

## £107,500 Shared Ownership

Genoa Court, 28 Ascalon Street, London SW8 4AD



- Guideline Minimum Deposit £10,750
- Second Floor (building has a lift)
- Open-Plan Reception/Kitchen
- Close to Battersea Park
- Guide Min Income Dual £49.3k | Single £56.4k
- Approx. 500 Sqft Gross Internal Area
- Balcony
- Minutes from Battersea Power Station (shops + Tube)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £430,000). A stylishly-presented apartment on the second floor of this modern development. The property has a reception room with spacious, open-plan kitchen featuring integrated appliances. Double doors lead from the well-defined dining area out onto a balcony. The generously-sized bedroom includes a fitted wardrobe and there is a sleek, fully-tiled bathroom. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Genoa Court is just a few minutes walk from the redeveloped Battersea Power Station site which provides restaurants, bars and stores as well as a Northern Line station. Battersea Park Station (Southern trains into Victoria) and Queenstown Road (SWR between Weybridge/Teddington and Waterloo) offer alternative public transport options and the lake, sports facilities and large open spaces of Battersea Park are within easy reach.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 25% (£107,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £767.49 per month (subject to annual review).

**Service Charge:** £157.90 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £49,300 | Single - £56,400 (based on minimum share and 10% deposit).

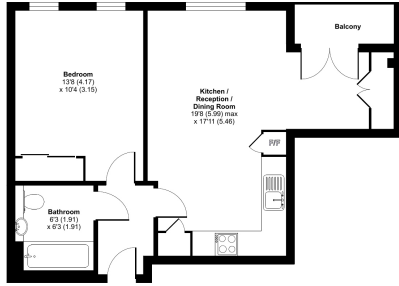
**Council Tax:** Band C, London Borough of Wandsworth. Priority is given to applicants living and/or working in this local authority.

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.



## Ascalon Street, London, SW8

Approximate Area = 498 sq ft / 46.2 sq m  
For identification only - Not to scale



SECOND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REF: 1235678

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

19' 8" max. x 17' 11" (5.99m x 5.46m)

#### Balcony

#### Kitchen

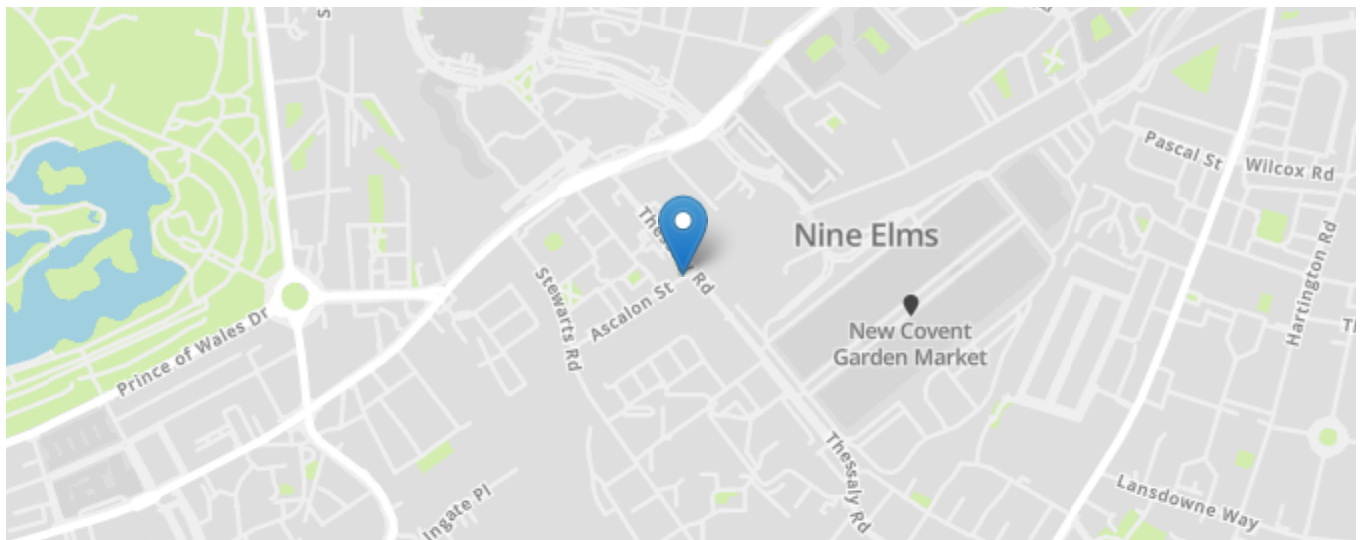
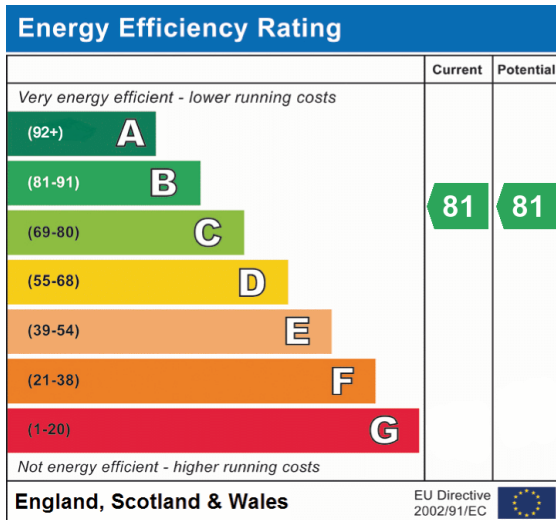
included in reception measurement

#### Bedroom

13' 8" x 10' 4" (4.17m x 3.15m)

#### Bathroom

6' 3" max. x 6' 3" max. (1.91m 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.