

£160,500 Shared Ownership

Smyth Building, 89 Upper Richmond Road, London SW15 2FU



- Guideline Minimum Deposit £16,050
- Third Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Minutes from East Putney (District Line)
- Guide Min Income Dual £52.2k | Single £59.9k
- Approx. 570 Sqft Gross Internal Area
- Balcony plus Communal Roof Terrace
- Short Walk to Putney Station (SWR into Waterloo)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £535,000). A great chance to buy a shared ownership apartment in such an enviable location. The Smyth Building is very close to East Putney Underground Station, just minutes from Putney Station and High Street and only a short walk from the Thames. The property available is on the third (top) floor and features a twenty-two-foot main room with near-full-height windows, attractive flooring and open-plan kitchen area. There is a spacious bedroom with fitted wardrobe, a luxurious bathroom and a large storage/utility cupboard in the entrance hallway. Both the bedroom and reception provide access to a rear (south/south-west) facing balcony. Modern insulation standards, high performance glazing and under floor heating supplied from a communal system have resulted in a very good energy-efficiency rating. The development has a communal cycle store and a well-maintained roof terrace.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 05/03/2018).

Minimum Share: 30% (£160,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £403.78 per month (subject to annual review).

Service Charge: £288.67 per month (subject to annual review).

Guideline Minimum Income: Dual - £52,200 | Single - £59,900 (based on minimum share and 10% deposit).

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. Pets not permitted (except assistance animals). There is no parking space offered with this property.

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

22' 0" max. x 11' 9" (6.71m x 3.58m)

Kitchen

included in reception measurement

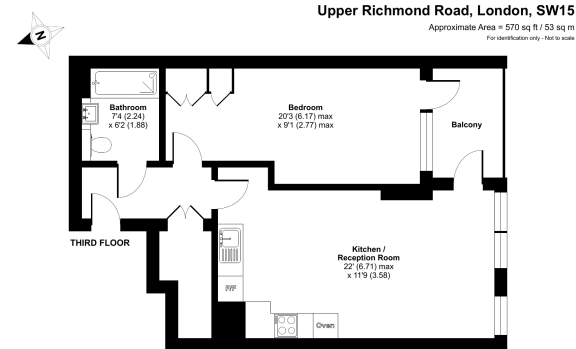
Balcony

Bedroom

20' 3" max. x 9' 1" max. (6.17m x 2.77m)

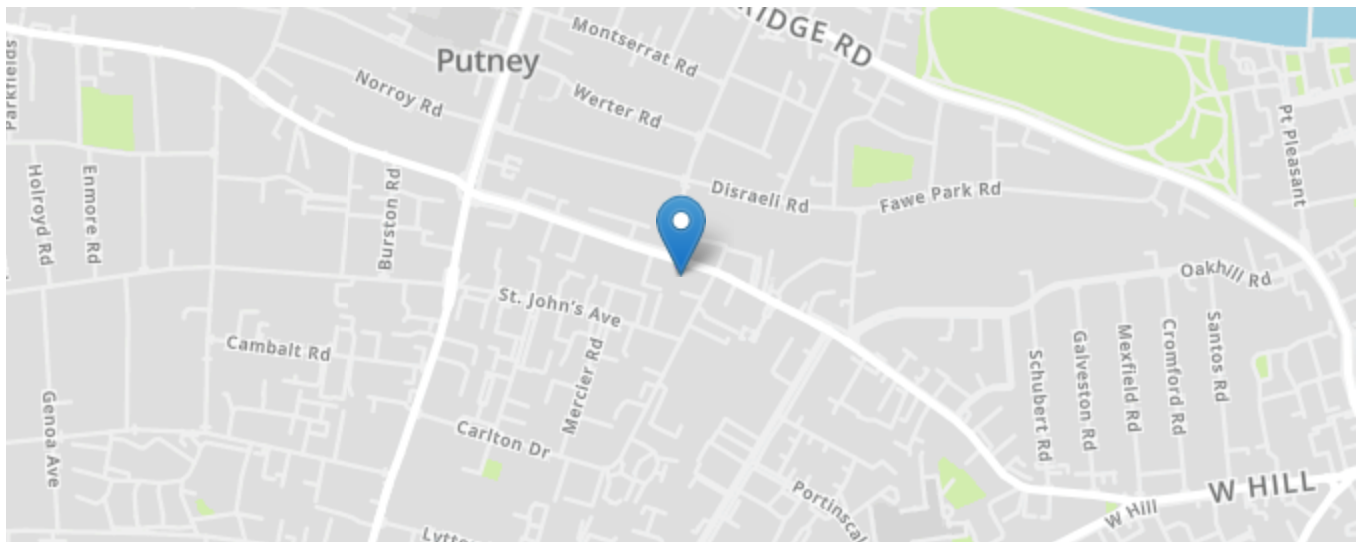
Bathroom

7' 4" max. x 6' 2" max. (2.24m x 1.88m)



① Floor plan generated in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential, 4th Edition 2023. Produced by Urban Moves, REF: 1204010

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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.