

£140,000 Shared Ownership

Southern Row, London W10 5JS



- Guideline Minimum Deposit £14,000
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £45.7k | Single £52.3k
- Approx. 544 Sqft Gross Internal Area
- Spacious Bedroom with Built-In Wardrobe
- Short Walk from Ladbroke Grove Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £560,000). A great chance to buy a shared-ownership apartment in North Kensington. This smartly-presented property is on the second floor of a modern development and has a twenty-three-foot reception room with attractive, open-plan kitchen featuring sleek, white units and integrated appliances. A door leads from the living area out onto a balcony. There is a spacious bedroom with built-in wardrobe and a stylish, high-spec shower room with large overhead plus separate hand-held shower heads. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy efficiency rating. Ladbroke Grove (Hammersmith & City and Circle Lines) is the nearest station plus Kensal Green (Bakerloo and London Overground) is also in comfortable walking distance. Portobello Road is within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2015).

Minimum Share: 25% (£140,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £499.02 per month (subject to annual review).

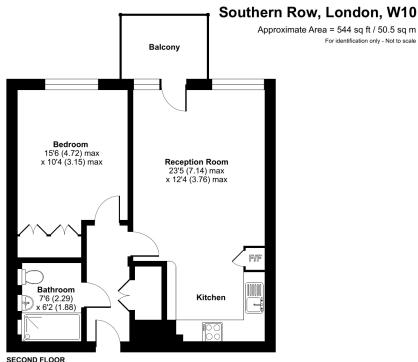
Service Charge: £149.26 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £45,700 | Single - £52,300 (based on minimum share and 10% deposit).

Council Tax: Band C, Royal Borough of Kensington & Chelsea. 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 but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Drawing Information: Drawing Standard: PPSG2 Residential. REF: 1397796. Produced for Urban Moves. REF: 1397796

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

23' 5" max. x 12' 4" max. (7.14m x 3.76m)

Kitchen

included in reception measurement

Balcony

Bedroom

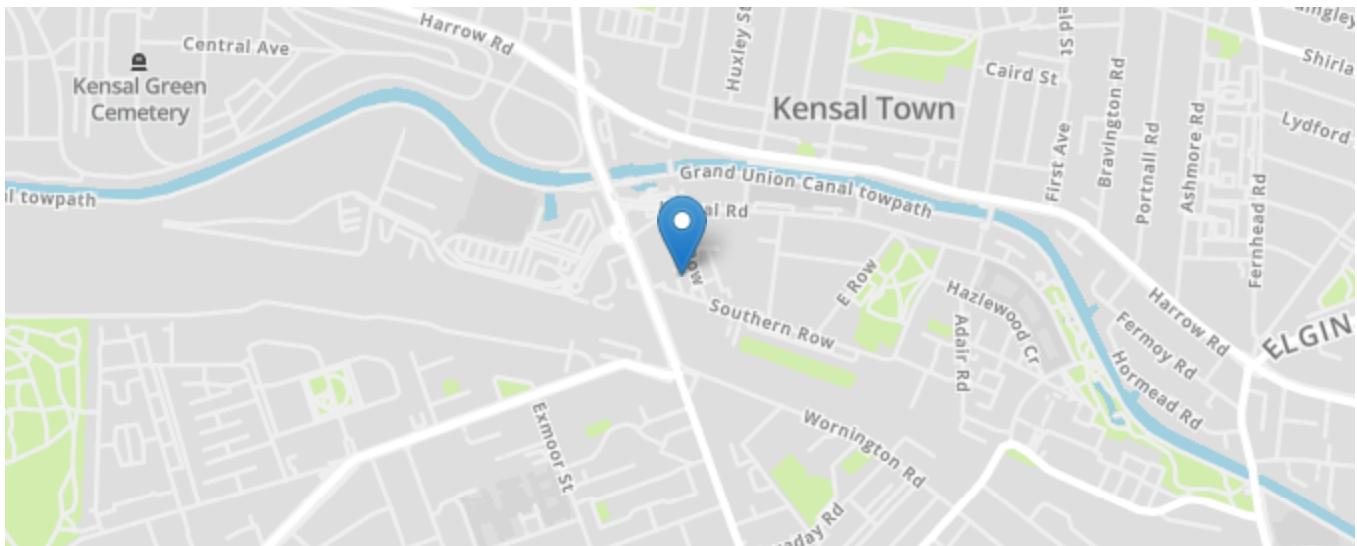
15' 6" max. x 10' 4" max. (4.72m x 3.15m)

Bathroom

7' 6" max. x 6' 2" max. (2.29m x 1.88m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.