

£195,000 Shared Ownership

Radley House, 10 Palmer Road, London SW11 4FS



- Guideline Minimum Deposit £19,500
- Third Floor (building has a lift)
- Balcony
- Underfloor Heating
- Minutes from Battersea Park
- Guide Min Income Dual £78k | Single £90k
- Approx. 571 Sqft Gross Internal Area
- Comfort Cooling
- Communal Garden
- Short Walk to Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £650,000). A beautifully-presented, third-floor apartment in this recently-constructed development. The property has a modern, open-plan layout with sleek, white kitchen units and integrated appliances. A large, sliding door leads out to a west-facing balcony. There is a generously-sized bedroom, an attractive bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, high performance glazing and underfloor heating fed from a communal system make for a very good energy-efficiency rating and there is comfort cooling for hotter weather. Radley House shares a verdant and well-maintained communal garden plus the lake, sports facilities and open spaces of Battersea Park are only a few minutes away. Battersea Park Station and Queenstown Road are close by and the redeveloped Battersea Power Station site offers restaurants, bars and stores as well as the new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and 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: 30% (£195,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £906.16 per month (subject to annual review).

Service Charge: £232.82 per month (subject to annual review).

Personal Heating and Hot Water: £45.63 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £78,000 | Single - £90,000 (based on minimum share and 10% deposit).

Council Tax: Band E, London Borough of Wandsworth (£1210.09 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 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

THIRD FLOOR

Entrance Hallway

Bathroom

7' 5" max. x 6' 10" max. (2.26m x 2.08m)

Bedroom

12' 8" x 10' 6" (3.86m x 3.21m)

Reception

24' 5" max. x 16' 1" max. (7.44m x 4.90m)

Kitchen

included in reception measurement

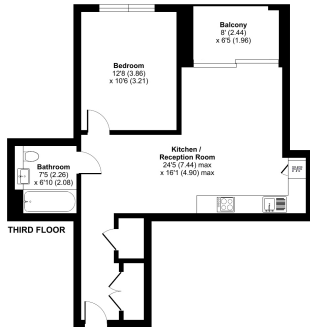
Balcony

8' 0" ? x 6' 5" (2.44m x 1.96m)



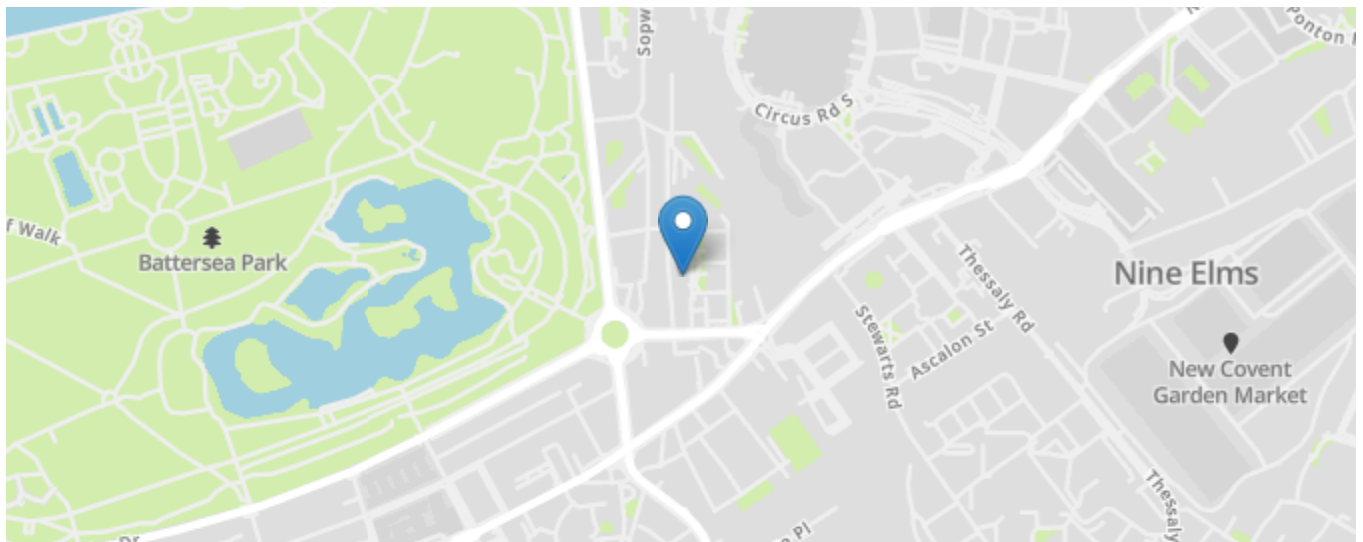
Palmer Road, London, SW11

Approximate Area = 571 sq ft / 53 sq m
For information only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2023.
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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.