

£208,500 Shared Ownership

Monroe House, 7 Lorne Close, London NW8 7JN



- Guide Dual Income £87.1k 15% deposit £31.3k
- Second Floor (building has a lift)
- Dual Aspect Reception Room
- Recently Upgraded Heating/Hot Water System
- Permit Parking Available
- Guide Single Income £88.3k 35% deposit £73k
- Very Good Energy Efficiency Rating
- Attractive, High-Spec Kitchen
- Balcony
- Close to Regent's Park

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £695,000. Applicants MUST currently live and/or work in the City of Westminster borough). A rare opportunity to buy a shared ownership property in such an enviable location. Regent's Park is just minutes away, to the north is Lord's cricket ground and Baker Street Station is a short walk to the south. The elegantly-presented flat is on the second floor (building has a lift) within a gated development. There is a dual-aspect reception room with attractive flooring and double doors which open onto the balcony. Both bedrooms are comfortable doubles and the current owner has made a number of improvements to the property including installation of a stylish, high-spec kitchen, a sleek, upgraded bathroom and a comprehensive renewal of the heating/hot water system. Well insulated walls, double glazing and the new gas central heating system make for a very good energy-efficiency rating. A car parking space is allocated on request for a monthly fee (currently £27.08).

Housing Association: A2Dominion.

Tenure: Leasehold (currently 99 years from 29/03/2001, 26 year extension in progress).

Minimum Share: 30% (£208,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1136.64 per month (subject to annual review).

Service Charge: £207.18 per month (subject to annual review).

Admin Fee: £11.25 per month (subject to annual review).

Guideline Minimum Income: Dual - £87,100 (based on minimum share and 15% deposit £31,275) | Single - £88,300 (minimum share, 35% deposit £72,975).

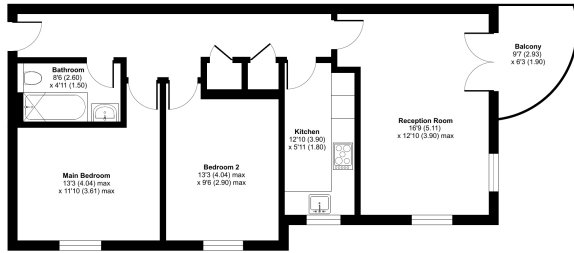
Council Tax: Band F Westminster City Council (£1469.26 for 2025/26). Applicants must be living or working in Westminster and should be registered with them. [<https://www.homesforwestminster.co.uk/register>]

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.



Lorne Close, London, NW8

Approximate Area = 720 sq ft / 66.8 sq m
For identification only - Not to scale



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIMENSIONS

SECOND FLOOR

Hallway

Bathroom

8' 6" x 4' 11" (2.60m x 1.50m)

Bedroom 1

13' 3" max. x 11' 10" max. (4.04m x 3.61m)

Bedroom 2

13' 3" max. x 9' 6" max. (4.04m x 2.90m)

Kitchen

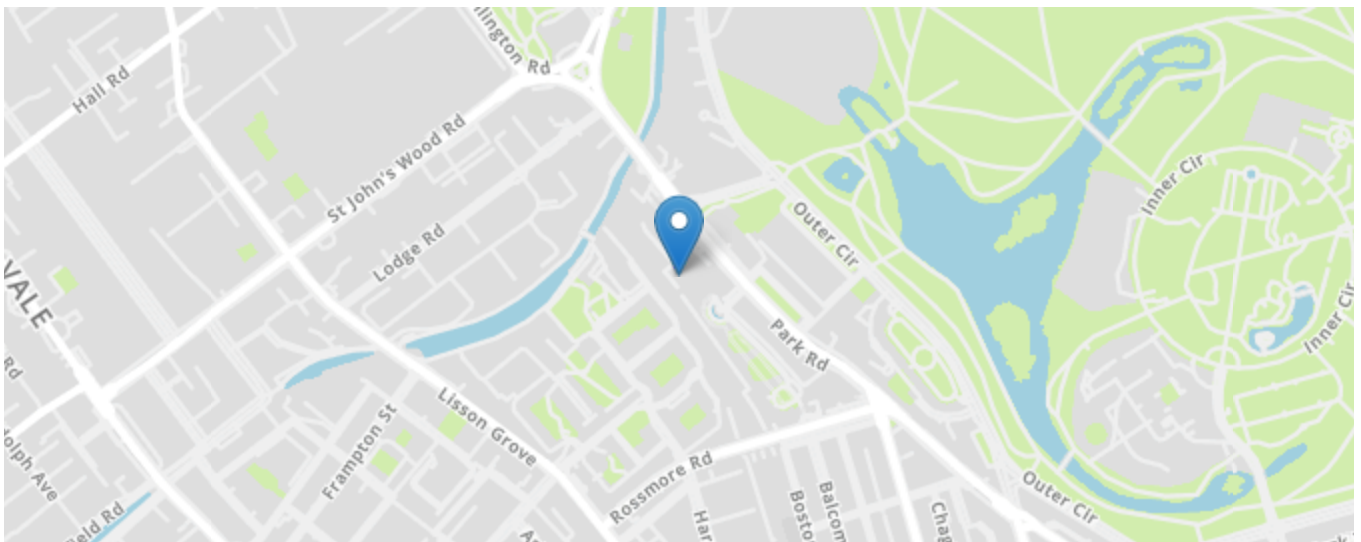
12' 10" x 9' 6" (3.91m x 2.90m)

Reception Room

16' 9" x 12' 10" max. (5.11m x 3.91m)

Balcony

9' 7" max. x 6' 3" max. (2.92m x 1.91m)



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.