

£288,750 Shared Ownership

Simone House, 74a Holmes Road, London NW5 3AT



- Guideline Minimum Deposit £28,875
- Top Floor (fourth - building has a lift)
- Very Good Energy-Efficiency Rating
- 6 Minutes to Euston (TfL)
- Guide Min Income Dual £68.2k | Single £78.7k
- Approx. 500 Sqft Gross Internal Area
- Short Walk to Kentish Town Station
- 6 Minutes to St Pancras (National Rail)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £385,000). A one-bedroom flat on the top floor (building has a lift) of a modern development in Kentish Town. The property features a twenty-six-foot, open-plan kitchen/reception room and a good-sized bedroom. The energy-efficiency rating is very good, thanks to well insulated walls, modern double glazing and gas central-heating. The shops, cafes and restaurants of Kentish Town Road are only a few minutes walk away and Kentish Town Station, for the Northern Line and Thameslink services via St Pancras, Farringdon and Blackfriars, is close by. Kentish Town West provides access to London Overground trains and areas such as Parliament Hill/Hampstead Heath and Camden Town are within comfortable walking distance.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/10/2007).

Share Available: 75% (£288,750).

Shared Ownership Rent: £221.89 per month (subject to annual review).

Service Charge: £126.67 per month (subject to annual review).

Guideline Minimum Income: Dual - £68,200 | Single - £78,700 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Camden. 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

FOURTH FLOOR

Entrance Hall

Bathroom

Bedroom

11' 7" x 10' 2" (3.53m x 3.10m)

Reception

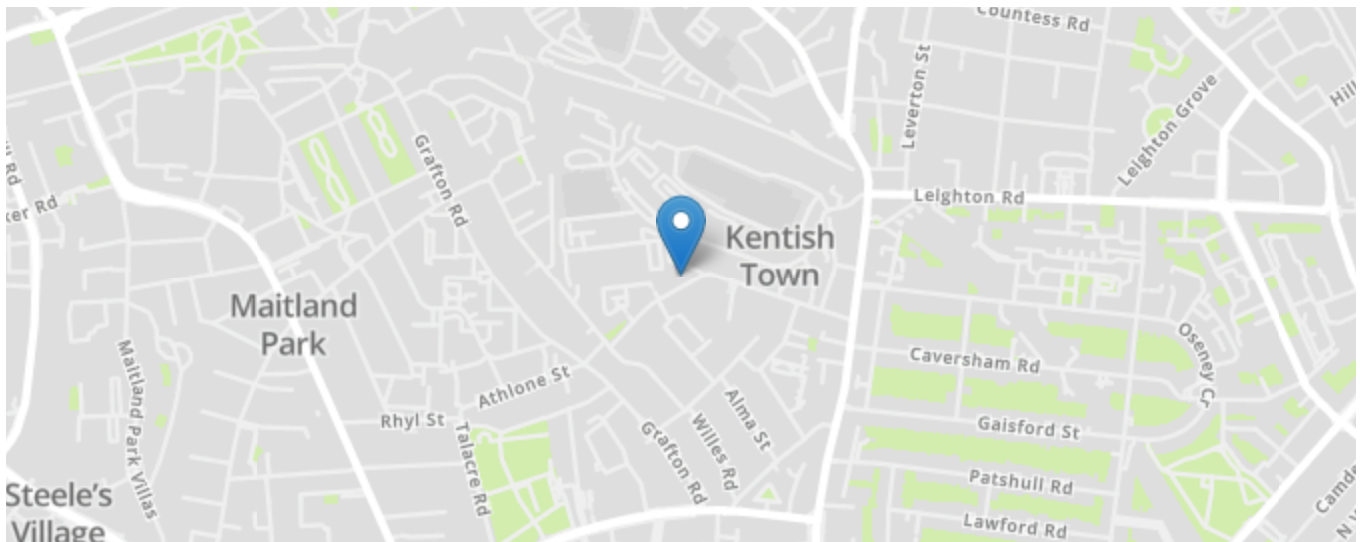
26' 3" max. x 11' 2" (8.00m x 3.40m)

Kitchen

included in reception measurement



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.