

## £93,750 Shared Ownership

Nara Building, Conington Road, London SE13 7FH



- Guideline Minimum Deposit £9,375
- Third Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Minutes from Elverson Road DLR
- Guide Min Income Dual £46.3k | Single £52.9k
- Approx. 667 Sqft Gross Internal Area
- Communal Courtyard
- Short Walk to Lewisham Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £375,000). A well-proportioned and well-presented apartment on the third floor of this modern development. The property has an almost twenty-three-foot reception room with a large window at one end and an open-plan kitchen at the other. There is a large main bedroom plus a second, comfortable, double bedroom and a simple, white-tiled bathroom. A pair of fitted storage/utility cupboard have been provided in the entrance hall and 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 which 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 just a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 01/01/2009).

**Minimum Share:** 25% (£93,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £660.47 per month (subject to annual review).

**Service Charge:** £269.65 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £46,300 | Single - £52,900 (based on minimum share and 10% deposit).

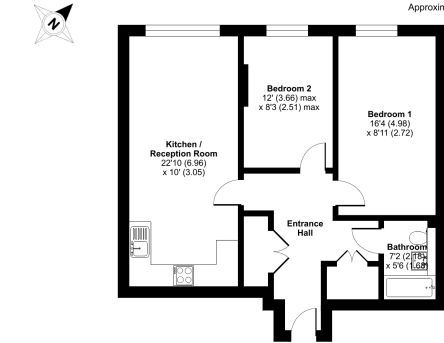
**Council Tax:** Band C, London Borough of Lewisham. Priority is given to applicants living and/or working in this local authority.

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 (except assistance animals). There is no parking space offered with this property.

Conington Road, London, SE13

Approximate Area = 667 sq ft / 62 sq m

For identification only - Not to scale



Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced by Urban Moves. REF: 1325407

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

22' 10" x 10' 0" (6.96m x 3.05m)

#### Kitchen

included in reception measurement

#### Bedroom 1

16' 4" x 8' 11" (4.98m x 2.72m)

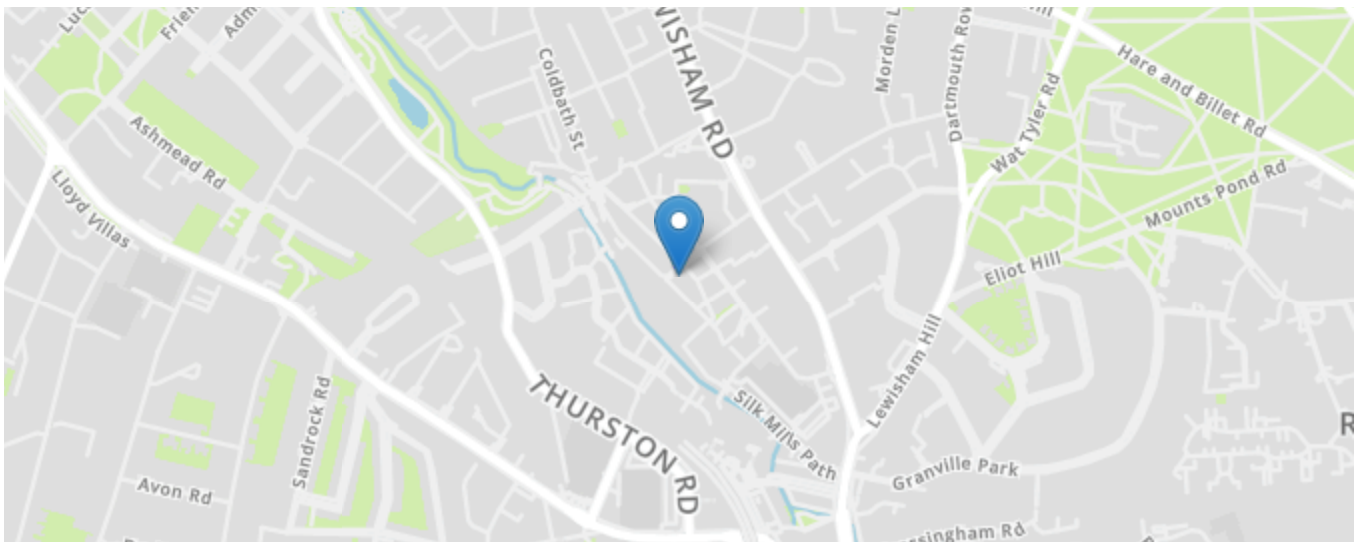
#### Bedroom 2

12' 0" x 8' 3" max. (3.66m x 2.51m)

#### Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.