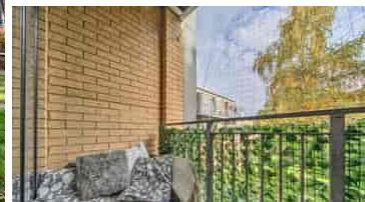


£154,000 Shared Ownership

St Peters Gardens, Ladywell Road, London SE13 7UW



- Guideline Minimum Deposit £15,400
- First Floor (building has a lift)
- Balcony
- Minutes from Ladywell Station
- Guide Min Income Dual £48.2k | Single £55.2k
- Approx. 736 Sqft Gross Internal Area
- Overlooks Communal Garden
- Parks and Gardens Nearby

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £385,000). This development is in a private courtyard, tucked away behind a Grade-II listed former police station. The property available is on the first floor and has a balcony that overlooks the communal garden. Internal features include a spacious reception room and a good-sized kitchen. There is a main bedroom with a large, built-in, mirror-fronted wardrobe plus a second, comfortable, double bedroom and a simple, white-tiled bathroom. Well insulated walls and modern double glazing make for a good energy-efficiency rating with heating supplied by an air-source heat pump. Ladywell Station, for rail services into London Bridge/Waterloo East/Charing Cross, is just minutes away and Lewisham Station also offers the DLR. To the rear of the block is St Mary's Therapeutic Garden and just the other side of Ravensbourne River is Ladywell Fields. Lewisham Park and Hilly Fields are only slightly further away and there is a range of shops and other amenities within easy reach. Ofsted list eleven primary schools, a secondary school and a sixth form college within a mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 25/08/2010).

Minimum Share: 40% (£154,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £499.50 per month (subject to annual review).

Service Charge: £129.26 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Guideline Minimum Income: Dual - £48,200 | Single - £55,200 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Lewisham. 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

FIRST FLOOR

Entrance Hallway

Kitchen

9' 4" x 8' 1" (2.84m x 2.46m)

Reception Room

17' 8" x 12' 9" max. (5.38m x 3.89m)

Balcony

Bedroom 1

13' 1" x 8' 9" (3.99m x 2.67m)

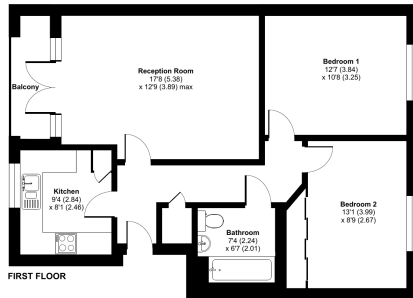
Bedroom 2

12' 7" x 10' 8" (3.84m x 3.25m)

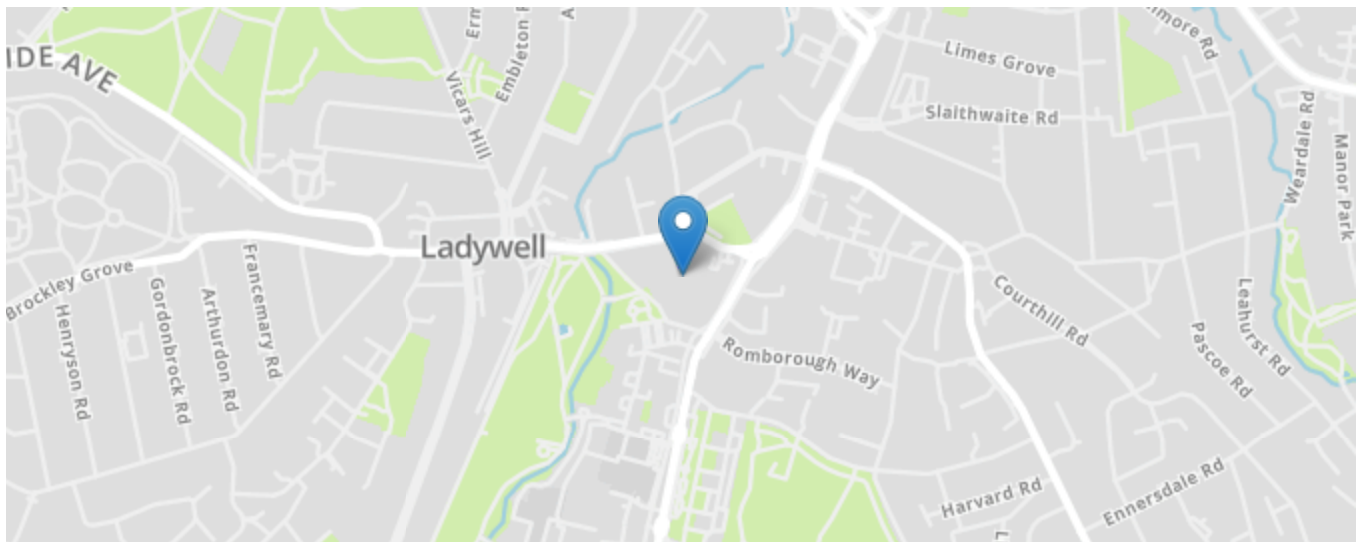
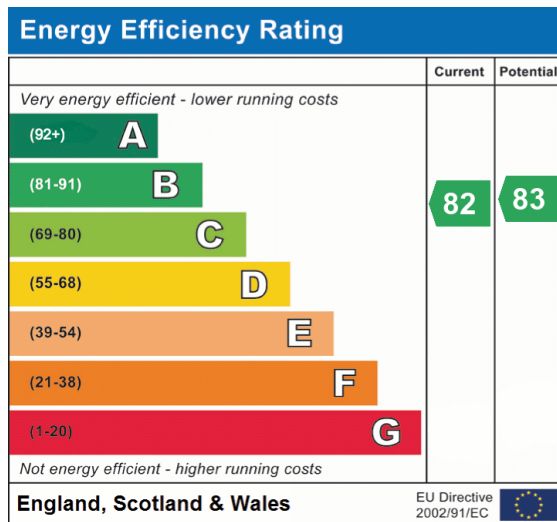
Bathroom

7' 4" max. x 6' 7" max. (2.24m x 2.01m)

Ladywell Road, London, SE13
Approximate Area = 736 sq ft / 68.4 sq m
For identification only - Not to scale



Plan produced in accordance with RICS Property Measurement 2nd Edition
(Incorporating International Property Measurement Standards (IPMIS) Residential)
Produced for Urban Moves REF: 1371569



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.