

## £113,750 Shared Ownership

Dominion House, The Avenue, London W13 8AE



- Guideline Minimum Deposit £11,375
- Ground Floor
- Open Plan Kitchen/Reception Room
- Communal Cycle Store
- Guide Min Income Dual £45k | Single £51.4k
- Approx. 491 Sqft Gross Internal Area
- South Facing Balcony
- Minutes from West Ealing Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £325,000). This well-presented apartment is on the ground floor and has an approximately twenty-two-foot reception room with wood flooring and open-plan kitchen area. A glazed door leads out onto a good-sized, south-facing balcony. There is an attractive bathroom, a bedroom with fitted wardrobe and some additional built-in storage space has been provided in the entrance hall. The energy-efficiency rating is good, thanks to modern insulation standards and a communal heating/hot water system. Dominion House is just minutes from West Ealing Station, for access to the Elizabeth Line, and residents of the block can also make use of the communal cycle store. A wide range of shops can be found locally, including a Waitrose supermarket very close to the station. Ealing Broadway is also within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 07/11/2008).

**Minimum Share:** 35% (£113,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £524.53 per month (subject to annual review).

**Service Charge:** £257.28 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £45,000 | Single - £51,400 (based on minimum share and 10% deposit).

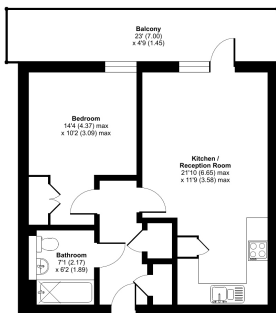
**Council Tax:** Band C, London Borough of Ealing. Priority is given to applicants living and/or working in this local authority.

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



### The Avenue, London, W13

Approximate Area = 491 sq ft / 45.6 sq m  
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS) Residential. ©Urbanmoves 2023.  
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## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

21' 10" max. x 11' 9" max. (6.65m x 3.58m)

#### Kitchen

included in reception measurement

#### Balcony

23' 0" x 4' 9" (7.00m x 1.45m)

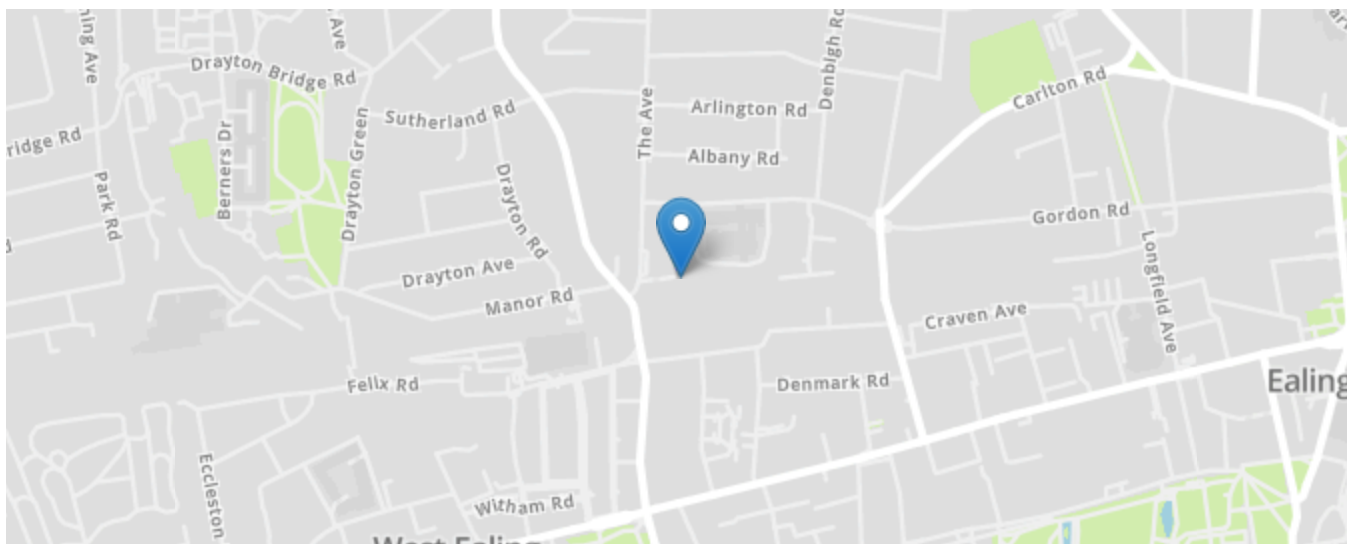
#### Bedroom

14' 4" max. x 10' 2" max. (4.37m x 3.10m)

#### Bathroom

7' 1" max. x 6' 2" max. (2.16m x 1.88m)

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>	80	80
(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.