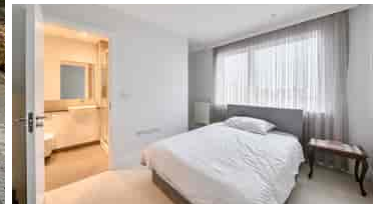


## £126,000 Shared Ownership

Ironmonger Court, White Bear Lane, Hounslow, London TW3 1BF



- Guideline Minimum Deposit £12,600
- Top Floor (fourth, building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Min Income Dual £50.7k | Single £58.1k
- Approx. 817 Sqft Gross Internal Area
- Bathroom plus En-suite Shower Room
- Balcony
- Minutes from Hounslow East (Piccadilly Line)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £420,000). This generously-sized apartment is on the top floor (fourth, building has a lift) of a modern development. The property has a spacious reception room with near-full-height windows and a door that leads out onto the balcony. The open-plan kitchen area features sleek, white units and integrated appliances. There is a main bedroom with fitted wardrobe and en-suite shower room plus a second double bedroom and a bathroom with large overhead shower. Well insulated walls and roof, high performance glazing and a communal heating/hot water system makes for a very good energy-efficiency rating. Ironmonger Court has a communal courtyard and is just minutes from Hounslow East Station. There is a supermarket only a short walk away and the Treaty Shopping Centre is within easy reach. Ofsted list five schools within an approximately half-mile radius, all rated 'Good' and Lampton (secondary) Academy, which is only slightly further away is rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less from 01/04/2018).

**Minimum Share:** 30% (£126,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £594.19 per month (subject to annual review).

**Service Charge:** £260.02 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £50,700 | Single - £58,100 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Hounslow. 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 Hallway

#### Bedroom 1

12' 2" max. x 9' 0" min. (3.71m x 2.74m)

#### En-Suite Shower Room

7' 0" x 5' 4" (2.13m x 1.63m)

#### Bedroom 2

12' 4" x 10' 10" (3.76m x 3.30m)

#### Bathroom

7' 4" max. x 6' 8" max. (2.24m x 2.03m)

#### Reception

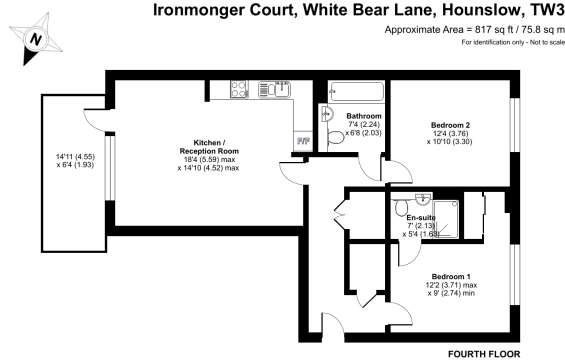
18' 4" max. x 14' 10" max. (5.59m x 4.52m)

#### Kitchen

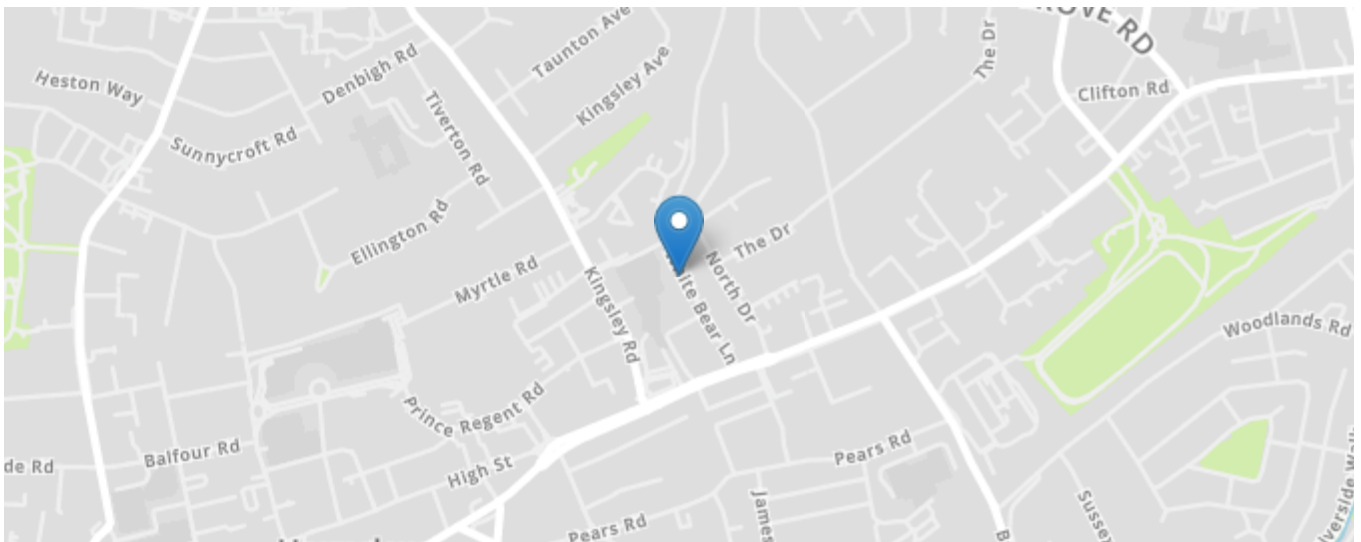
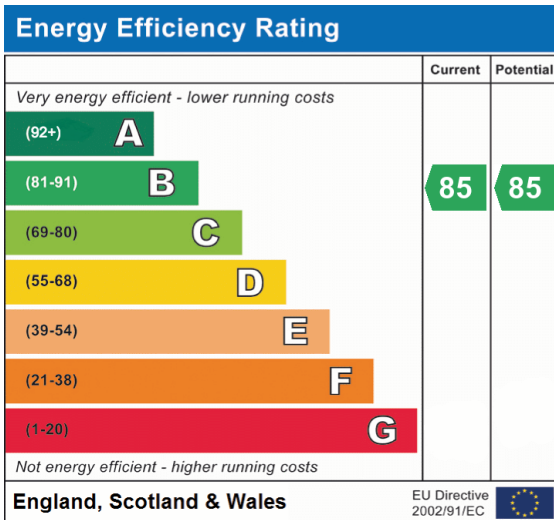
included in reception measurement

#### Balcony

14' 11" x 6' 4" (4.55m x 1.93m)



Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richmond 2025. Produced for Urban Moves. RDP: 1370611



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.