

## £125,000 Shared Ownership

Poppy Court, Headstone Drive, Harrow, London HA3 5UB



- Guideline Minimum Deposit £12,500
- First Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Minutes from Harrow & Wealdstone Station
- Guide Min Income Dual £40.4k | Single £46.6k
- Approx. 552 Sqft Gross Internal Area
- Parking Space
- Bakerloo, London Overground and Mainline

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £250,000). This well-presented flat is on the first floor and has a south/south-west-facing reception room with semi-open-plan kitchen area. The bedroom is a good size and the bathroom features decorative floor and wall tiles. Modern insulation standards and double glazing make for a good energy-efficiency rating. There is a row of shops on the opposite side of Headstone Drive plus numerous stores on the nearby High Street and Harrow Leisure Centre is within easy walking distance. Harrow & Wealdstone Station, for Bakerloo Line, London Overground and mainline services, is just a few minutes away on foot. The flat comes with use of an off-street parking space.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 05/01/2007).

**Minimum Share:** 50% (£125,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £421.66 per month (subject to annual review).

**Service Charge:** £179.54 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £40,400 | Single - £46,600 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Harrow. 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).

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Bathroom

7' 6" max. x 6' 2" max. (2.29m x 1.88m)

#### Reception

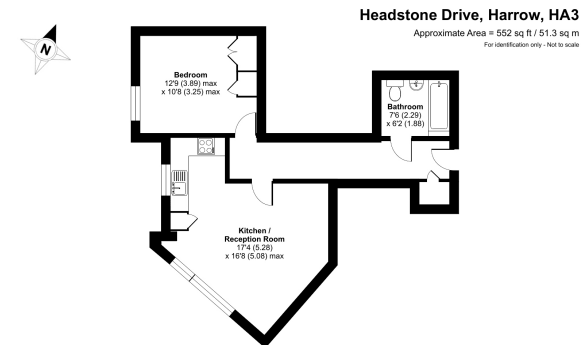
17' 4" x 16' 8" max. (5.28m x 5.08m)

#### Kitchen

included in reception measurement

#### Bedroom

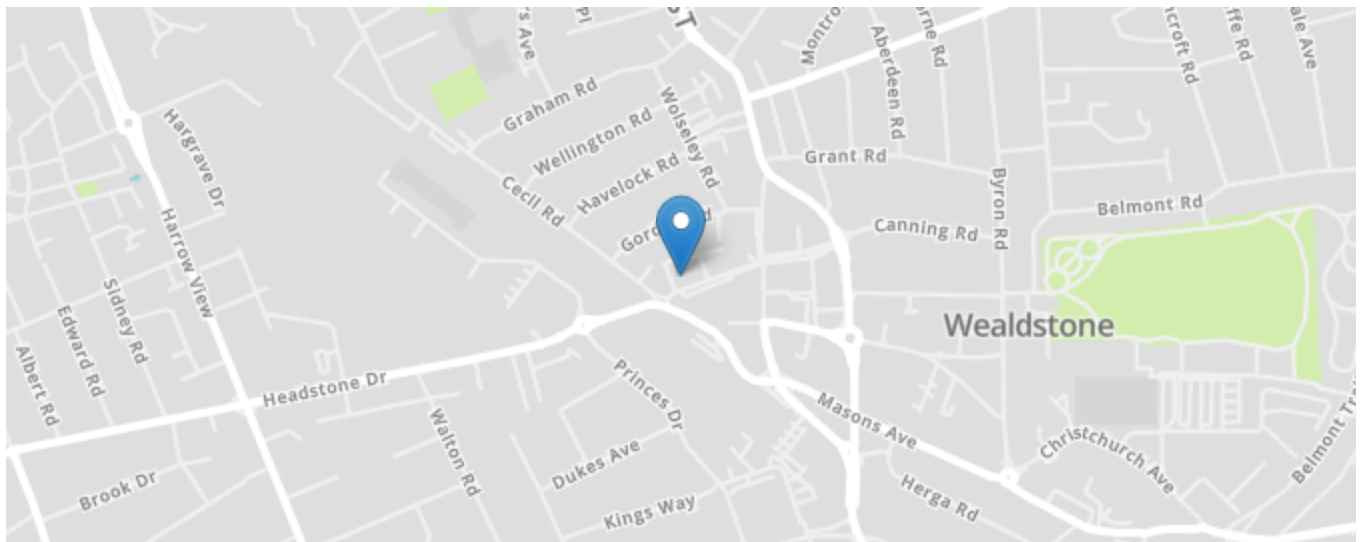
12' 9" x 10' 8" (3.89m x 3.25m)



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Headlines. ©Urbanmoves 2023. Produced for Urban Moves. 4037-130025

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>	76	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.