

## £145,000 Shared Ownership

Devonshire House, 50 Putney Hill, London SW15 6DJ



- Guide Dual Income £86.3k 10% deposit £14.5k
- First Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Full Width Balcony
- Parking Space
- Guide Single Income £89k with 35% (£50.8k) deposit
- Approx. 695 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Gym, Concierge, Communal Garden and Roof Terrace
- Minutes from Putney/East Putney Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £580,000). Chain Free. A great opportunity to buy a shared ownership property in this highly-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. This first-floor apartment features a full-width balcony with a delightful view of the communal garden. The twenty-five-foot reception room has a semi-open-plan kitchen area with sleek units and integrated appliances. There is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a generously-sized second bedroom and a simple yet stylish bathroom. Well insulated walls, modern double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. The property comes with use of an allocated parking space.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 25% (£145,000).

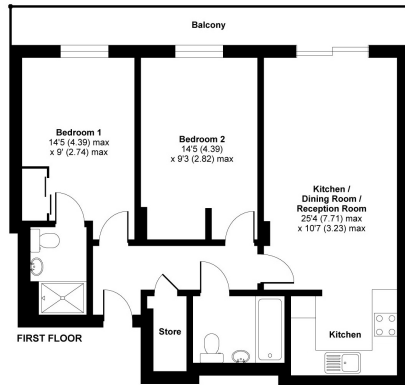
**Shared Ownership Rent:** £1176.79 per month (subject to annual review).

**Service Charge:** £460.04 per month (subject to annual review).

**Guideline Minimum Income:** Dual Income £86,300 (based on minimum share and 10% (£14,500) deposit) | Single £89,000 (based on minimum share and 35% (£50,750) deposit).

**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

### FIRST FLOOR

#### Entrance Hallway

#### Bedroom 1

14' 5" max. x 9' 0" max. (4.39m x 2.74m)

#### En-Suite Shower Room

#### Bedroom 2

14' 5" x 9' 3" (4.39m x 2.82m)

#### Bathroom

#### Reception

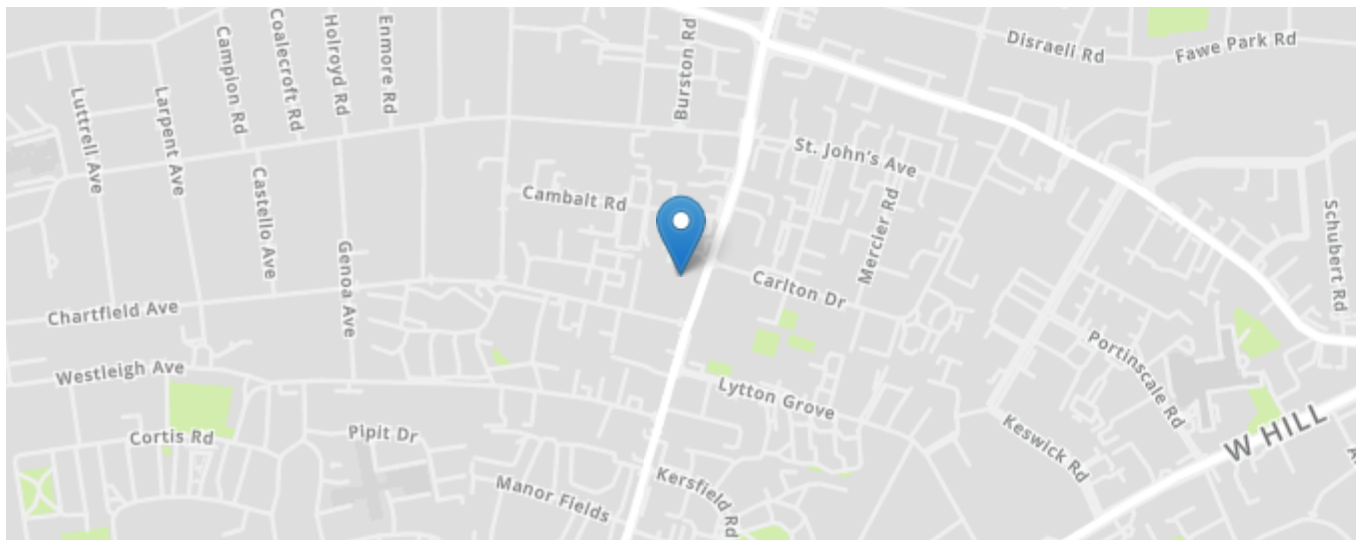
25' 4" max. x 10' 7" max. (7.71m x 3.23m)

#### Kitchen

included in reception measurement

#### Balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.