

## £175,000 Shared Ownership

Woods House, 7 Gatliff Road, London SW1W 8DE



- Guideline Minimum Deposit £17,500
- First Floor (Courtyard Level) with Terrace
- Close to Chelsea Bridge
- Victoria Station within Easy Reach
- Guide Min Income Dual £71.3k | Single £82.3k
- Approx. 472 Sqft Gross Internal Area
- Part of Grosvenor Waterside Development
- Short Walk to Sloane Sq (Circle/District line)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £500,000). Woods House is part of the Grosvenor Waterside development near the river Thames. Just to the south, over Chelsea Bridge, are the green spaces and boating lake of Battersea Park while to the north lie Sloane Square and Victoria. This well-presented apartment is on the first floor with a private, decked terrace and level with the tranquil communal courtyard. The kitchen is open-plan and there is a fitted wardrobe in the bedroom. The building has been constructed to high energy-efficiency standards with heating and hot water supplied from a communal system. Both the block and wider development are very well maintained and make for an extremely desirable property.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 18/03/2009).

**Minimum Share:** 35% (£175,000).

**Shared Ownership Rent:** £759.15 per month (subject to annual review).

**Service Charge:** £326.84 per month (subject to annual review).

**Heating Charge:** £25.60 per month (subject to annual review).

**Water Charge:** £23.74 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £71,300 | Single - £82,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, City of Westminster Council.

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 Hall

#### Reception

22' max. x 10' 9" max. (6.71m x 3.28m)

#### Terrace

18' x 6' 9" (5.49m x 2.06m)

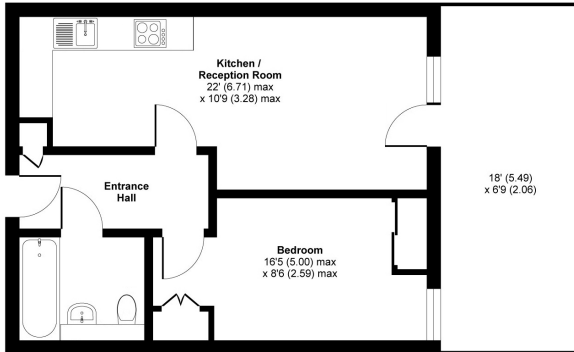
#### Kitchen

included in reception measurement

#### Bedroom

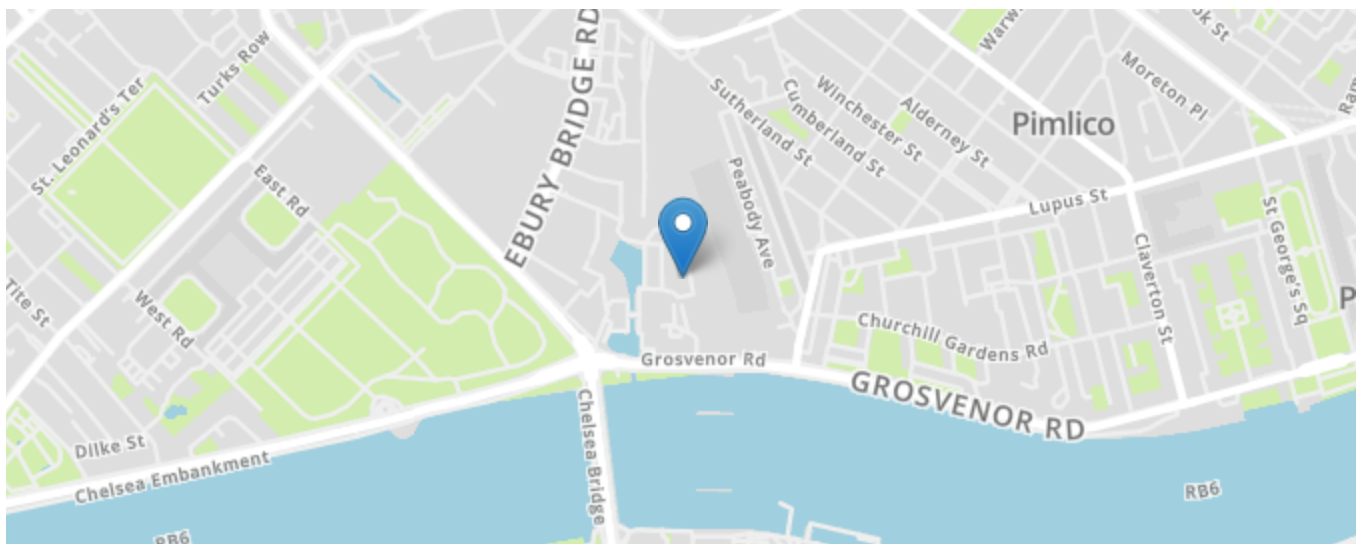
16' 5" max. x 8' 6" max. (5.00m x 2.59m)

#### Bathroom



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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.