

## £275,000 Shared Ownership

Radford House, 1 Pembridge Gardens, London W2 4EE



- Guideline Minimum Deposit £27,500
- Grade II Listed Victorian Terrace
- Approx. 425 Sqft Gross Internal Area
- Very Close to Notting Hill Gate Station
- Guide Min Income Dual £62.9k | Single £72.5k
- First Floor (building has a lift)
- Full Width Balcony
- Minutes from Kensington Gardens

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £550,000). A rare chance to buy a shared-ownership property in this superb location. Radford House is part of a six-storey, stucco-fronted, mid-19th century terrace just off Notting Hill Gate. The Underground Station entrance is very close and Kensington Gardens only minutes away. Kensington High Street, Hyde Park, Holland Park, Portobello Road and Paddington (for National Rail and Elizabeth Line services) are all within easy reach. The flat available is on the first floor and immaculately-presented throughout. Features include high ceilings, a reception/dining room and kitchen linked by a convenient serving hatch, a good-sized bedroom and a sleek, high-spec shower room. The full-width, west/south-west-facing balcony can be accessed from either the reception or bedroom and includes a wider section with space for a table and chairs.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 29/04/2022).

**Minimum Share:** 50% (£275,000). The housing association will expect that you will purchase the largest share affordable.

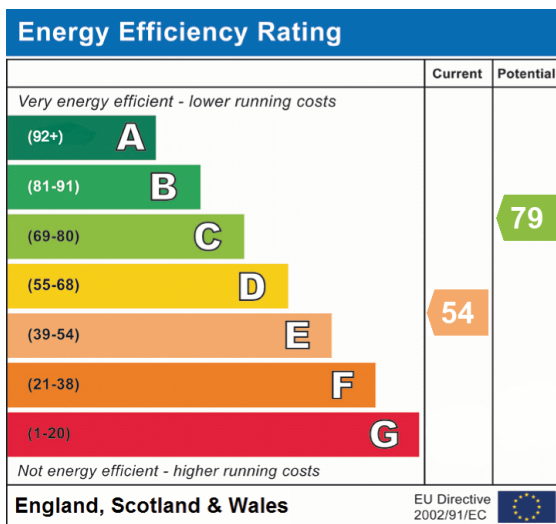
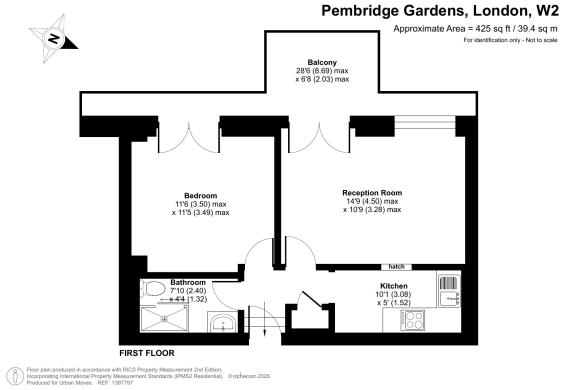
**Shared Ownership Rent:** £140.17 per month (subject to annual review).

**Service Charge:** £156.05 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £62,900 | Single - £72,500 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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).



## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Reception Room

14' 9" max. x 10' 9" max. (4.50m x 3.28m)

#### Balcony

28' 6" max. x 6' 8" max. (8.69m x 2.03m)

#### Kitchen

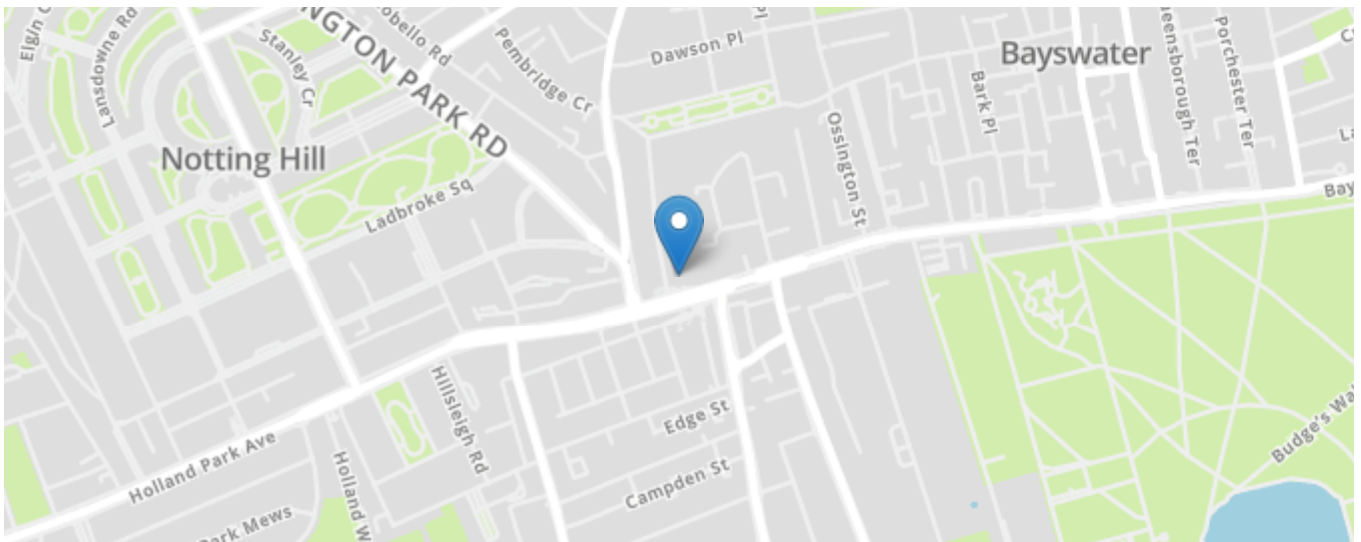
10' 1" x 5' 0" (3.08m x 1.52m)

#### Bedroom

11' 6" max. x 11' 5" max. (3.51m x 3.48m)

#### Shower Room

7' 10" x 4' 4" (2.40m x 1.32m)



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.