

Reception
22' 4" max. x 10' 9" max. (6.81m x 3.28m)

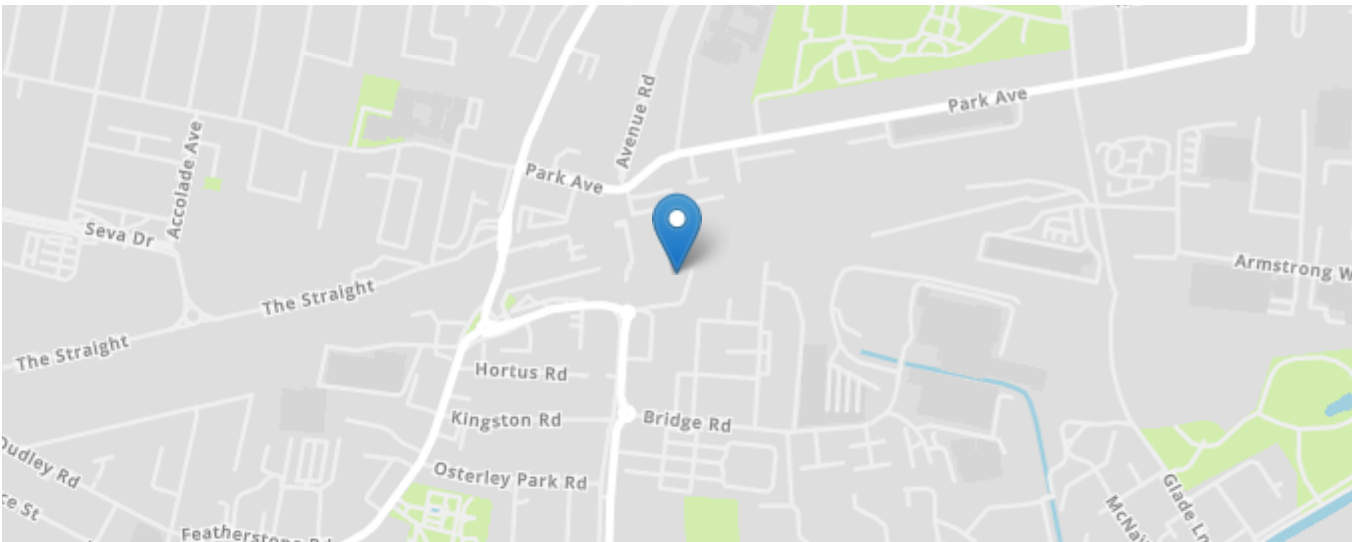
Kitchen
included in reception measurement

Bedroom
14' 7" max. x 10' 6" max. (4.45m x 3.20m)

Balcony
13' 7" x 5' 4" (4.14m x 1.63m)

Bathroom
7' 1" max. x 6' 9" max. (2.16m x 2.06m)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 82 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 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.