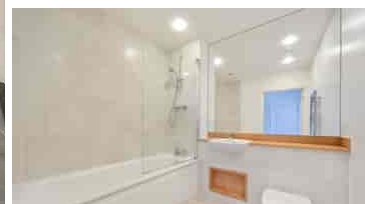


## £128,000 Shared Ownership

Harston Walk, London E3 3GP



- Guideline Minimum Deposit £12,800
- Third Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £40.9k | Single £47.1k
- Approx. 508 Sqft Gross Internal Area
- Stylish Bathroom
- Minutes from Tube/DLR Stations

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £320,000). This smartly-presented apartment is on the third floor and features a reception room with full-height windows and a door that leads out onto the east-facing balcony. There is an attractive, semi-open-plan kitchen, a spacious bedroom and a stylish, high-spec bathroom. Storage/utility cupboards have been provided in the entrance hallway and modern double glazing combined with a communal heating/hot water system make for a good energy-efficiency rating. The development has a communal garden and is just minutes from Devons Road DLR and Bromley-by-Bow Station, for the District and Hammersmith & City Lines.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 4 days from 29/09/2010).

**Minimum Share:** 40% (£128,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £430.34 per month (subject to annual review).

**Service Charge:** £165.32 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £40,900 | Single - £47,100 (based on minimum share and 10% deposit).

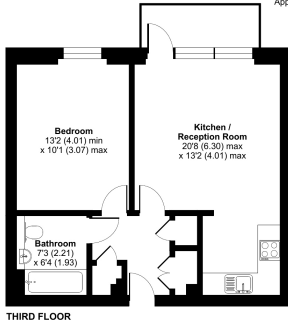
**Council Tax:** Band C, London Borough of Tower Hamlets. Priority is given to applicants living and/or working in this local authority.

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.



### Harston Walk, London, E3

Approximate Area = 508 sq ft / 47.2 sq m  
For verification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2018). Produced by Urban Moves. REF: 1318558

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

20' 8" max. x 13' 2" max. (6.30m x 4.01m)

#### Balcony

#### Kitchen

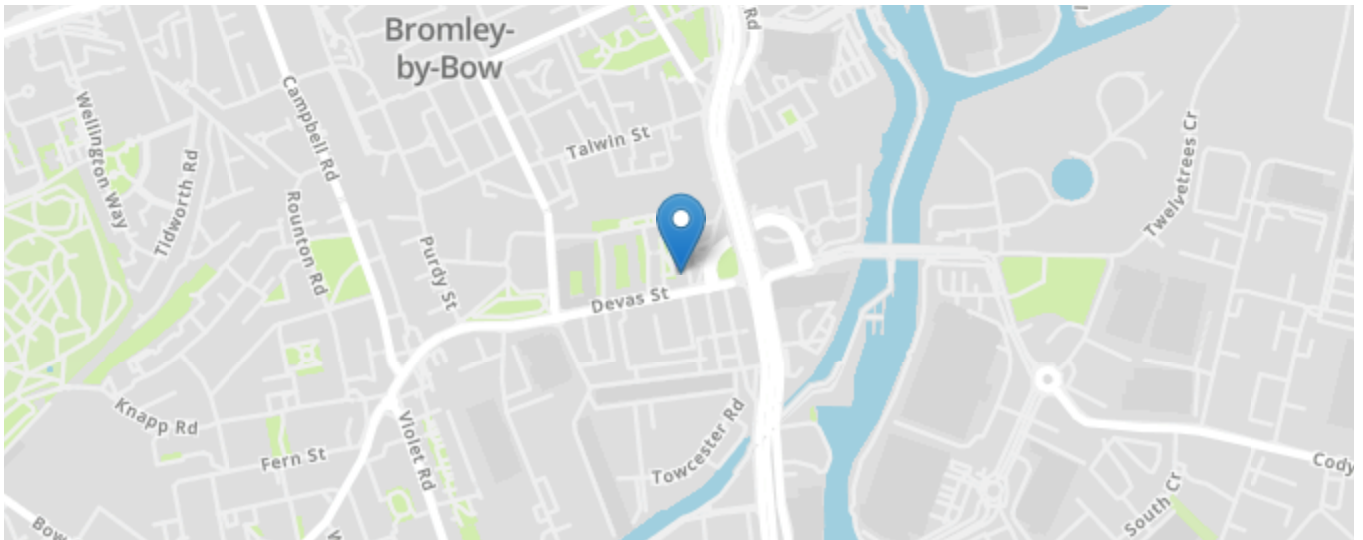
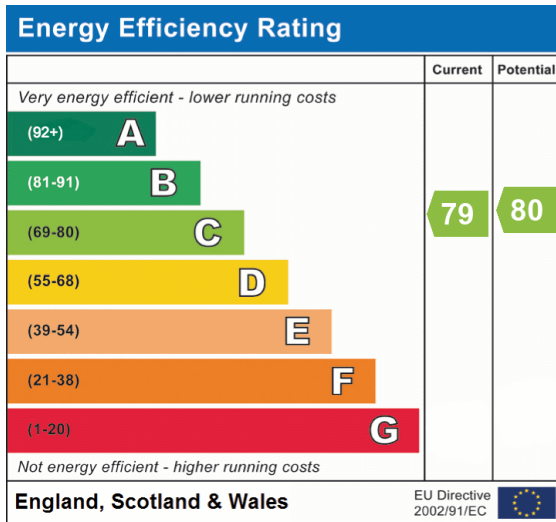
included in reception measurement

#### Bedroom

13' 2" x 10' 1" (4.01m x 3.07m)

#### Bathroom

7' 3" max. x 6' 4" max. (2.21m x 1.93m)



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.