

£270,000 Shared Ownership

43 Pine House, 197 Townmead Road, London SW6 2HF



- Guideline Minimum Deposit £27,000
- Sixth Floor (building has a lift)
- Dual Aspect Reception Room
- Juliette Balcony
- Parking Available If Required
- Guide Min Income Dual £70.8k | Single £81.8k
- Approx. 713 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Communal Courtyard and Roof Terrace
- Minutes from Imperial Wharf Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £540,000). A great chance to buy a shared ownership property in a desirable location close to the Thames. This sixth floor apartment features a dual aspect reception room with large windows and a semi-open-plan kitchen. There is a main bedroom with Juliette balcony plus a second, smaller, double bedroom. Both bedrooms include fitted/built-in storage. Pine House has a well-maintained roof terrace providing a view of the surrounding area plus the development also features a leafy communal courtyard. Imperial Wharf Station is just minutes away, as is the riverside Imperial Park and Chelsea Harbour Pier, for Thames Clipper services. A permit to use the underground car park is available at a cost of £221 for the year.

**Housing Association:** A2Dominion

**Tenure:** Leasehold (125 years from 28/03/2008).

**Minimum Share:** 50% (£270,000). The housing association will expect that you will purchase the largest share affordable.

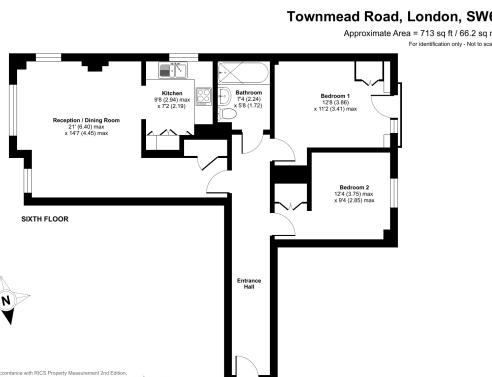
**Shared Ownership Rent:** £314.71 per month (subject to annual review).

**Service Charge:** £209.00 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £74,300 | Single - £85,900 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Hammersmith & Fulham. 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).



Plan prepared in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Residential. ©Rightmove 2020. Produced for Urban Moves - RSY 124914

## DIMENSIONS

### SIXTH FLOOR

#### Entrance Hall

#### Reception

21' 0" max. x 14' 7" max. (6.40m x 4.45m)

#### Kitchen

9' 8" max. x 7' 2" (2.95m x 2.18m)

#### Bathroom

7' 4" x 5' 8" (2.24m x 1.72m)

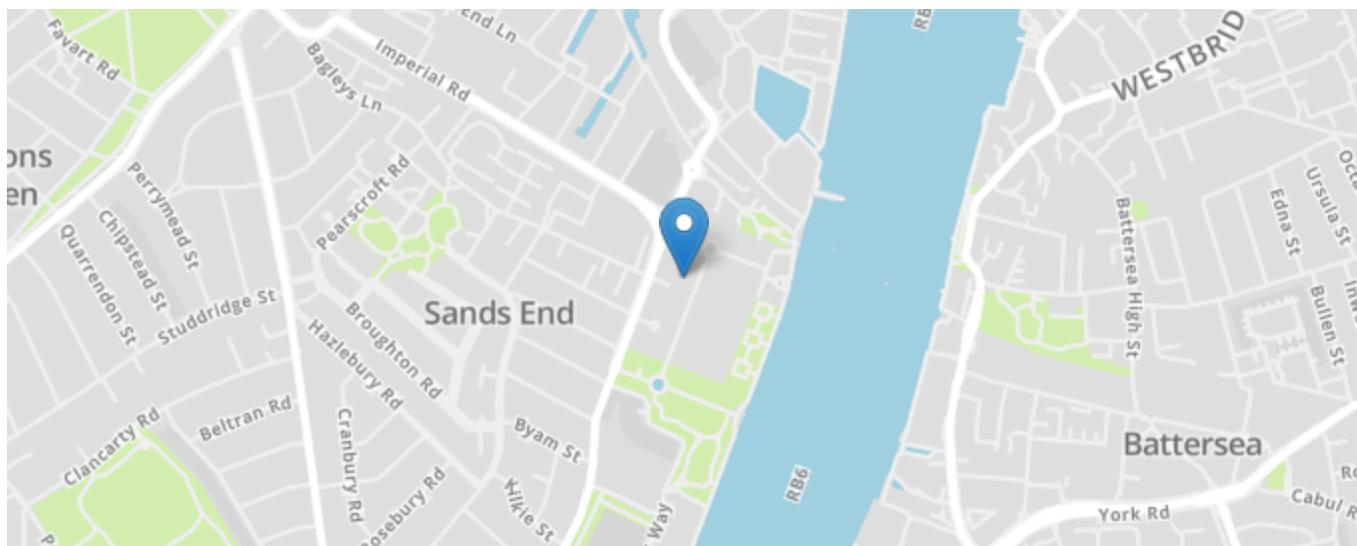
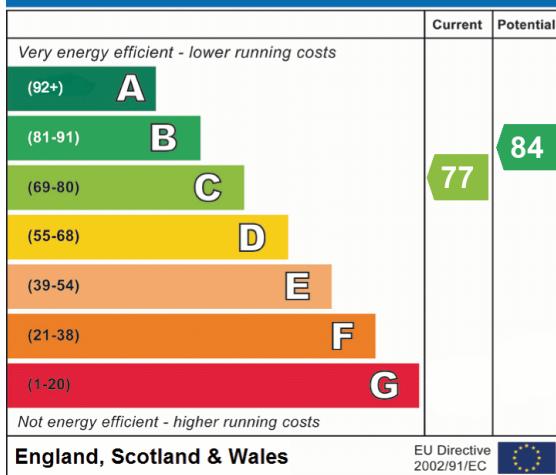
#### Bedroom 1

12' 4" max. x 11' 2" max. (3.86m x 3.41m)

#### Bedroom 2

12' 4" max. x 9' 4" max. (3.75m x 2.85m)

## Energy Efficiency Rating



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.