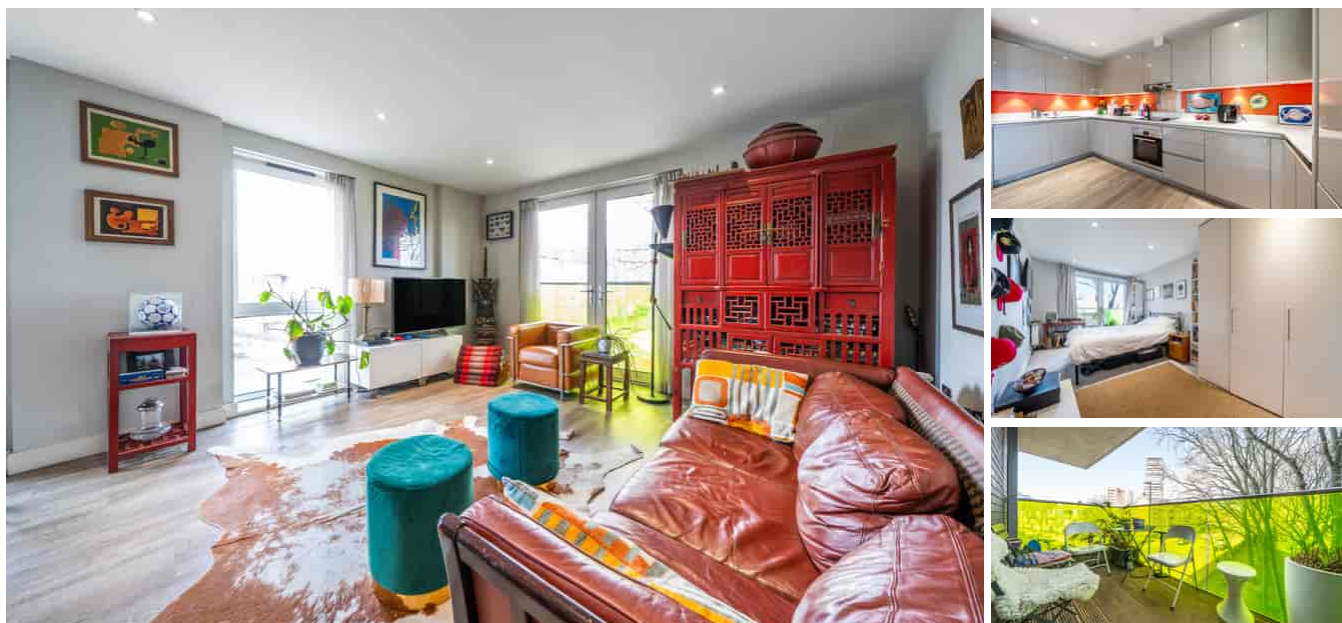


## £280,000 Shared Ownership

Plough Road, Clapham, London SW11 2DE



- Guide Dual Income £82.5k 10% deposit £28k
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Three Spacious Bedrooms with Fitted Wardrobes
- Concierge and Communal Cycle Store
- Guide Single Income £87.1k 20% deposit £56k
- Approx. 982 Sqft Gross Internal Area
- Overlooks York Gardens
- Two Balconies plus Juliette Balcony
- Short Walk from Clapham Junction

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £700,000). A rare chance to buy a three-bedroom, shared-ownership apartment in such a convenient location. This modern development is only a short walk from the huge range of transport options that Clapham Junction provides and within easy reach of the shops, restaurants and other amenities of St John's Road/Hill. The Thames is also just a few minutes away. The property available is on the second floor and has a twenty-four-foot, dual-aspect reception room with Juliette balcony and open-plan kitchen area featuring sleek units and integrated appliances. There is a main bedroom with en-suite shower room and balcony overlooking York Gardens. The second bedroom also has a balcony, with the same favourable aspect. All three bedrooms are generously-sized doubles and include fitted wardrobes. A spacious bathroom and a pair of hallway storage/utility cupboards complete the accommodation. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The block has a concierge and residents can make use of the secure cycle store.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 2013).

**Minimum Share:** 40% (£280,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £252.45 per month (subject to annual review).

**Service Charge:** £507.47 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £82,500 (based on minimum share and 10% deposit) | Single - £87,100 (minimum share, 20% deposit)

**Council Tax:** Band F, London Borough of Wandsworth. 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.

