

## £243,000 Shared Ownership

Tria Apartments, 49 Durant Street, London E2 7DT



- Guideline Minimum Deposit £24,300
- First Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Balcony plus Communal Roof Terrace
- Guide Min Income Dual £72.8k | Single £84.1k
- Approx. 647 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Short Walk to Tube/London Overground Stations

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £540,000). This smartly-presented apartment is on the first floor and has a dual-aspect (S/SE and W/SW) facing reception room with a corner balcony that overlooks the adjacent area of grass and trees. The attractive, semi-open-plan kitchen features sleek units, integrated appliances and a tiled floor. There is a main bedroom with en-suite shower room plus a second, good-sized, double bedroom and a spacious bathroom. The development has a large communal roof terrace and there are also public open spaces such as Ion Square Gardens, Weavers Fields and Haggerston Park close by. Cambridge Heath and Bethnal Green are the nearest stations with Hoxton and Shoreditch High Street only slightly further away. Whitechapel Station, for the Elizabeth, District and Hammersmith & City lines, is also within easy reach and Liverpool Street within reasonable walking distance or brief bus/bike ride.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (approximately 109 years remaining).

**Minimum Share:** 45% (£243,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £504.36 per month (subject to annual review).

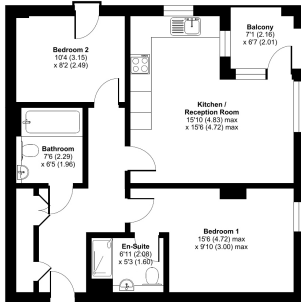
**Service Charge:** £225.16 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £72,800 | Single - £84,100 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Tower Hamlets. 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.

**Durant Street, London, E2**  
Approximate Area = 647 sq ft / 60.1 sq m  
For identification only - Not to scale



**FIRST FLOOR**  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves 2025. Produced for Urban Moves. REF: 1273731

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

**Reception**  
15' 10" max. x 15' 6" max. (4.83m x 4.72m)

**Kitchen**  
included in reception measurement

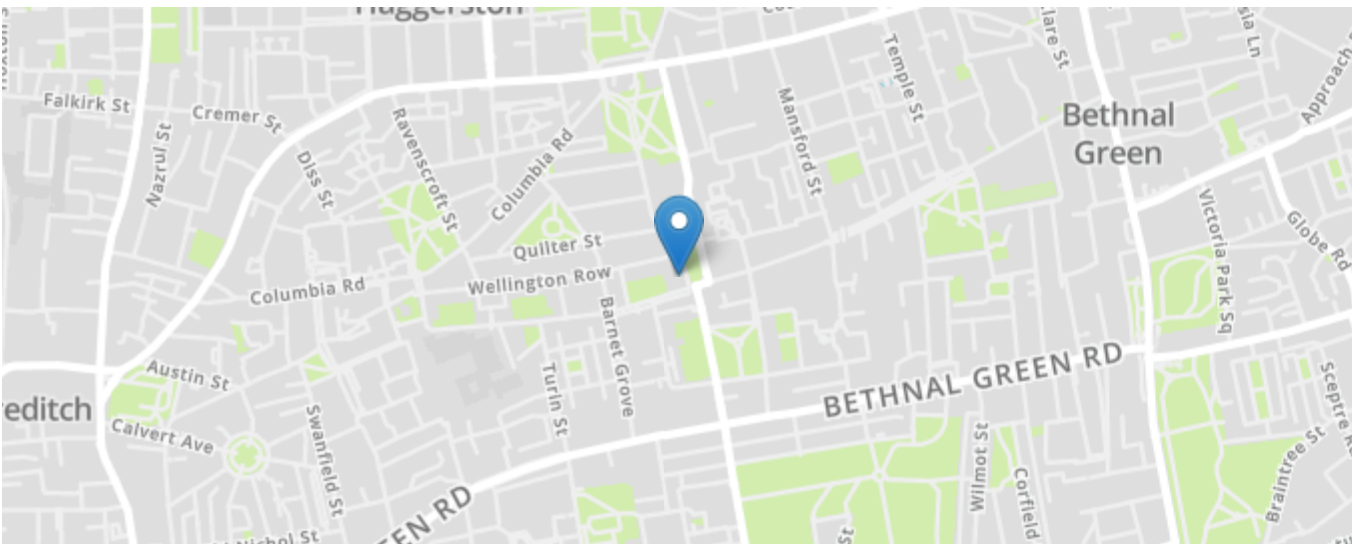
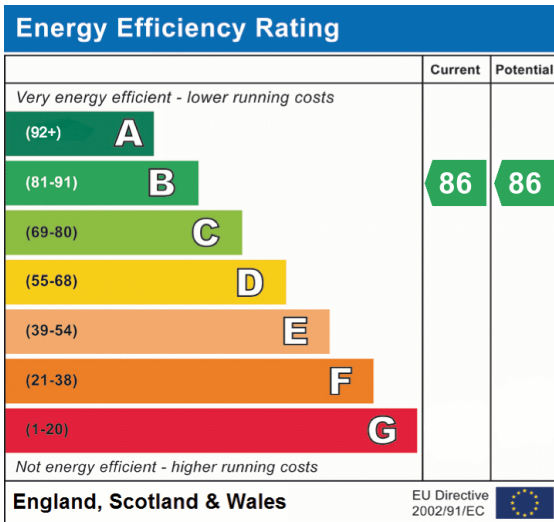
**Balcony**  
7' 1" x 6' 7" (2.16m x 2.01m)

**Bedroom 1**  
15' 6" max. x 9' 10" max. (4.72m x 3.00m)

**En-Suite Shower Room**  
6' 11" max. x 5' 3" max. (2.11m x 1.60m)

**Bedroom 2**  
10' 4" x 8' 2" (3.15m x 2.49m)

**Bathroom**  
7' 6" max. x 6' 5" max. (2.29m x 1.96m)



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.