

£132,500 Shared Ownership

Kennet House, 8 Enterprise Way, London SW18 1GF



- Guideline Minimum Deposit £13,250
- Second Floor (building has a lift)
- Balcony Overlooking Communal Garden
- Porter and Residents' Fitness Centre
- Guide Min Income Dual £64.8k | Single £74.7k
- Approx. 756 Sqft Gross Internal Area
- Secure Underground Parking Space
- Short Walk to Wandsworth Town Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £530,000). This well-presented apartment is on the second floor of a modern development and features an open-plan reception/kitchen with sleek, white units and integrated appliances. A door leads out onto a balcony which overlooks the communal garden. Both bedrooms are comfortable doubles and include fitted, mirror-fronted wardrobes. There is an attractive bathroom and a pair of built-in storage/utility cupboards have been provided in the entrance hallway. The energy-efficiency rating is good, thanks to well insulated walls, modern double glazing and a communal heating and hot water system. Residents of Kennet House can make use of the on-site gym and there is an underground car park which includes a space for this apartment. A Sainsbury's Local is located at the entrance to the development plus Southside Shopping Centre and a full-sized supermarket are within easy reach. To the north is the Thames, with Wandsworth Park and the Wandsworth Riverside Quarter Thames Clipper Pier both just a short walk away. Wandsworth Town Station (SWR) and East Putney (District Line) are also within easy reach. Ofsted list five primary schools within an approx. half-mile radius, all rated 'Good' and the three nearest secondaries are 'Outstanding'.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/03/2009).

Minimum Share: 25% (£132,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £768.43 per month (subject to annual review).

Service Charge: £400.73 per month (subject to annual review).

Guideline Minimum Income: Dual - £64,800 | Single - £74,700 (based on minimum share and 10% deposit).

Council Tax: Band F, London Borough of Wandsworth. 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).

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

20' 5" max. x 14' 2" max. (6.22m x 4.32m)

Kitchen

included in reception measurement

Balcony

13' 6" x 4' 1" (4.11m x 1.24m)

Bedroom 1

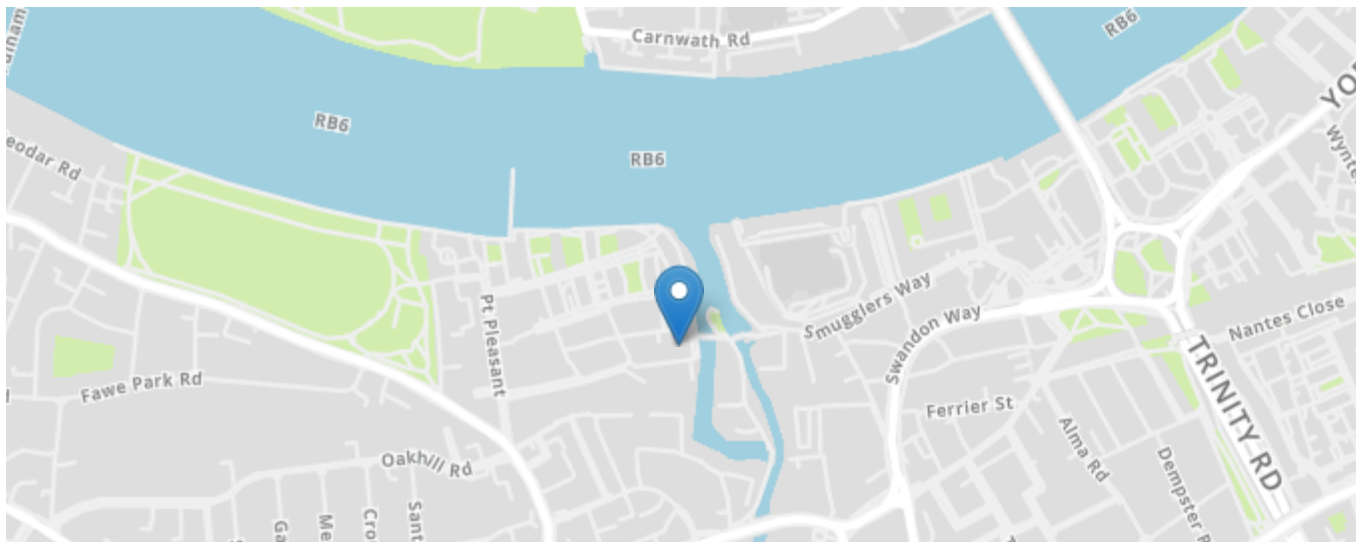
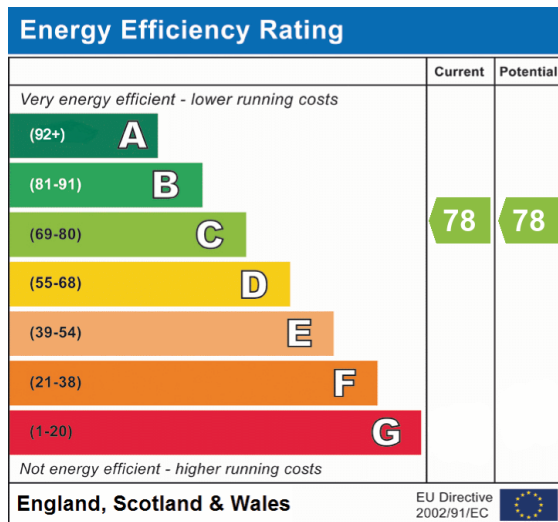
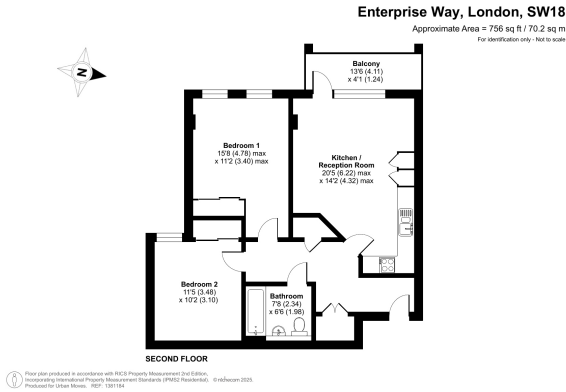
15' 8" max. x 11' 2" max. (4.78m x 3.40m)

Bedroom 2

11' 5" x 10' 2" (3.48m x 3.10m)

Bathroom

7' 8" max. x 6' 6" max. (2.34m x 1.98m)



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.