

£126,000 Shared Ownership

Nara Building, Conington Road, London SE13 7FH



- Guideline Minimum Deposit £12,600
- Fifth Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Minutes from Elverson Road DLR
- Guide Min Income Dual £34.3k | Single £40.6k
- Approx. 462 Sqft Gross Internal Area
- Overlooks Communal Garden
- Short Walk to Lewisham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £280,000). A fifth-floor apartment with near-full-height windows that overlook the communal garden. The property has a good-sized reception room with wood flooring and a semi-open-plan kitchen. There is a spacious bedroom, a simple, whitetiled bathroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls, modern double glazing and a communal heating and hot water system make for a good energy-efficiency rating. Nara Building is part of the Silkworks development. 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: 45% (£126,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £244.46 per month (subject to annual review).

Service Charge: £199.47 per month (subject to annual review).

Guideline Minimum Income: Dual - £34,300 | Single - £40,600 (based on minimum share and 10% deposit).

Council Tax: Band B, 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.

DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception Room

15' 6" x 10' 3" (4.72m x 3.12m)

Kitchen

7' 8" x 7' 2" (2.34m x 2.18m)

Bedroom

15' 6" max. x 9' 4" max. (4.72m x 2.84m)

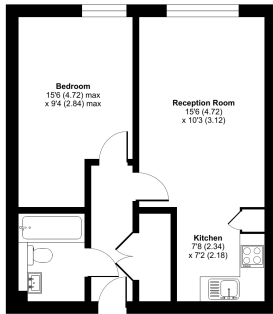
Bathroom



Conington Road, London, SE13

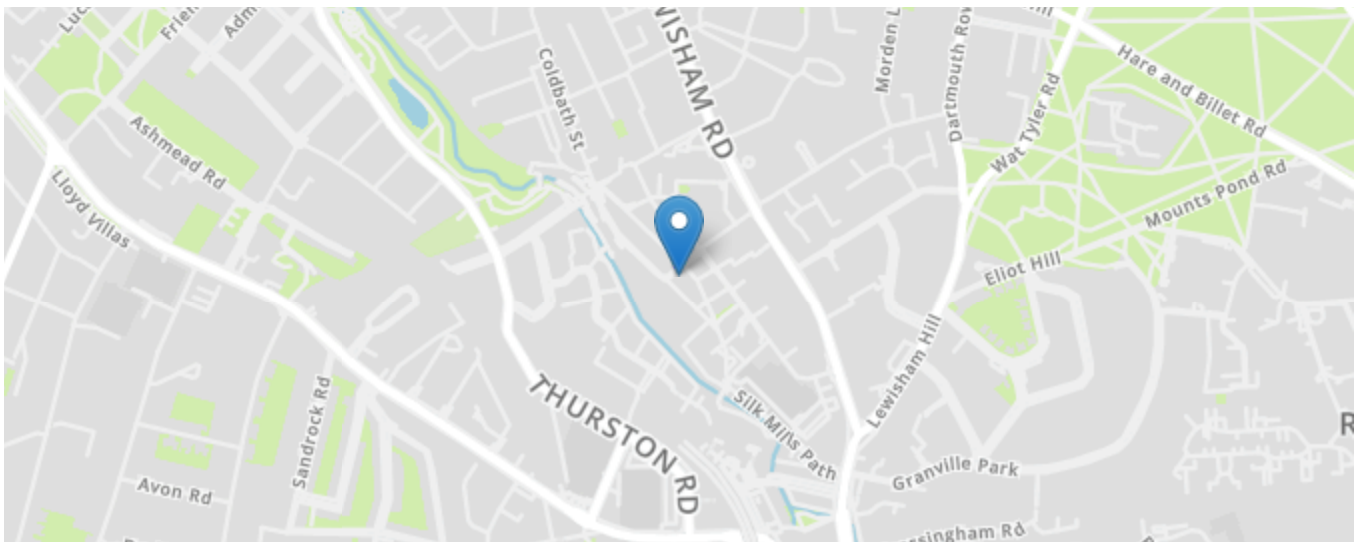
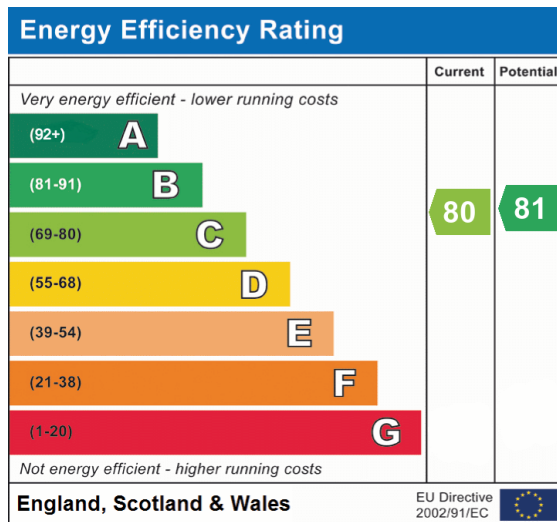
Approximate Area = 462 sq ft / 43 sq m

For identification only - Not to scale



FIFTH FLOOR

Plan also prepared in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), London 2025. Produced for Urban Moves. REF: 100450



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.