

£177,500 Shared Ownership

Radley House, 10 Palmer Road, London SW11 4FS



- Guide Dual Income £83k 10% deposit £17.8k
- First Floor (building has a lift)
- Balcony
- Comfort Cooling
- Minutes from Battersea Park
- Guide Single Income £88.1k 25% deposit £44.4k
- Approx. 662 Sqft Gross Internal Area
- Underfloor Heating
- Communal Garden
- Short Walk to Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £710,000). A great chance to buy a shared-ownership apartment in such a desirable, central location. The spacious and immaculately presented property is on the first floor and features a reception room with attractive wood flooring, a sleek, modern kitchen area and a large sliding door which opens onto the balcony. The generously-sized bedroom has a full-height, corner window, the bathroom is stylish and high spec and a utility room has been provided just inside the entrance. Radley House is part of a recently-built development in the Nine Elms Regeneration Area. The energy-efficiency rating is very good, thanks to demanding insulation standards and high performance glazing. There is comfort cooling for the warmer months and underfloor heating for when the weather turns colder. Residents can enjoy use of a very pleasant communal garden plus Battersea Park is only a few minutes away, offering a lake, sports facilities and large open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as the new Northern Line station. Nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2020).

Minimum Share: 25% (£177,500).

Shared Ownership Rent: £1060.39 per month (subject to annual review).

Service Charge: £305.94 per month (subject to annual review).

Guide Line Minimum Income: Dual - £83,000 (based on minimum share and 10% deposit £17,750) | Single - £88,100 (minimum share, 25% deposit £44,375).

Council Tax: Band D, London Borough of Wandsworth. 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

FIRST FLOOR

Reception

27' 1" x 14' 1" (8.26m x 4.28m)

Kitchen

included in reception measurement

Balcony

10' 6" x 6' 11" (3.19m x 2.10m)

Bedroom

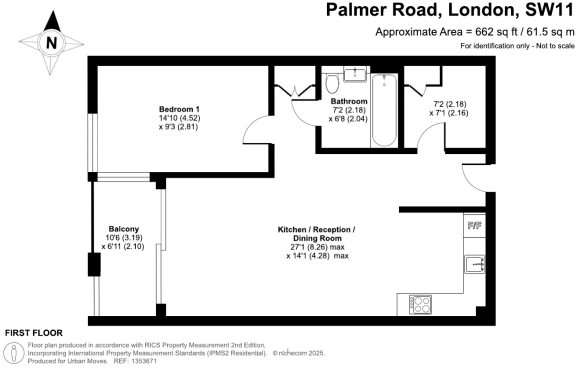
14' 10" x 9' 3" (4.52m x 2.81m)

Bathroom

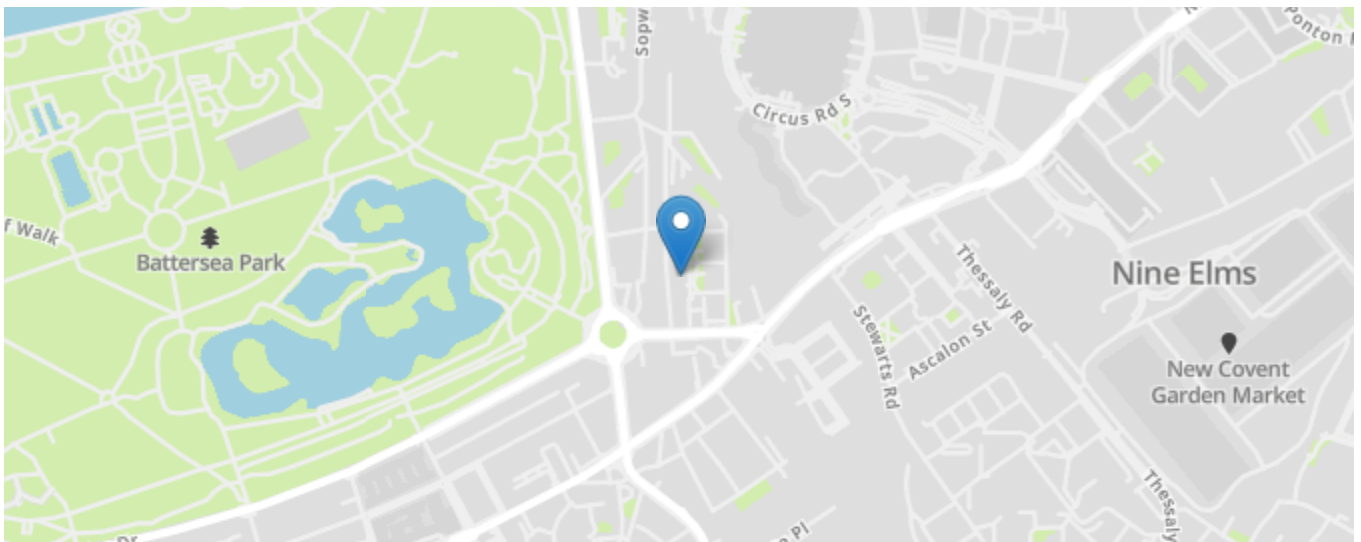
7' 2" x 6' 8" (2.18m x 2.04m)

Utility Room

7' 2" x 7' 1" (2.18m x 2.16m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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.