

£114,000 Shared Ownership

Pinsent House, Greenleaf Way, Harrow, London HA3 7SL



- Guideline Minimum Deposit £11,400
- First Floor
- Kitchen Separate from Reception Room
- West/South-West Facing Balcony
- Guide Min Income Dual £48k | Single £54.9k
- Approx. 703 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Short Walk to Harrow & Wealdstone Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £285,000). A two-bedroom flat on the first floor of this modern development. The property has a twenty-one-foot reception room with a glazed door that opens onto a west/south-west-facing balcony. The bedrooms are both comfortable doubles and one has the added benefit of a fitted wardrobe. There is a good-sized and naturally-lit kitchen, a bathroom with mosaic tiles and a separate cloakroom/WC. Pinsent House is conveniently located, close to the High Street and only a short walk from Harrow & Wealdstone Station, which provides access to Bakerloo Line and London Overground services plus mainline trains into Euston. Byron Park and Harrow Leisure Centre are also within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 18/12/2006).

Minimum Share: 40% (£114,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £667.22 per month (subject to annual review).

Service Charge: £187.99 per month (subject to annual review).

Water Charge: £27.08 per month (subject to annual review).

Guideline Minimum Income: Dual - £48,000 | Single - £54,900 (based on minimum share and 10% deposit).

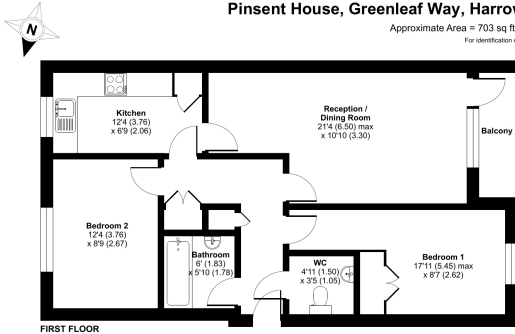
Council Tax: Band C, London Borough of Harrow. Priority is given to applicants living and/or working in this local authority.

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). There is no parking space offered with this property.

DIMENSIONS

Pinsent House, Greenleaf Way, Harrow, HA3

Approximate Area = 703 sq ft / 65.3 sq m
For identification only - Not to scale



FIRST FLOOR

ⓘ Floor plan produced in accordance with BS2 Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 120814

FIRST FLOOR

Entrance Hallway

Reception / Dining Room

21' 4" max. x 10' 10" max. (6.50m x 3.30m)

Balcony

Kitchen

12' 4" x 6' 9" (3.76m x 2.06m)

Bedroom 1

17' 11" max. x 8' 7" max. (5.46m x 2.62m)

Bedroom 2

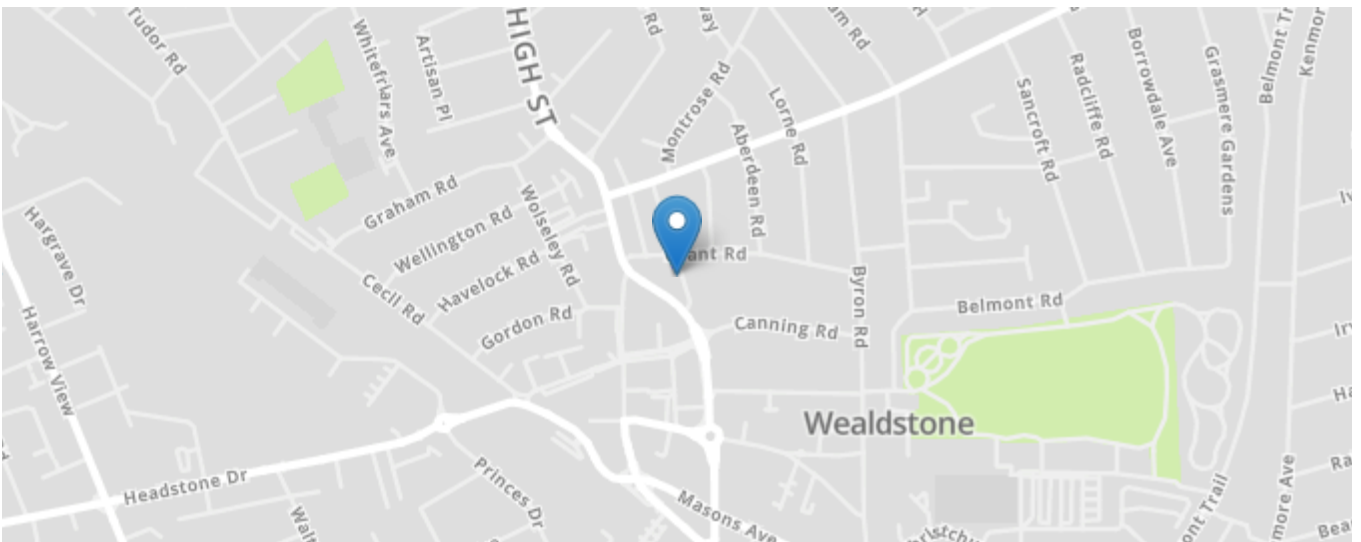
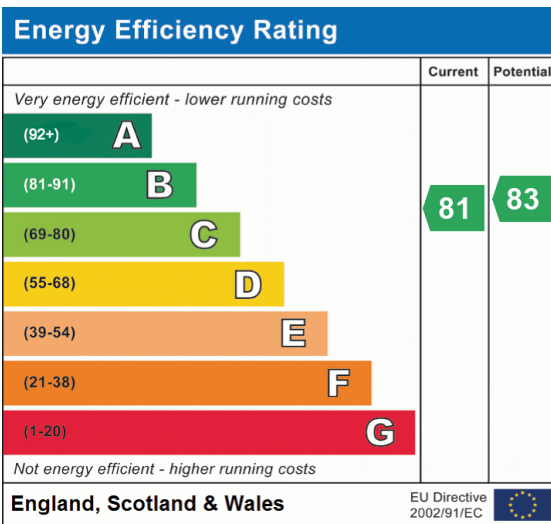
12' 4" x 8' 9" (3.76m x 2.67m)

Bathroom

6' 0" x 5' 10" (1.83m x 1.78m)

W.C.

4' 11" x 3' 5" (1.50m x 1.04m)



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.