

## £290,000 Shared Ownership

Balham High Road, London SW17 7ET



- Guide Dual Income £87.6k 15% deposit £43.5k
- Ground and First Floor
- Private Front Terrace and Entrance
- Bathroom plus Downstairs WC
- Guide Single Income £88.4k 30% deposit £87k
- Approx. 950 Sqft Gross Internal Area
- Rear Facing Balcony at First Floor Level
- Very Good Energy-Efficiency Rating

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £725,000). A rare chance to buy a shared-ownership duplex apartment in London. The spacious and smartly-presented property is accessed via a private front terrace and entrance and has a twenty-seven-foot reception with wood flooring. The open-plan kitchen area features sleek, handle-less units and integrated appliances. On the first floor is a generously-sized main bedroom with fitted wardrobe and a rear (east/south-east) facing balcony. There is a second double bedroom, a large hallway storage/utility cupboard, a stylish, high-spec bathroom plus a ground-floor cloakroom and additional, under-stairs storage. Well insulated walls and floor, high performance glazing and a communal heating and hot water system all contribute towards a very good energy-efficiency rating. Balham Station, for the Northern Line plus Southern Railway services, is only a six minute walk away (Google Maps estimate).

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/03/2018).

**Minimum Share:** 40% (£290,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £619.00 per month (subject to annual review).

**Service Charge:** £304.25 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £87,600 (based on minimum share and 15% deposit £43,500) | Single - £88,400 (minimum share, 30% deposit £87,000).

**Council Tax:** Band D, 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. There is no parking space offered with this property.

## DIMENSIONS

### GROUND FLOOR

#### Front Terrace

13' 1" max. x 8' 2" max. (3.99m x 2.49m)

#### Reception

27' 9" max. x 8' 3" max. (8.45m x 2.51m)

#### Kitchen

included in reception measurement

#### Hallway

#### W.C.

5' 3" x 4' 9" (1.60m x 1.46m)

### FIRST FLOOR

#### Landing

#### Upper Hallway

#### Bedroom 1

15' 4" x 10' 4" (4.68m x 3.15m)

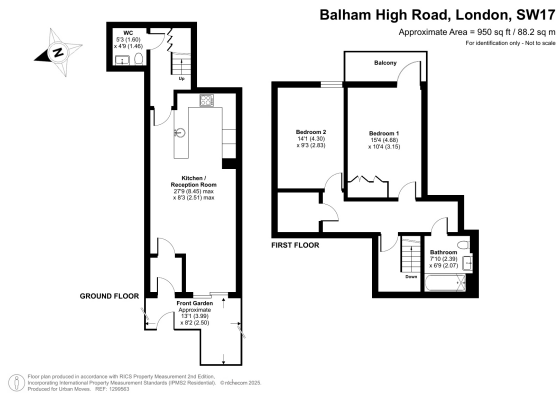
#### Balcony

#### Bedroom 2

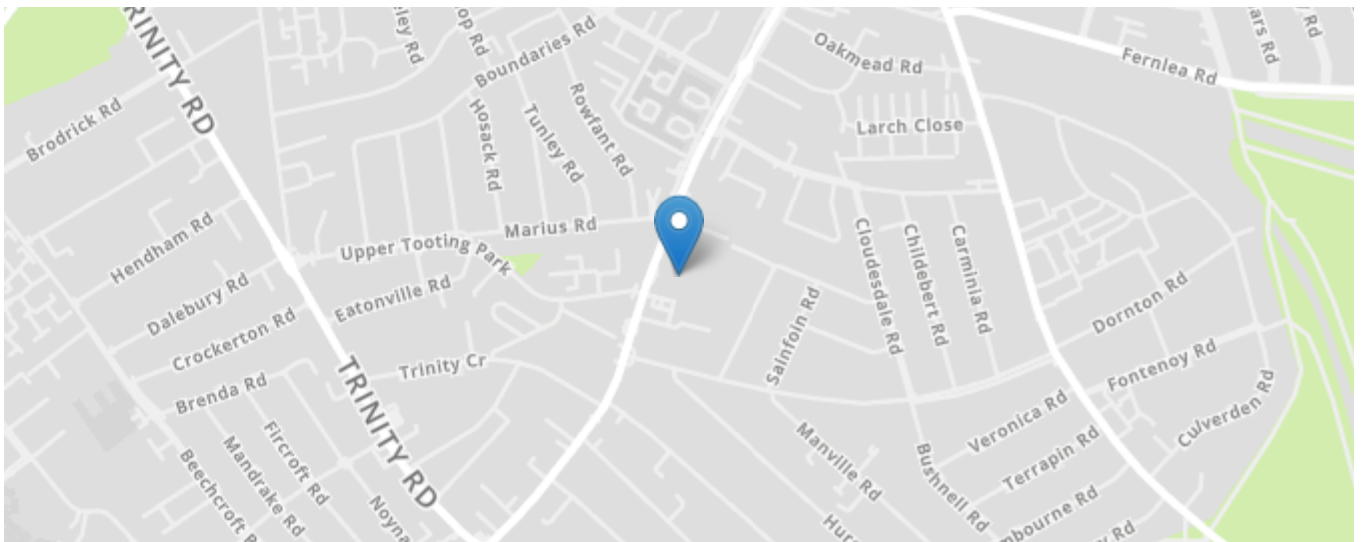
14' 1" x 9' 3" (4.29m x 2.82m)

#### Bathroom

7' 10" max. x 6' 9" max. (2.39m x 2.06m)



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>	83	83
(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.