

## £175,000 Shared Ownership

Elmbridge House, 1 Palmer Road, London SW11 4GB



- Guideline Minimum Deposit £17,500
- Ninth Floor
- Underfloor Heating Throughout
- Minutes from Battersea Park
- Guide Min Income Dual £65.4k | Single £75.4k
- Approx. 601 Sqft Gross Internal Area
- Balcony
- Short Walk to Tube/Rail Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £700,000). An attractively-presented, ninth-floor apartment in this smart, modern development. The property has two built-in storage/utility cupboards off the entrance hall and a spacious, high-spec bathroom. The reception room features a dining area, a fully-fitted kitchen and a living area with a glazed door that opens onto the east-facing balcony. The bedroom is generously sized and there is underfloor heating throughout. Well insulated walls, high performance glazing and a communal hot water system have resulted in a very good energy-efficiency rating. Elmbridge House is just a few minutes from the lake, sports facilities and open spaces of Battersea Park. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site offers restaurants, bars and stores as well as a new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/01/2020).

**Minimum Share:** 25% (£175,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £693.11 per month (subject to annual review).

**Service Charge:** £245.00 per month (subject to annual review).

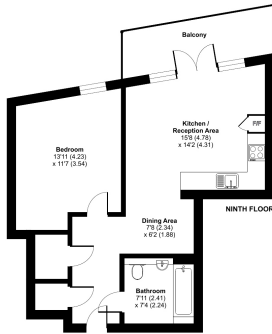
**Guideline Minimum Income:** Dual - £65,400 | Single - £75,400 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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 may be permitted with prior consent from Clarion however this can only be obtained once you are the property owner. There is no parking space offered with this property.

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Approximate Area = 601 sq ft / 55.8 sq m  
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2023. Produced by Urbanmoves. 601 / 55.8 sq m

## DIMENSIONS

### NINTH FLOOR

#### Entrance Hall

#### Bathroom

7' 11" max. x 7' 4" max. (2.41m x 2.24m)

#### Bedroom

13' 11" x 11' 7" (4.23m x 3.54m)

#### Dining Area

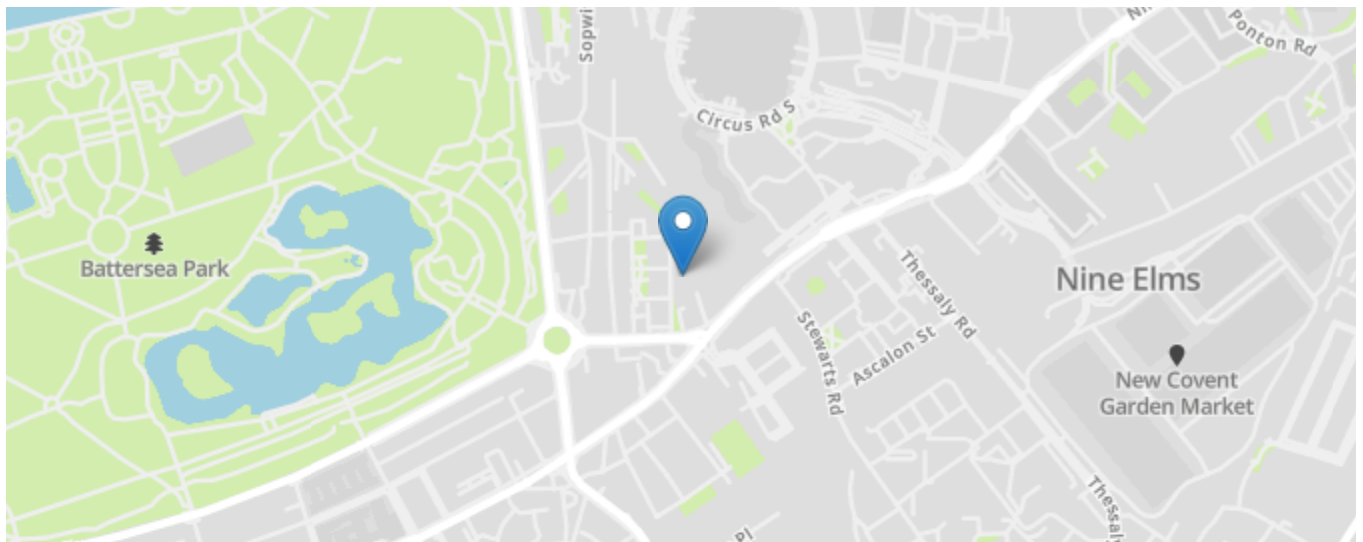
7' 8" x 6' 2" (2.34m x 1.88m)

#### Kitchen / Reception Area

15' 8" x 14' 2" (4.78m x 4.31m)

#### Balcony

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>	82	82
(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.