

£237,500 Shared Ownership

The Saddler Building, 24 Wharf Road, London N1 7GQ



- Guide Dual Income £84.5k 20% deposit £47.5k
- Second Floor (building has a lift)
- Communal Courtyard and Roof Terrace
- Short Walk from Angel/Old Street
- Guide Single Income £87.7k with 35% (£83.1k) deposit
- Approx. 988 Sqft Gross Internal Area
- Secure Underground Parking Space
- Bathroom plus En-suite

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £950,000). A great chance to buy a spacious and centrally-located apartment with a secure, underground parking space. The smartly-presented property is on the second floor and features a twenty-four-foot reception room with wood flooring and a sleek, open-plan kitchen area. There is large main bedroom with en-suite bathroom plus a second good-sized double bedroom and an attractive bathroom. Both bedrooms include fitted/built-in wardrobes and multiple storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, high-performance glazing and underfloor heating supplied from a communal hot water system all contribute towards a very good energy-efficiency rating. The Saddler Building is part of a modern development and has a communal courtyard and a roof terrace that provides a far-reaching view of the surroundings. Angel and Old Street Stations are nearby and numerous other transport connections and places of interest can be found within comfortable walking distance. The nearest secondary school is Ofsted-rated 'Outstanding' and there are a number of well-thought-of primaries in the local area.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 29/09/2015).

Minimum Share: 25% (£237,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £704.21 per month (subject to annual review).

Service Charge: £514.57 per month (subject to annual review).

Guideline Minimum Income: Dual - £84,500 (based on minimum share and 20% deposit £47,500) | Single - £87,700 (minimum share, 35% deposit £83,125).

Council Tax: Band F, London Borough of Hackney. 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

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

24' 5" max. x 14' 10" max. (7.44m x 4.52m)

Kitchen

included in reception measurement

Bedroom 1

16' 9" max. x 11' 9" max. (5.11m x 3.58m)

En-Suite Shower Room

7' 1" max. x 5' 9" max. (2.16m x 1.75m)

Bedroom 2

12' 11" max. x 10' 10" max. (3.94m x 3.30m)

Bathroom

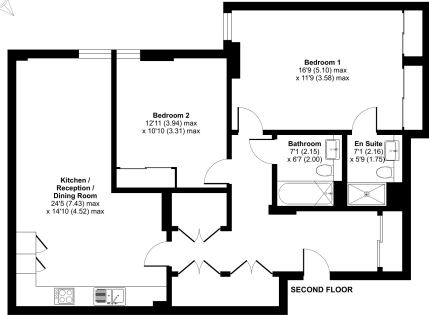
7' 1" max. x 6' 7" max. (2.16m x 2.01m)



Wharf Road, London, N1

Approximate Area = 968 sq ft / 91.8 sq m

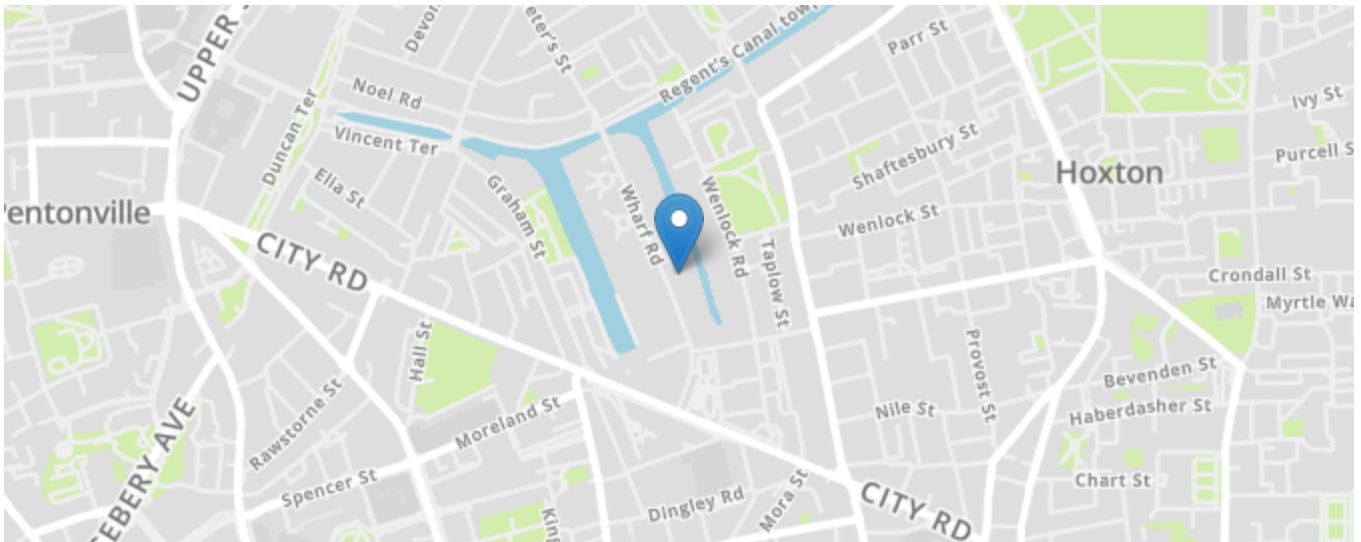
(For identification only - Not to scale)



SECOND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©urbanmoves 2025. Prepared by Urban Moves, 0203 1770005.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.