

## £140,000 Shared Ownership

Southern Row, London W10 5JS



- Guideline Minimum Deposit £14,000
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £44.5k | Single £50.8k
- Approx. 521 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Ladbroke Grove Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £560,000). A great chance to buy a shared-ownership apartment in North Kensington. This smartly-presented property is on the second floor of a modern development and has a twenty-three-foot, dual-aspect reception room with attractive, open-plan kitchen featuring sleek, white units, contrasting worktops and integrated appliances. A door leads out onto a good-sized balcony. There is a spacious bedroom, a simple, modern bathroom and a large storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, high performance glazing and a communal heating/hot water system contribute towards a very good energy-efficiency rating. Ladbroke Grove (Hammersmith & City and Circle Lines) is the nearest station plus Kensal Green (Bakerloo and London Overground) is also in comfortable walking distance. Portobello Road is within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/08/2015).

**Minimum Share:** 25% (£140,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £465.31 per month (subject to annual review).

**Service Charge:** £151.31 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £44,500 | Single - £50,800 (based on minimum share and 10% deposit).

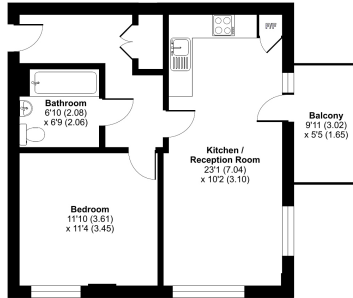
**Council Tax:** Band C, Royal Borough of Kensington & Chelsea. Priority is given to applicants living and/or working in this local authority.

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.



## Southern Row, London, W10

Approximate Area = 521 sq ft / 48.4 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©Urbanmoves 2020. Produced for Urban Moves. 2020/120013

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

23' 1" x 10' 2" (7.04m x 3.10m)

#### Kitchen

included in reception measurement

#### Balcony

9' 11" x 5' 5" (3.02m x 1.65m)

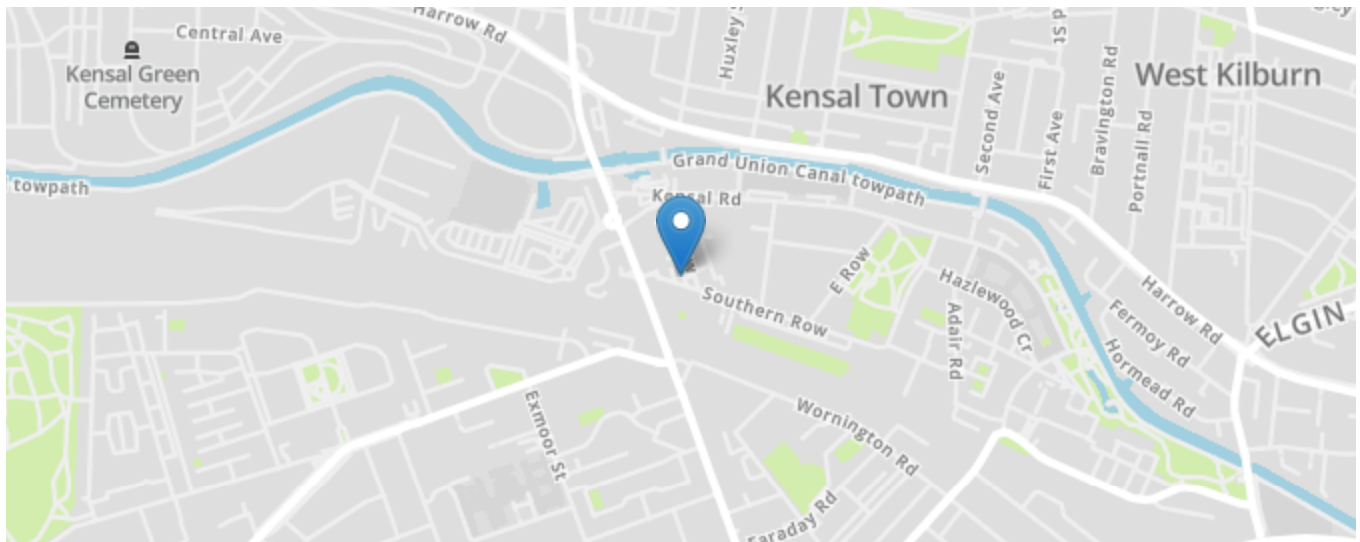
#### Bedroom

11' 10" x 11' 4" (3.61m x 3.45m)

#### Bathroom

6' 10" max. x 6' 9" max. (2.08m x 2.06m)

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <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.