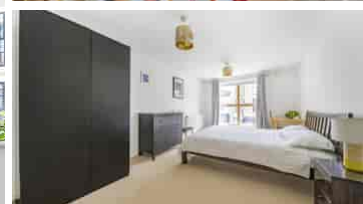


£225,000 Shared Ownership

William Gattie House, 106 Lillie Road, London SW6 7SR



- Guide Min. Income Dual £78.3k with £22.5k Deposit
- First Floor
- Two Good-Sized Double Bedrooms
- Communal Roof Terrace
- West Brompton for District Line/London Overground
- Guide Min. Income Single £78.7k with £45k Deposit
- Approx. 824 Sqft Gross Internal Area
- Bike Storage
- Great Range of Local Amenities
- West Kensington for District/Elizabeth Lines

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £562,500). A rare chance to buy a shared-ownership property in such a central and desirable location. The smartly-presented, south-east-facing flat is on the first floor of an attractive, modern building with gated forecourt. Internal features include a large reception room with open-plan kitchen area, a spacious main bedroom plus a good-sized second double bedroom and a simple, white-tiled and naturally lit bathroom. The flat comes with bike storage and residents of the block can make use of the communal roof terrace. West Brompton, for London Overground and District Line services, is the nearest station and just a short walk away. West Kensington is only a couple of minutes further and offers access to other District Line routes plus the Elizabeth Line. Fulham Broadway provides an additional transport option, along with a range of shops and other amenities. Ofsted list seven (state) schools within a half-mile radius that are rated either 'Good' or 'Outstanding'.

Housing Association: Shepherds Bush Housing Association.

Tenure: Leasehold (125 years from 17/06/2011).

Share Available: 40% (£225,000).

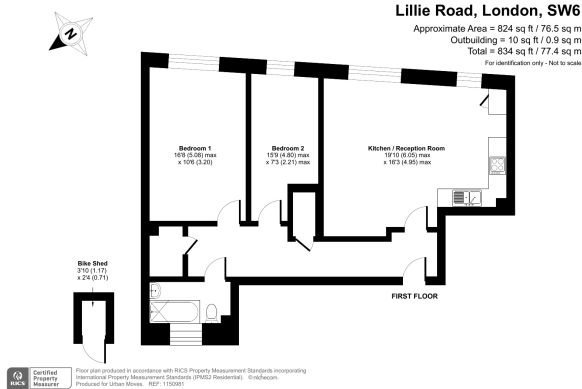
Shared Ownership Rent: £768.54 per month (subject to annual review).

Service Charge: £203.05 per month (subject to annual review).

Guideline Minimum Income: Dual - £78,300 with a 10% (£22,500) deposit | Single - £78,700 with a 20% (£45,000) deposit.

Council Tax: Band E, London Borough of Hammersmith & Fulham.

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

FIRST FLOOR

Entrance Hallway

Reception Room

19' 10" max. x 16' 3" max. (6.05m x 4.95m)

Kitchen

included in reception measurement

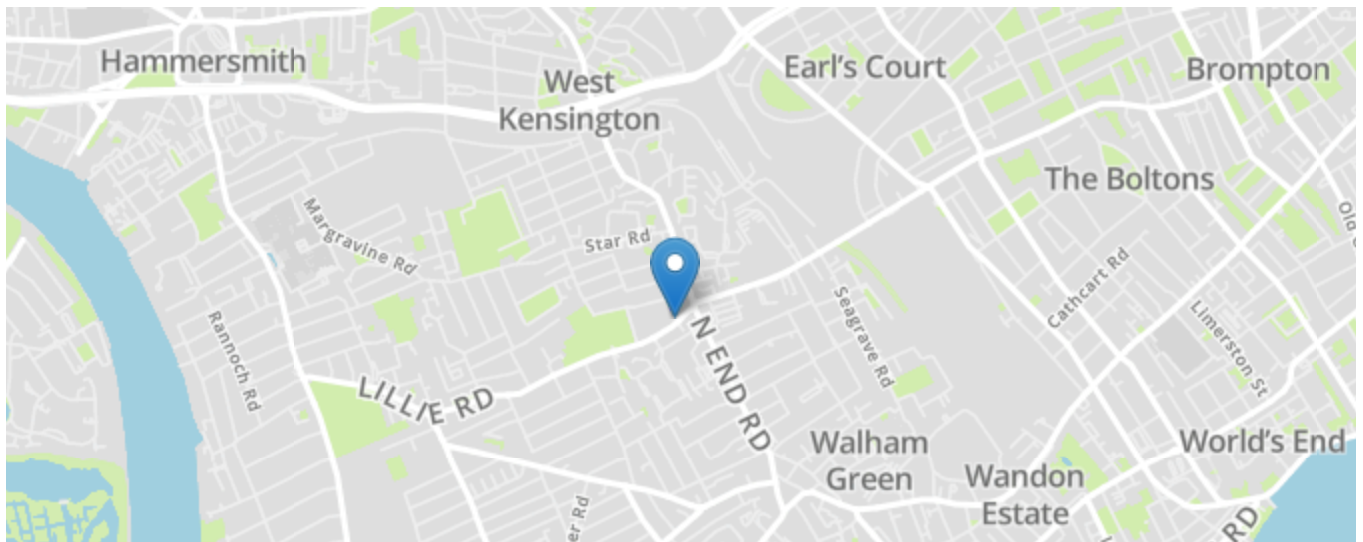
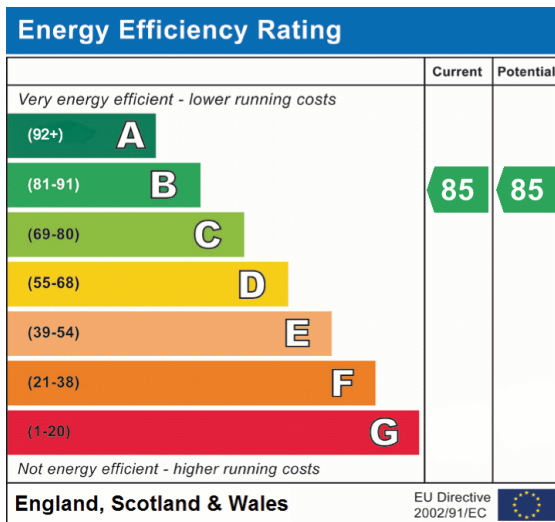
Bedroom 1

16' 8" max. x 10' 6" (5.08m x 3.20m)

Bedroom 2

15' 9" max. x 7' 3" max. (4.80m x 2.21m)

Bathroom



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.