

## £300,000 Shared Ownership

Kennet House, 8 Enterprise Way, London SW18 1GF



- Guide Dual Income £86.1k 20% deposit £60k
- Fifth Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Secure Underground Parking Space
- Guide Single Income £86.2k 35% deposit £105k
- Approx. 753 Sqft Gross Internal Area
- Balcony
- Short Walk from Wandsworth Town Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £600,000). An immaculately-presented apartment on the fifth floor of this modern development. The property has a twenty-five-foot main room with wide-board wood flooring and an open-plan kitchen area featuring sleek, white units and integrated appliances. A glazed door leads out onto an east-facing balcony that overlooks Bell Lane Creek. There is a large principle bedroom with fitted wardrobe plus a generously-sized second bedroom and a spacious and stylish bathroom. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls, modern double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Residents of Kennet House can make use of the on-site gym and there is an underground car park which includes a space for this apartment. A Sainsbury's Local is conveniently located on the corner of Enterprise Way and Osiers Road plus the Southside Shopping Centre and a variety of other stores are within easy reach. To the north is the Thames, with the riverside Wandsworth Park and Wandsworth Town Railway Station both nearby. East Putney, for the District Line, is also within comfortable walking distance.

**Housing Association:** A2Domion.

**Tenure:** Leasehold (125 years from 25/03/2009).

**Minimum Share:** 50% (£300,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £529.77 per month (subject to annual review).

**Service Charge:** £397.71 per month (subject to annual review).

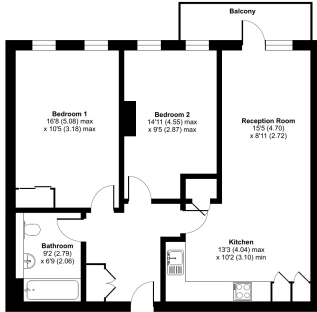
**Guideline Minimum Income:** Dual - £86,100 (based on 50% share and 20% deposit) Single - £86,200 (50% share, 35% deposit).

**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).



**Enterprise Way, London, SW18**  
Approximate Area = 749 sq ft / 69.5 sq m  
For Identification Only - Not to Scale



**FIFTH FLOOR**  
Floor plan generated in accordance with RICS Property Measurement 2nd Edition.  
Produced by Urban Moves Property Measurement Standards (PMS) Residential. © Urban Moves 2023.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hall

#### Kitchen

13' 3" max. x 10' 2" (4.04m x 3.10m)

#### Reception Room

15' 5" x 8' 11" (4.70m x 2.72m)

#### Balcony

#### Bedroom 1

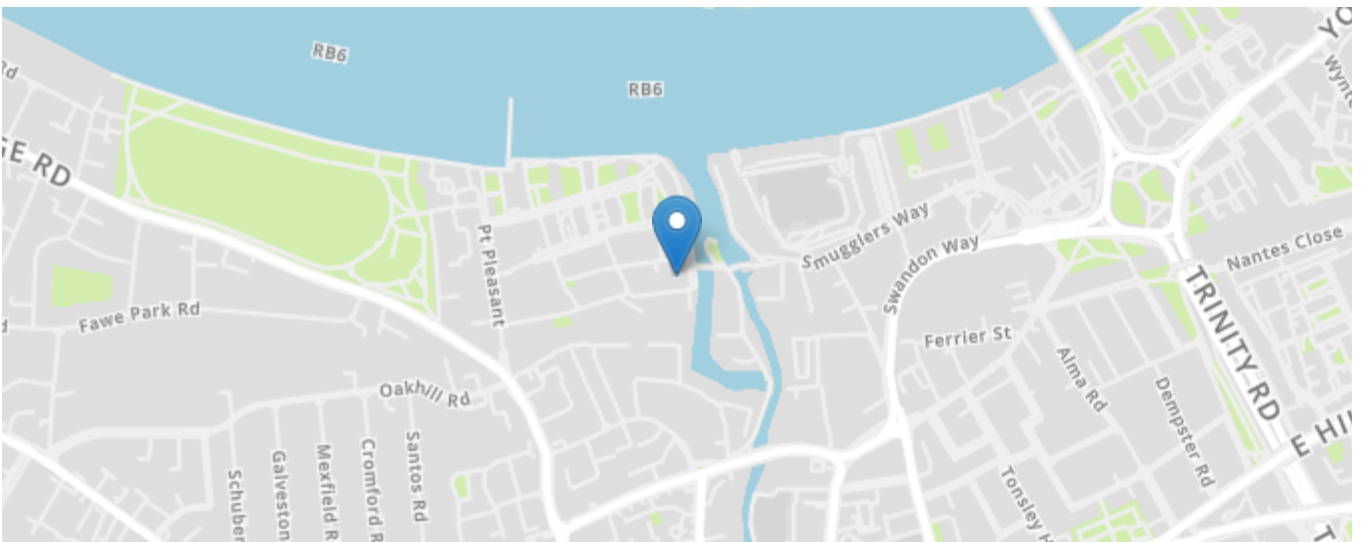
16' 8" max. x 10' 5" max. (5.08m x 3.17m)

#### Bedroom 2

14' 11" max. x 9' 5" max. (4.55m x 2.87m)

#### Bathroom

9' 2" max. x 6' 9" max. (2.79m x 2.06m)



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.