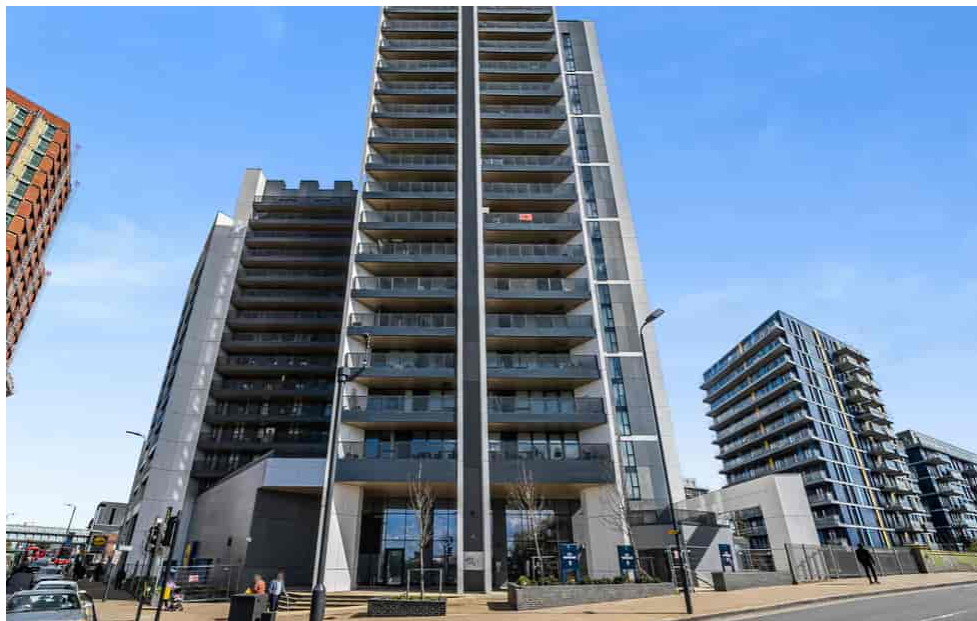


## £180,000 Shared Ownership

Zenith Point, 203 Ealing Road, Wembley, London HA0 4PX



- Guideline Minimum Deposit £18,000
- Seventeenth Floor
- Very Good Energy Efficiency Rating
- Very Long Lease
- Guide Min Income Dual £53.7k | Single £61.7k
- Approx. 617 Sqft Gross Internal Area
- Balcony plus Communal Roof Terrace
- Minutes from Alperton Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £360,000). Zenith Point is an impressive, recently-built development just minutes from Alperton Station (Piccadilly Line). The property available is a spacious one-bedroom apartment on the seventeenth floor and has a reception room with attractive flooring and a door that leads out onto the east-facing balcony. The panoramic view takes in the Grand Union Canal, the distinctive arch of Wembley Stadium and, on a clear day, stretches as far as The Shard and the towers of the Square Mile. Other, internal, features include an open-plan kitchen with sleek units and integrated appliances, a fitted wardrobe in the bedroom and a stylish, high-spec bathroom. A large storage/utility cupboard has 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 enjoy use of a communal roof terrace on level 16 of the block and there is a Sainsbury's supermarket only a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 25/03/2022).

**Minimum Share:** 50% (£180,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £483.82 per month (subject to annual review).

**Service Charge:** £132.52 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £53,700 | Single - £61,700 (based on minimum share and 10% deposit).

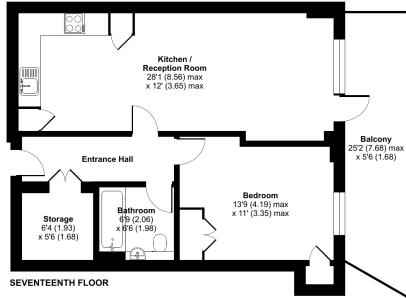
**Council Tax:** Band C, London Borough of Brent. Priority is given to applicants living and/or working in this local authority.

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.



## Ealing Road, Wembley, HA0

Approximate Area = 617 sq ft / 57.3 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). © redhouse 2020. Produced for Urban Moves. REF: 1266542

## DIMENSIONS

### SEVENTEENTH FLOOR

#### Entrance Hall

#### Reception

28' 1" max. x 12' 0" max. (8.56m x 3.66m)

#### Balcony

25' 2" max. x 5' 6" (7.67m x 1.68m)

#### Kitchen

included in reception measurement

#### Bedroom

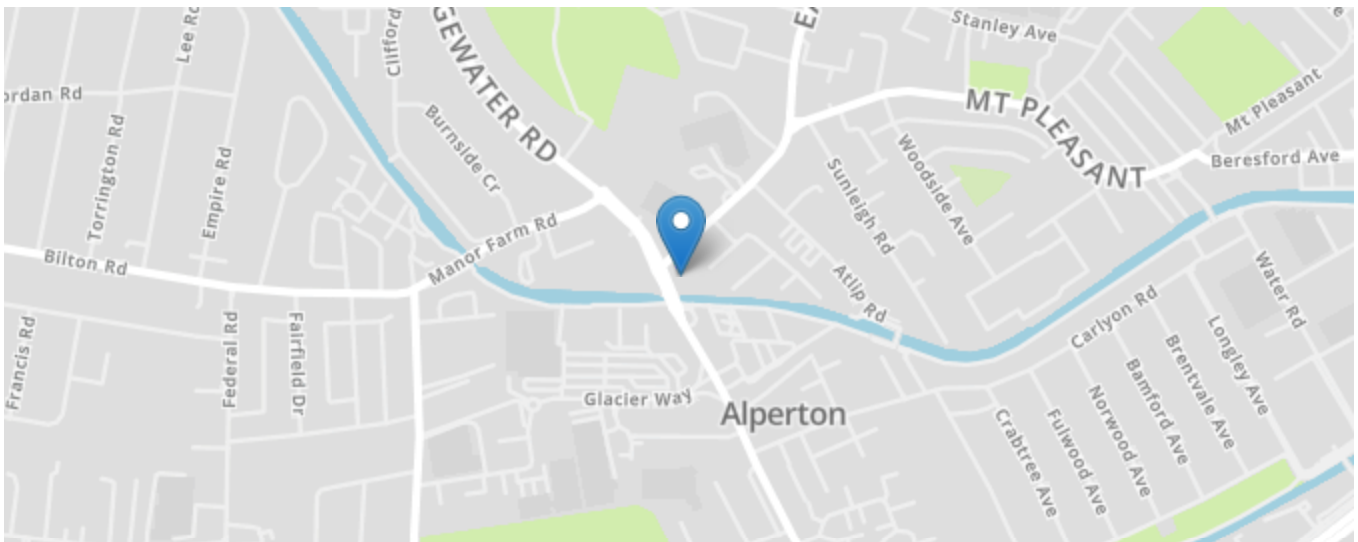
13' 9" max. x 11' 0" max. (4.19m x 3.35m)

#### Bathroom

6' 9" max. x 6' 6" max. (2.06m x 1.98m)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</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		
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.