

£135,000 Shared Ownership

The Saddler Building, 24 Wharf Road, London N1 7GQ



- Guideline Minimum Deposit £13,500
- Third Floor (building has a lift)
- Utility Room
- Communal Courtyard and Roof Terrace
- Guide Min Income Dual £58.7k | Single £67.6k
- Approx. 550 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk to Angel/Old Street

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £540,000). This third-floor apartment is well-presented and well-located: Just off City Road and within easy reach of Old Street, Shoreditch, Clerkenwell and Angel. Internal features include a twenty-four-foot reception room with sleek, open-plan kitchen, a good-sized bedroom with fitted wardrobe, a stylish, high-spec bathroom and a large utility room off the hallway. The Saddler Building is a modern development with pleasant courtyards and a roof terrace which provides a panoramic view of the surrounding area. Well insulated walls, modern double glazing and underfloor heating supplied from a communal hot water system make for a very good energy-efficiency rating.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 29/09/2015).

Minimum Share: 25% (£135,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £675.76 per month (subject to annual review).

Service Charge: £328.01 per month (subject to annual review).

Guideline Minimum Income: Dual - £58,700 | Single - £67,600 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Hackney. 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 Hallway

Utility Room

7' 6" max. x 7' 5" max. (2.29m x 2.25m)

Reception

24' x 10' 6" (7.32m x 3.20m)

Kitchen

included in reception measurement

Bathroom

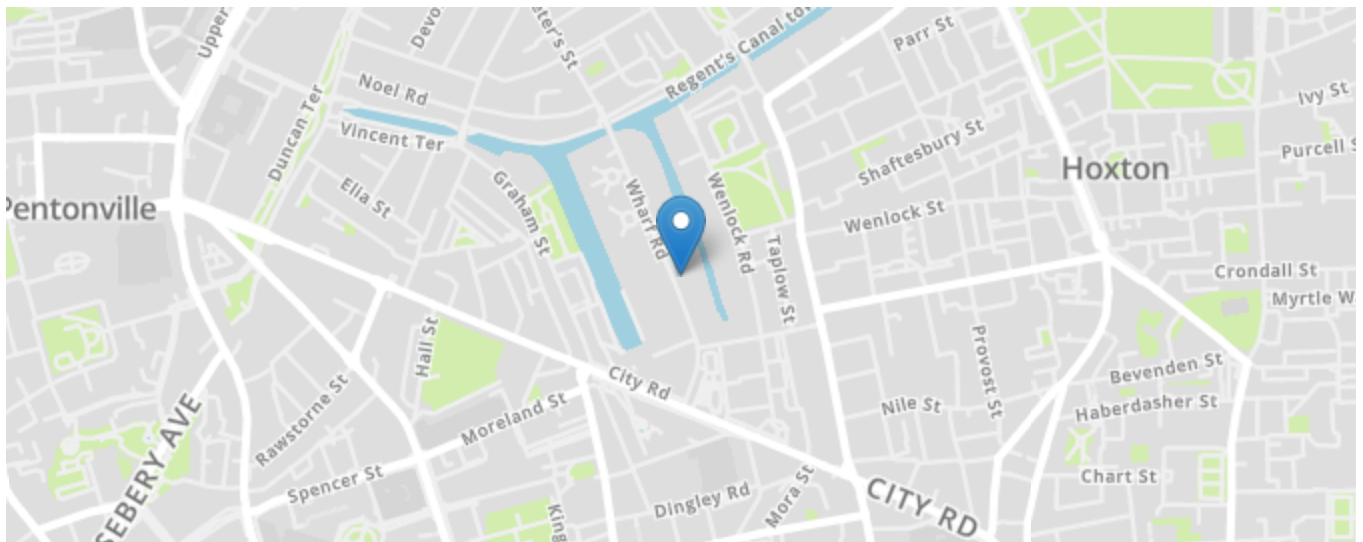
Bedroom

12' x 10' 6" (3.66m x 3.20m)



THIRD FLOOR

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