

£155,000 Shared Ownership

Manilla Street, Canary Wharf, London E14 8QW



- Guideline Minimum Deposit £15,500
- Twenty Seventh Floor
- Dual Aspect Reception Room
- Large Communal Cycle Store
- Shops, Bar and Restaurants Within Easy Reach
- Guide Min Income Dual £76.4k | Single £88.4k
- Balcony plus Communal Roof Terrace
- Communal Lounge/Work Space
- Short Walk to Jubilee/Elizabeth Line + DLR
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £620,000). A great chance to buy a shared-ownership apartment just a short stroll from the centre of Canary Wharf. This attractive, high-spec property is on the twenty-seventh floor and has a twenty-two-foot, dual-aspect reception room with stylish, open-plan kitchen area. A glazed door leads out onto an east-facing balcony which offers a view that stretches to the horizon. There is a generously-sized main bedroom plus a second, comfortable, double bedroom and a sleek, fully-tiled bathroom. A pair of large storage/utility cupboards have been provided and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and low-profile radiators fed from a communal hot water system. The development has a lounge/work space and roof terrace at thirtieth-floor level plus extensive cycle storage in the basement. The river is just minutes away, Thames Clipper, DLR, Jubilee Line and Elizabeth Line connections within easy walking distance and an impressive range of shops, bars, restaurants and other amenities close by.

Housing Association: Clarion.

Tenure: Leasehold (999 years less 3 days from 10/12/2021).

Minimum Share: 25% (£155,000). The housing association will expect that you will purchase the largest share affordable.

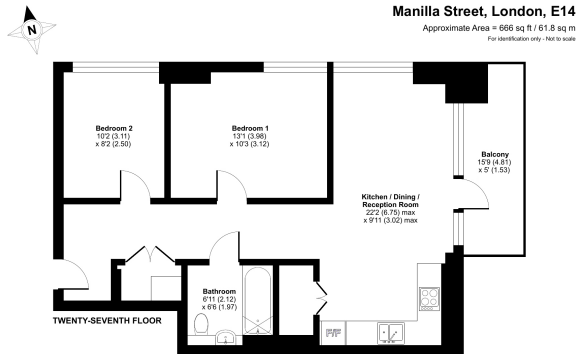
Shared Ownership Rent: £995.36 per month (subject to annual review).

Service Charge: £335.17 per month (subject to annual review).

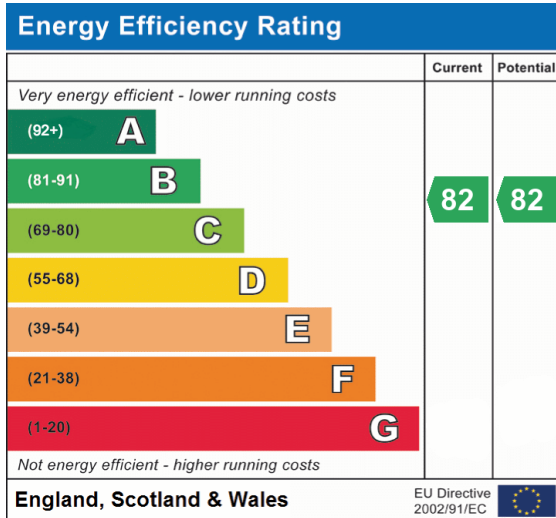
Guideline Minimum Income: Dual - £76,400 | Single - £88,400 (based on minimum share and 10% deposit).

Council Tax: Band E, London Borough of Tower Hamlets. 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.



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating the new Property Measurement Standards (PMS) (Residential). © Urbanmoves 2023. Produced by Urbanmoves. REF: 1000000



DIMENSIONS

TWENTY SEVENTH FLOOR

Entrance Hall

Reception

22' 2" max. x 9' 11" max. (6.76m x 3.02m)

Kitchen

included in reception measurement

Balcony

15' 9" x 5' 0" (4.80m x 1.52m)

Bedroom 1

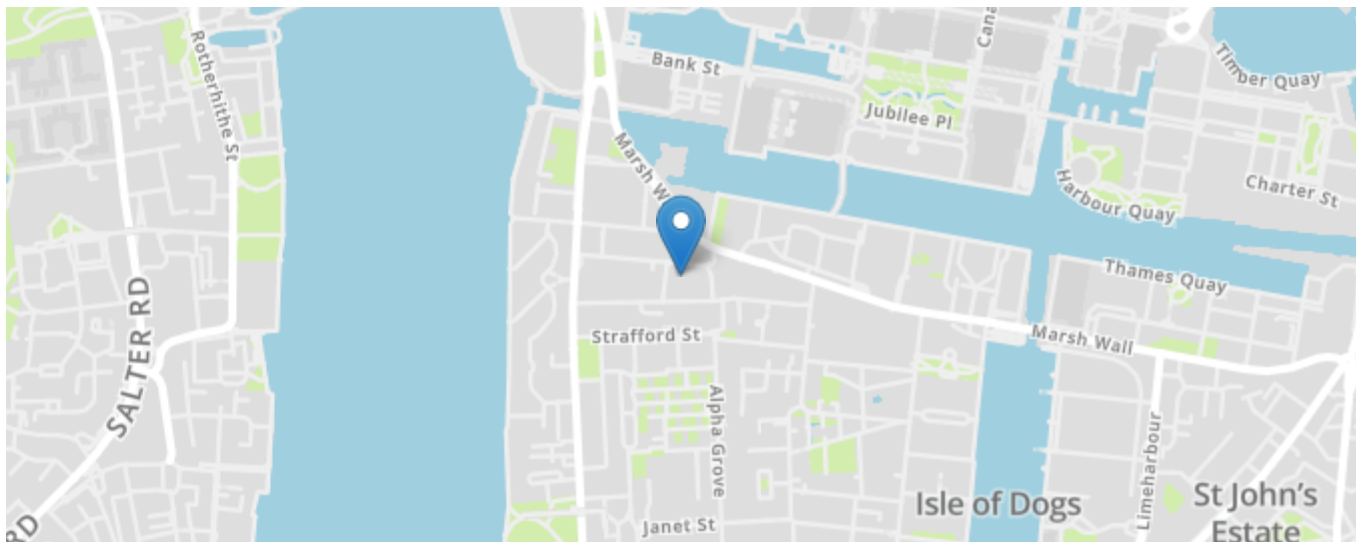
13' 1" max. x 10' 3" max. (3.99m x 3.12m)

Bedroom 2

10' 2" max. x 8' 2" max. (3.10m x 2.49m)

Bathroom

6' 11" max. x 6' 6" max. (2.11m x 1.98m)



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.