

£170,000 Shared Ownership

Elmbridge House, 1 Palmer Road, London SW11 4FZ



- Guideline Minimum Deposit £17,000
- Fifth Floor (building has a lift)
- Balcony
- Minutes from Battersea Park
- Guide Min Income Dual £66.7k | Single £76.9k
- Approx. 568 Sqft Gross Internal Area
- Underfloor Heating Throughout
- Short Walk to Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £680,000). A smartly-presented apartment on the fifth floor. The high-spec property features a spacious reception room with attractive flooring, open-plan kitchen and a door that leads out onto the east-facing balcony. The bedroom is generously-sized, the bathroom stylish with premium fittings and a pair of storage/utility cupboards have been provided in the entrance hallway. Elmbridge House is part of a recently-built development in the Nine Elms Regeneration Area. Demanding insulation standards, high performance glazing and underfloor heating fed from a communal hot water system make for a very good energy-efficiency rating. Battersea Park is only a few minutes away, offering a lake, sports facilities and large open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as a new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and nearby Chelsea Bridge also means areas north of the Thames are within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/01/2020).

Minimum Share: 25% (£170,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £741.06 per month (subject to annual review).

Service Charge: £258.11 per month (subject to annual review).

Guideline Minimum Income: Dual - £66,700 | Single - £76,900 (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 however we understand parking spaces can be rented, directly from St William Homes, for an annual fee of £1200.

DIMENSIONS

FIFTH FLOOR

Entrance Hall

Bathroom

9' 2" max. x 5' 8" max. (2.79m x 1.73m)

Reception

16' 3" x 15' 7" (4.95m x 4.75m)

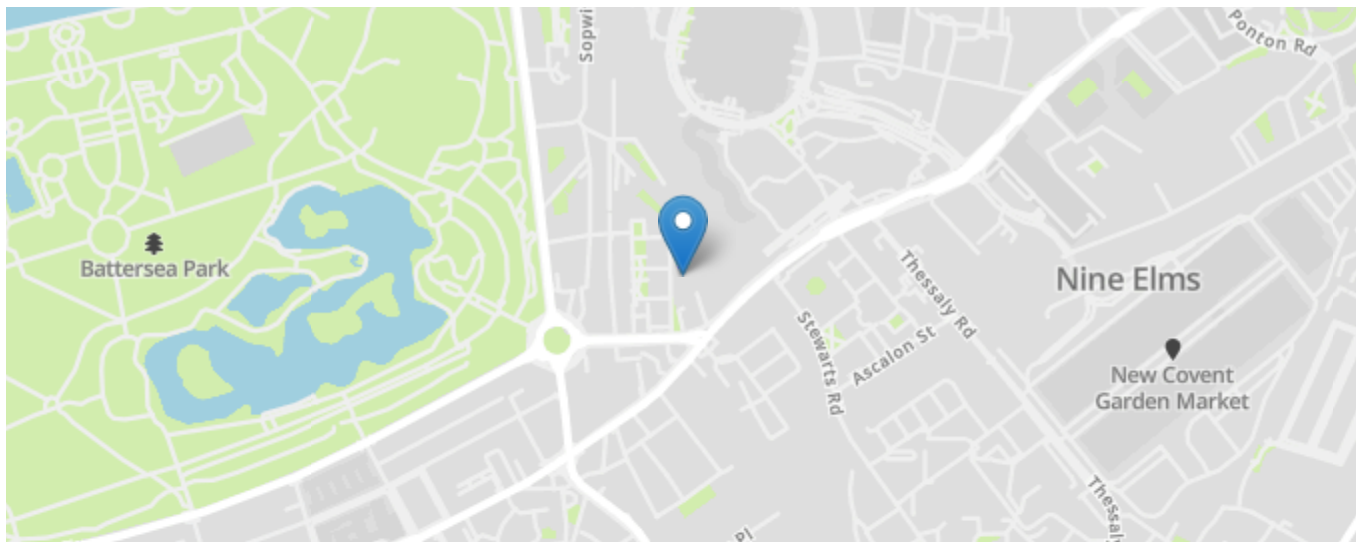
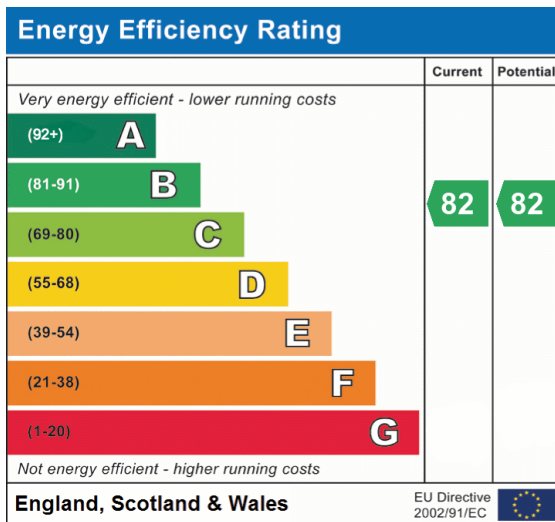
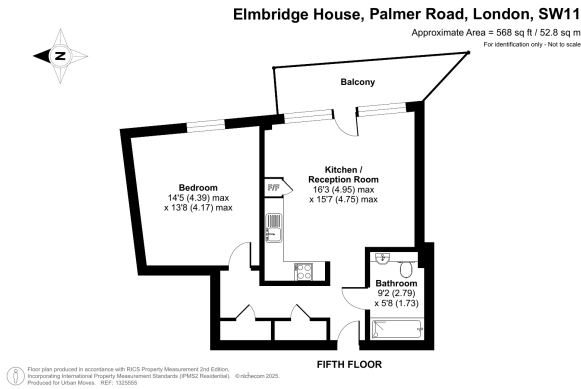
Kitchen

included in reception measurement

Balcony

Bedroom

14' 5" max. x 13' 8" max. (4.39m x 4.17m)



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.