

£210,000 Shared Ownership

Devonshire House, 50 Putney Hill, London SW15 6DJ



- Guide Dual Income £86.6k 25% deposit £52.5k
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Secure Parking Space
- Guide Single Income £87.7k 45% deposit £94.5k
- Approx. 744 Sqft Gross Internal Area
- Concierge, Gym, Communal Garden and Terrace
- Minutes from Putney/East Putney Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £600,000). A great opportunity to buy a shared ownership property in this highly desirable location. Devonshire House is just minutes from Putney Station (SWR services in to Clapham Junction/Waterloo) and East Putney (District Line). North is Putney High Street and the Thames, to the South, the green spaces of Putney Heath and only slightly further away, Wimbledon Common and Richmond Park. The block is built to modern, high standards of energy-efficiency and features a communal heating and hot water system. This second-floor apartment has a spacious reception room with balcony and a semi-open-plan kitchen area featuring sleek units and integrated appliances. The two bedrooms are both good-sized doubles and one includes a fitted, mirror-fronted wardrobe and en-suite shower room. There is a simple yet stylish main bathroom and a pair of storage/utility cupboards in the hallway. The apartment comes with use of a secure parking space and the development has a concierge, residents' gym, communal garden and roof terrace.

Housing Association: A2Dominion.

Tenure: Leasehold (155 years less 5 days from 01/01/2011).

Minimum Share: 35% (£210,000).

Shared Ownership Rent: £1025.79 per month (subject to annual review).

Service Charge: £444.65 per month (subject to annual review).

Guideline Minimum Income: Dual £86,600 (based on minimum share and 25% deposit £52,500) | Single £87,700 (minimum share, 45% deposit £94,500).

Council Tax: Band F, London Borough of Wandsworth (£1488.03 for 2025-26). 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 Hallway

Reception

25' 4" max. x 10' 9" max. (7.71m x 3.28m)

Balcony

Kitchen

included in reception measurement

Bedroom 1

14' 5" max. x 9' 5" max. (4.39m x 2.87m)

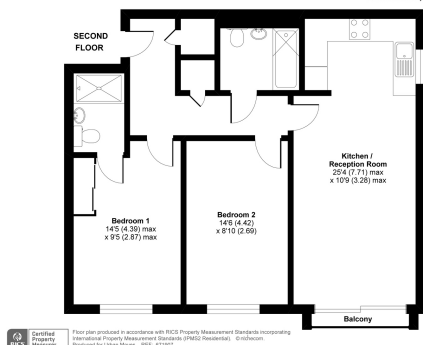
En-Suite Shower Room

Bedroom 2

14' 6" x 8' 10" (4.42m x 2.69m)

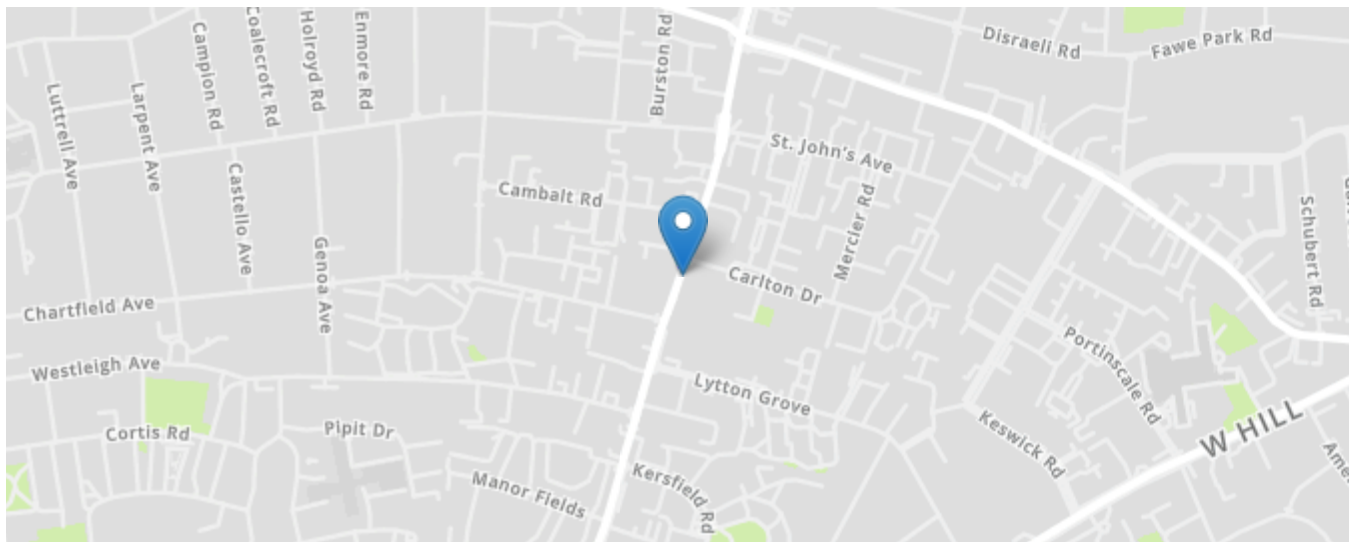
Bathroom

Putney Hill, London, SW15
Approximate Area = 744 sq ft / 69.1 sq m
For identification only - Not to scale



Verified
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS) (Residential) - Groundwork.
Produced for Urban Moves, REF: 671907

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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.