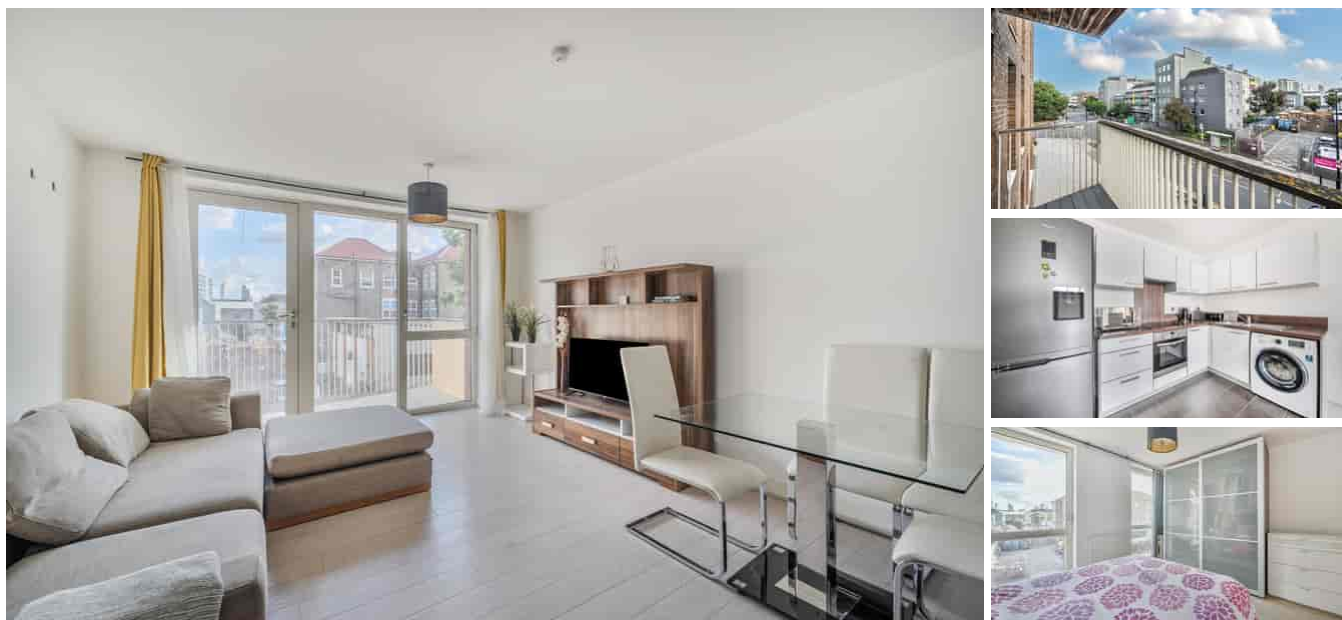


£150,000 Shared Ownership

Harston Walk, London E3 3GP



- Guideline Minimum Deposit £15,000
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Communal Garden
- Guide Min Income Dual £43.3k | Single £49.6k
- Approx. 517 Sqft Gross Internal Area
- South Facing Balcony
- Minutes from Tube/DLR Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £300,000). A smartly-presented apartment on the second floor of this modern development. The property has a twenty-one-foot reception room with attractive, open-plan kitchen at one end and a south-facing balcony at the other. There is a good-sized bedroom, a stylish bathroom and some useful, built-in storage space. Well insulated walls, double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The development has a communal garden and is just minutes from Devons Road DLR and Bromley-by-Bow Station, for the District and Hammersmith & City Lines.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 4 days from 29/09/2010).

Minimum Share: 50% (£150,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £362.17 per month (subject to annual review).

Service Charge: £168.40 per month (subject to annual review).

Guideline Minimum Income: Dual - £43,300 | Single - £49,600 (based on minimum share and 10% deposit).

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

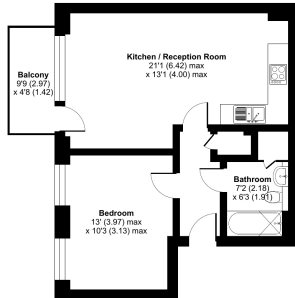
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.



Harston Walk, London, E3

Approximate Area = 517 sq ft / 48 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves Ltd 2025. Produced for Urban Moves. REF: 1345871

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

DIMENSIONS

SECOND FLOOR

Entrance Hall

Bedroom

13' 0" x 10' 3" max. (3.97m x 3.13m)

Bathroom

7' 2" max. x 6' 3" max. (2.18m x 1.91m)

Reception

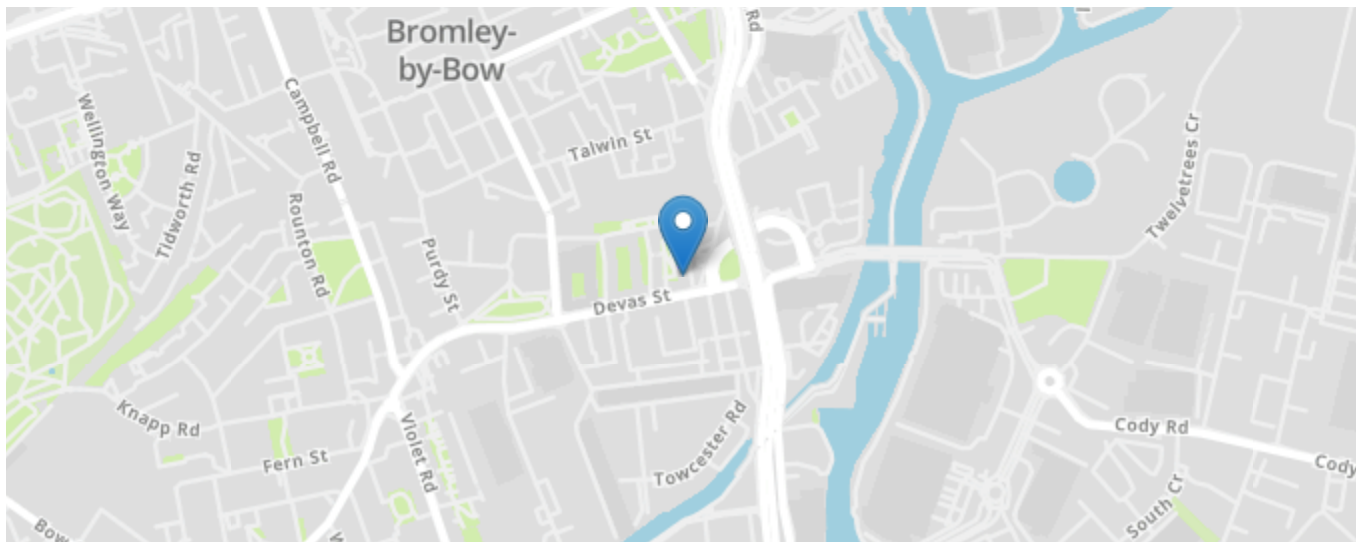
21' 1" max. x 13' 1" max. (6.42m x 4.00m)

Kitchen

included in reception measurement

Balcony

9' 9" x 4' 8" (2.97m x 1.42m)



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.