

## £202,500 Shared Ownership

Ashmead House, Tewkesbury Road, London W13 0DP



- Guideline Minimum Deposit £20,250
- Fourth Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £73.8k | Single £85.3k
- Approx. 876 Sqft Gross Internal Area
- Balcony
- Short Walk to West Ealing Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £450,000). An attractive apartment on the fourth floor of Ashmead House. The property has a twenty-seven-foot reception room with spacious, semi-open-plan kitchen area featuring built-in appliances. A large, sliding door leads out onto a west-facing balcony. There is a main bedroom with fitted wardrobe plus a generously-sized second double bedroom and a simple yet stylish bathroom. Three storage/utility cupboards have been provided in the entrance hallway and well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. There is a wide range of shops on the local high street and supermarkets, including a Sainsbury's and a Waitrose, nearby. West Ealing Station, for Elizabeth Line and GWR services, is only a short walk away plus Northfields Station (Piccadilly Line) can be reached on foot, via bus or by brief cycle ride. This particular apartment comes with use of a parking space.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 29/09/2013).

**Minimum Share:** 45% (£202,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £683.15 per month (subject to annual review).

**Service Charge:** £307.19 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £73,800 | Single - £85,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Ealing. 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).

## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hallway

#### Kitchen / Reception Room

27' 8" max. x 16' 0" max. (8.43m x 4.88m)

#### Balcony

#### Bedroom 1

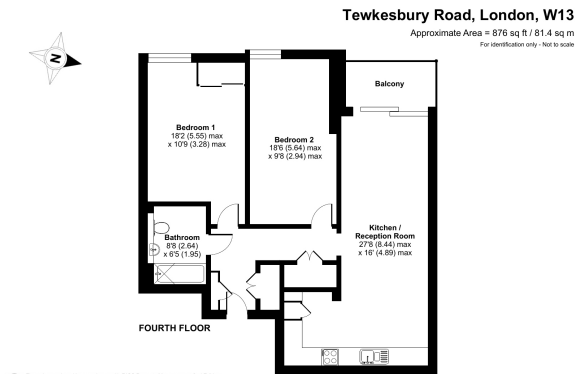
18' 2" max. x 10' 9" max. (5.54m x 3.28m)

#### Bedroom 2

18' 6" max. x 9' 8" max. (5.64m x 2.95m)

#### Bathroom

8' 8" max. x 6' 5" max. (2.64m x 1.96m)



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS) Residential.  
Produced for Urban Moves. (RDP) 1201302

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (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.