

£143,750 Shared Ownership

Devonshire House, 50 Putney Hill, London SW15 6DJ



- Guide Dual Income £87k 10% deposit £14.4k
- Third Floor with Balcony
- Open Plan Kitchen/Reception Room
- Underfloor Heating
- Communal Garden and Roof Terrace
- Guide Single Income £90k 35% deposit £50.4k
- Approx. 756 Sqft Gross Internal Area
- Bathroom plus En-suite Shower Room
- Concierge and Residents' Gym
- Minutes from Putney/East Putney Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £575,000). A great chance to buy a shared-ownership apartment in such a desirable location. Devonshire House is part of a modern development just minutes from Putney Station (National Rail - towards Clapham Junction/Waterloo) and East Putney (District line). North is Putney High Street and the Thames, to the South, the green spaces of Putney Heath and only slightly further away, Wimbledon Common and Richmond Park. The property available is on the third floor and has a twenty-five-foot reception room with open-plan kitchen area featuring sleek units, tiled splashbacks and integrated appliances. The main bedroom has an en-suite shower room and access to a south/south-west-facing balcony that overlooks the attractive communal garden. There is also a second, comfortable, double bedroom, a stylish bathroom and some useful built-in hallway storage space. The block is built to high standards of energy efficiency and features a communal heating and hot water system. In addition to the well-tended garden, there is a concierge, residents' gym, communal roof terrace and bicycle store.

Housing Association: A2Dominion.

Tenure: Leasehold (155 years from 01/01/2011).

Minimum Share: 25% (£143,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1208.96 per month (subject to annual review).

Service Charge: £453.51 per month (subject to annual review).

Guideline Minimum Income: Dual - £87,000 (based on minimum share and 10% deposit £14,375) | Single - £90,000 (minimum share, 35% deposit £50,313).

Council Tax: Band F, London Borough of Wandsworth (£1488.03 for 2025-26). 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

DIMENSIONS

THIRD FLOOR

Entrance Hall

10' 11" x 5' 10" (3.33m x 1.78m)

Reception

25' 4" max. x 10' 9" max. (7.72m x 3.28m)

Kitchen

included in reception measurement

Bedroom 1

17' 11" x 9' 0" (5.46m x 2.74m)

Balcony

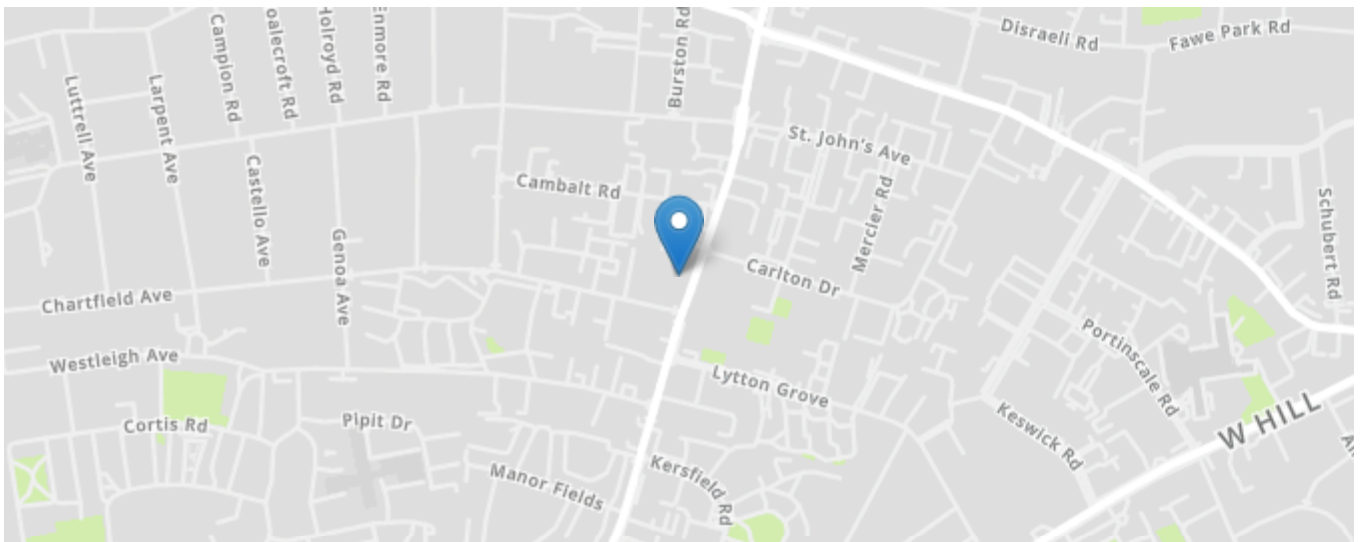
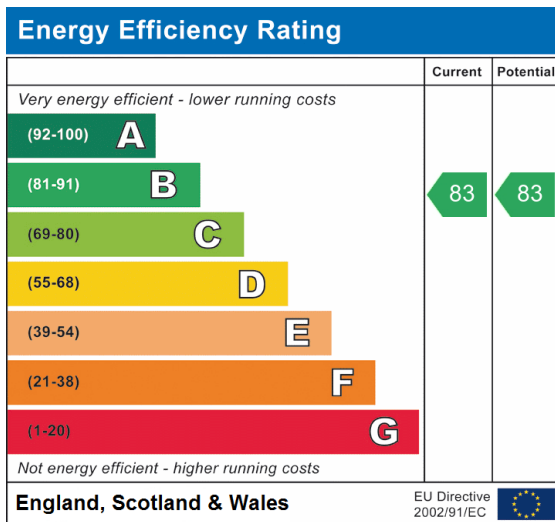
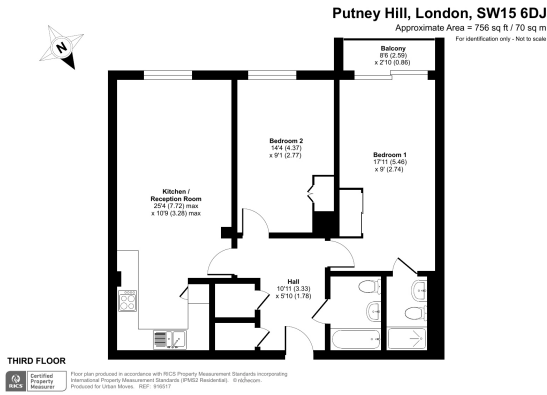
8' 6" x 2' 10" (2.59m x 0.86m)

En-Suite Shower Room

Bedroom 2

14' 4" x 9' 1" (4.37m x 2.77m)

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.