

£145,250 Shared Ownership

Nara Building, Conington Road, London SE13 7FH



- Guideline Minimum Deposit £14,525
- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Minutes from Elverson Road DLR
- Guide Min Income: Dual £59.9k | Single £69.0k
- Approx. 783 Sqft Gross Internal Area
- South West Facing Balcony
- Short Walk from Lewisham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £415,000). This beautifully-presented apartment is on the fifth floor and has a spacious reception room with open-plan kitchen area and a door that leads out onto a south-west-facing balcony. The two bedrooms are both comfortable doubles, there is a sleek, monochrome bathroom and useful built-in storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Nara Building is part of the Silkworks development and has a pleasant communal courtyard. Elverson Road DLR is the nearest station with Lewisham, for services into London Bridge/Waterloo East/Charing Cross/Cannon Street/Victoria, also only a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 3 days from 1st of January 2009).

Minimum Share: 35% (£145,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £669.96 per month (subject to annual review).

Service Charge: £304.45 per month (subject to annual review).

Guideline Minimum Income: Dual - £59,900 | Single - £69,000 (based on minimum share and 10% deposit).

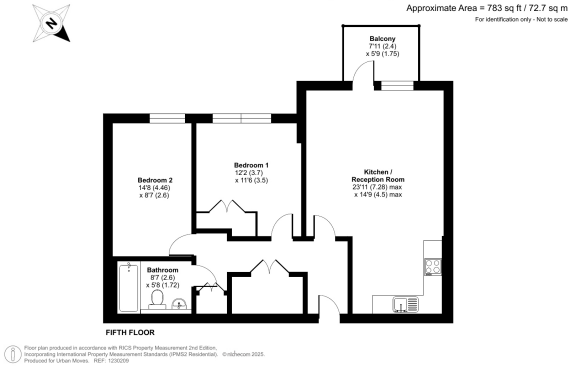
Council Tax: Band C, London Borough of Lewisham. Priority is given to applicants living and/or working in this local authority.

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 without prior written permission (except assistance animals). There is no parking space offered with this property.

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Approximate Area = 783 sq ft / 72.7 sq m

For identification only - Not to scale



DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception

23' 11" max. x 14' 9" max. (7.29m x 4.50m)

Kitchen

included in reception measurement

Balcony

7' 11" x 5' 9" (2.41m x 1.75m)

Bedroom 1

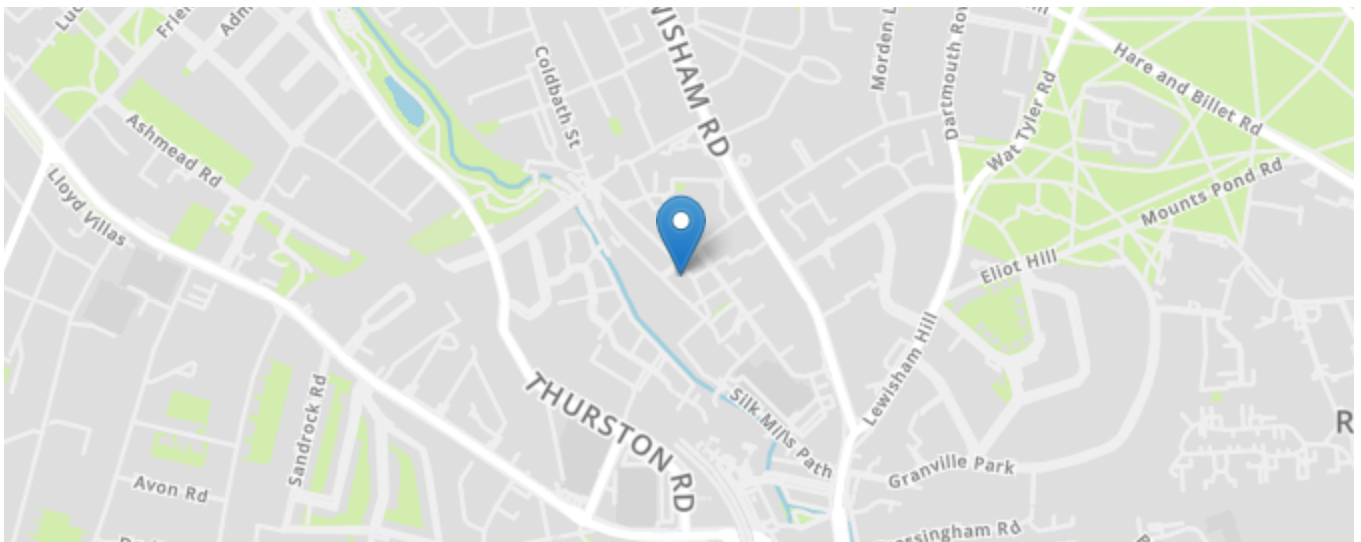
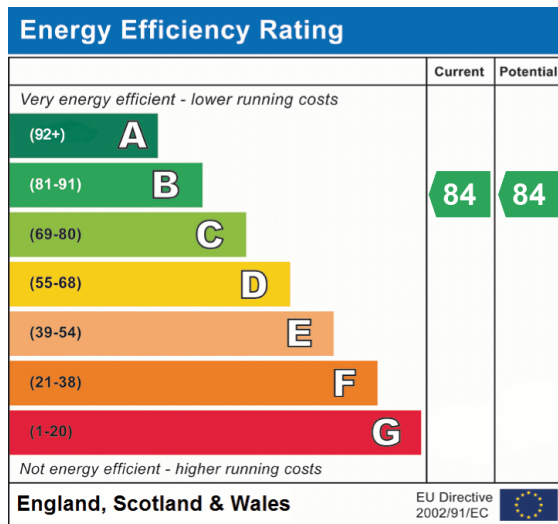
12' 2" x 11' 6" (3.71m x 3.51m)

Bedroom 2

14' 8" x 8' 7" (4.47m x 2.62m)

Bathroom

8' 7" x 5' 8" (2.62m x 1.73m)



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.