

£113,750 Shared Ownership

Oxford Road, Finsbury Park, London N4 3HA



- Guideline Minimum Deposit £11,375
- Ground Floor
- Attractive Period Building
- Short Walk from Finsbury Park Station
- Guide Min Income Dual £53.5k | Single £61.5k
- Approx. 590 Sqft Gross Internal Area
- Private Garden
- Crouch Hill Station Also Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £455,000). A very rare chance to buy a shared-ownership flat, with a private rear garden, in an attractive, period building. The ground-floor property is part of a Victorian terrace and has a reception room with bay window, a good-sized bedroom and a naturally-lit bathroom. A part-glazed door leads from the spacious kitchen out to a neatly-maintained garden which extends approximately fifty six feet (including side return). Oxford Road is only a short walk from Finsbury Park Station and the park is even easier to access as there is a gate and footbridge at the eastern end of Oxford Road. Crouch Hill Station (London Overground) offers an alternative public transport option.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2006).

Minimum Share: 25% (£113,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £921.99 per month (subject to annual review).

Service Charge: £74.13 per month (subject to annual review).

Guideline Minimum Income: Dual - £53,500 | Single - £61,500 (based on minimum share and 10% deposit).

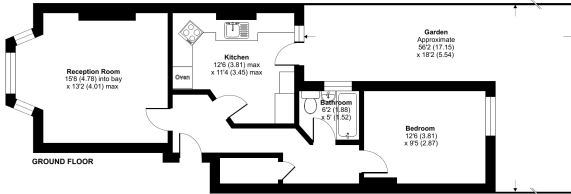
Council Tax: Band C, London Borough of Haringey. Priority is given to applicants living and/or working in this local authority.

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. On-street permit parking may be available.



Oxford Road, London, N4

Approximate Area = 591 sq ft / 54.9 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REF: 1201581

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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

GROUND FLOOR

Entrance Hallway

Reception Room

15' 8" into bay x 13' 2" max. (4.78m x 4.01m)

Bedroom

12' 6" x 9' 5" (3.81m x 2.87m)

Bathroom

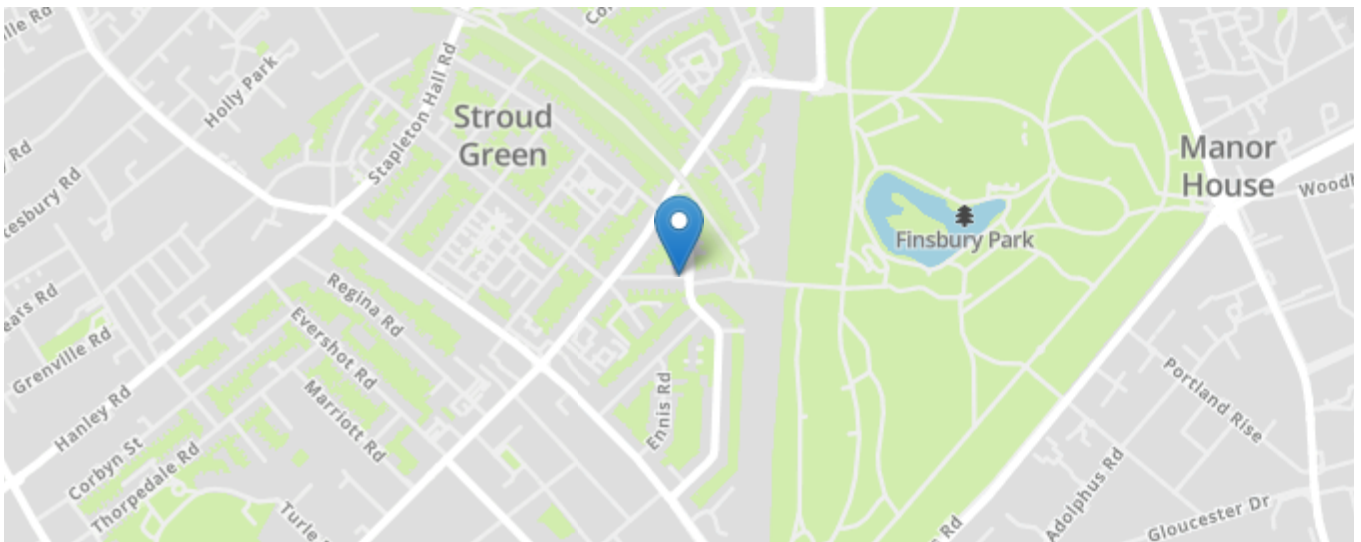
6' 2" x 5' 0" (1.88m x 1.52m)

Kitchen

12' 6" max. x 11' 4" max. (3.81m x 3.45m)

Garden

approximately 56' 2" max. x 18' 2" max. (17.12m x 5.54m)



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.