

£157,500 Shared Ownership

Bagleys Lane, Fulham, London SW6 2FW



- Guideline Minimum Deposit £15,750
- First Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Concierge
- Secure Bicycle Storage
- Guide Min Income Dual £46.3k | Single £53k
- Approx. 495 Sqft Gross Internal Area
- Balcony
- Secure Underground Parking Space
- Minutes from Imperial Wharf Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £525,000. Applicants MUST currently live and/or work in the London Borough of Hammersmith & Fulham and be registered with the local authority). This smartly-presented, first-floor apartment has a twenty-three-foot reception room with attractive flooring and an open-plan kitchen area. There is a balcony on the Bagleys Lane side while at the other end of the room is a large, south-west-facing window. The bathroom is naturally lit, the bedroom includes a fitted wardrobe and a utility room has been provided. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The apartment comes with an allocated space in the gated, underground car park plus access to the communal bike store and use of the concierge. The development has a communal courtyard and is also just minutes from Imperial Park. Imperial Wharf Station is only a short walk away, as is the river with Thames Clipper services available from nearby Chelsea Harbour Pier.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2009).

Minimum Share: 30% (£157,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £319.29 per month (subject to annual review).

Service Charge: £242.85 per month (subject to annual review).

Ground Rent: £200.00 for the year.

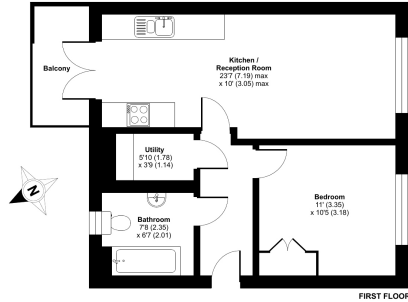
Guideline Minimum Income: Dual - £46,300 | Single - £53,000 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Hammersmith & Fulham. Applicants MUST currently live and/or work in the London Borough of Hammersmith & Fulham.

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).

Bagleys Lane, London, SW6

Approximate Area = 495 sq ft / 46 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 2020.
Produced for Urban Moves. REF: 1303000

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bathroom

7' 8" max. x 6' 7" max. (2.34m x 2.01m)

Utility Room

5' 10" x 3' 9" (1.78m x 1.14m)

Reception

23' 7" max. x 10' 0" max. (7.19m x 3.05m)

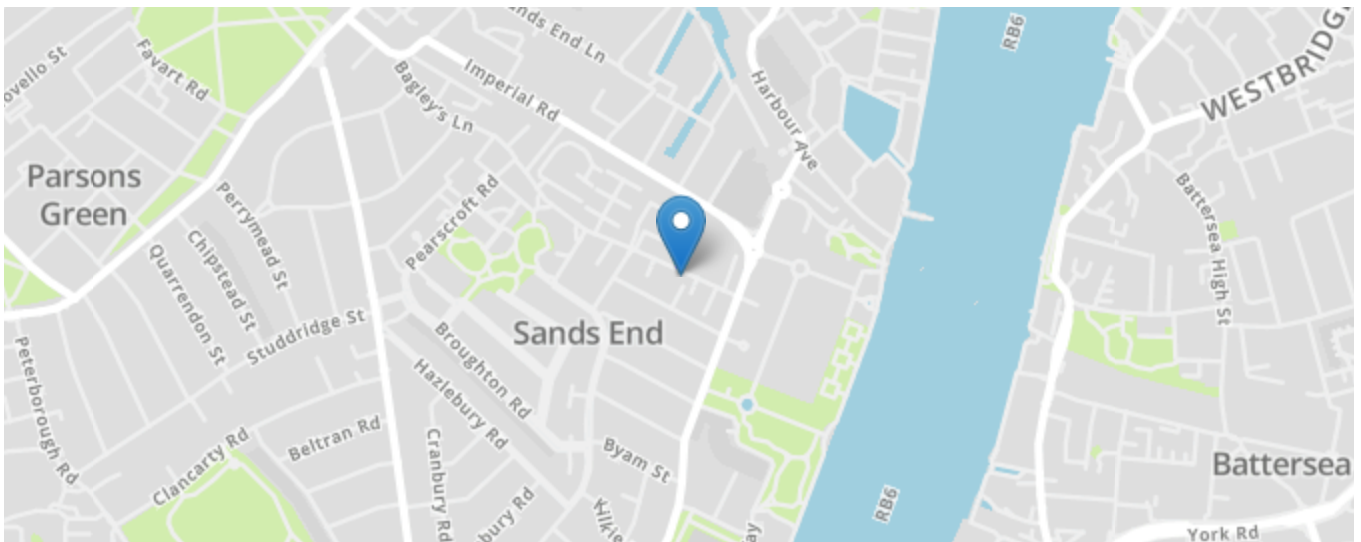
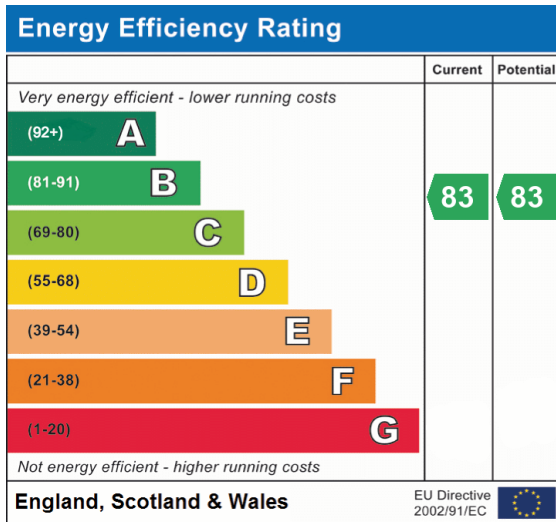
Kitchen

included in reception measurement

Balcony

Bedroom

11' 0" x 10' 5" (3.35m x 3.17m)



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.