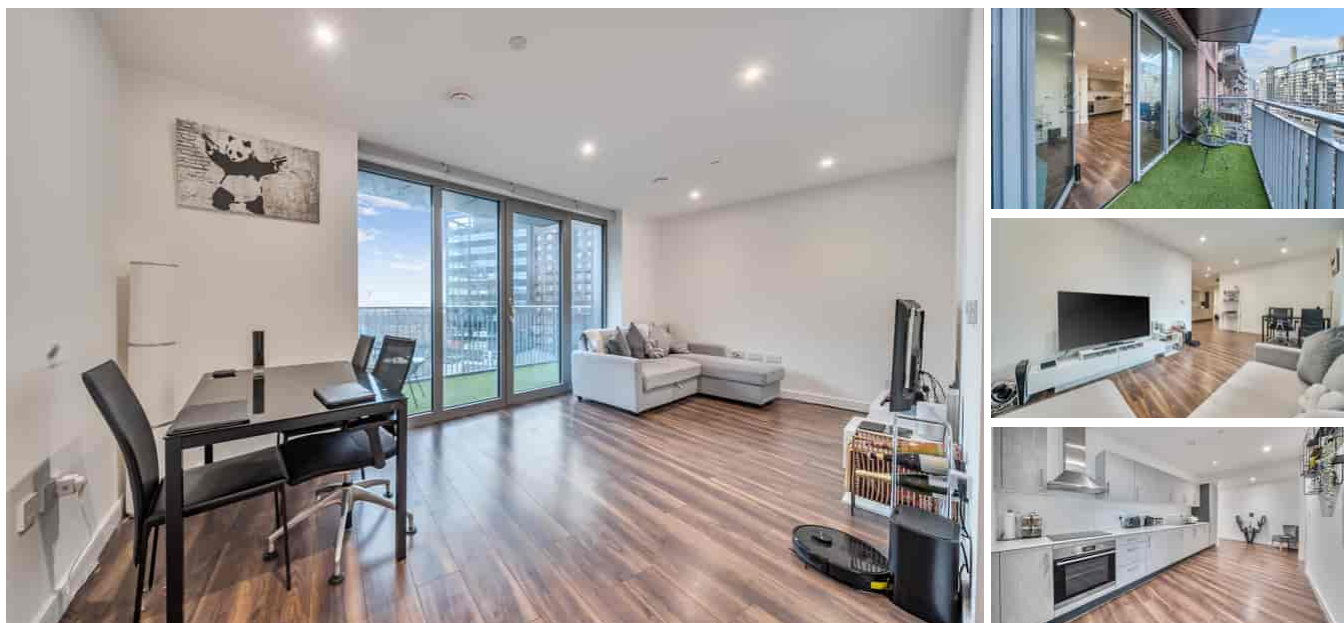


£207,500 Shared Ownership

Elmbridge House, 1 Palmer Road, London SW11 4GB



- Guideline Minimum Deposit £20,750
- Seventh Floor with Balcony
- Underfloor Heating Throughout
- Communal Garden
- Short Walk to Tube/Rail Stations
- Guide Min Income Dual £70.2k | Single £81.1k
- Approx. 895 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Minutes from Battersea Park

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £830,000). A spacious, seventh-floor apartment in an enviable location. The high-spec property features attractive, walnut-style flooring in the entrance hall, in the generously-sized kitchen area and in the reception room. A glazed door leads from the latter out onto an east-facing balcony. The bedrooms are both comfortable doubles, the bathroom is smart and modern with premium fittings and a trio of large, built-in storage/utility cupboards have been provided. Elmbridge House is part of a recently-built development in the Nine Elms Regeneration Area. Demanding insulation standards, high performance glazing and underfloor heating from a communal hot water system make for a very good energy-efficiency rating. Battersea Park is only a few minutes away, offering a lake, a range of sports facilities and green open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides 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 (125 years from 01/01/2020).

Minimum Share: 25% (£207,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £554.67 per month (subject to annual review).

Service Charge: £315.99 per month (subject to annual review).

Guideline Minimum Income: Dual - £70,200 | Single - £81,100 (based on minimum share and 10% deposit).

Council Tax: Band F 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 but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.

DIMENSIONS

SEVENTH FLOOR

Entrance Hall

Bathroom

9' 2" x 5' 5" (2.80m x 1.66m)

Kitchen

20' 0" x 9' 5" (6.11m x 2.86m)

Bedroom 2

14' 8" max. x 9' 4" (4.48m x 2.84m)

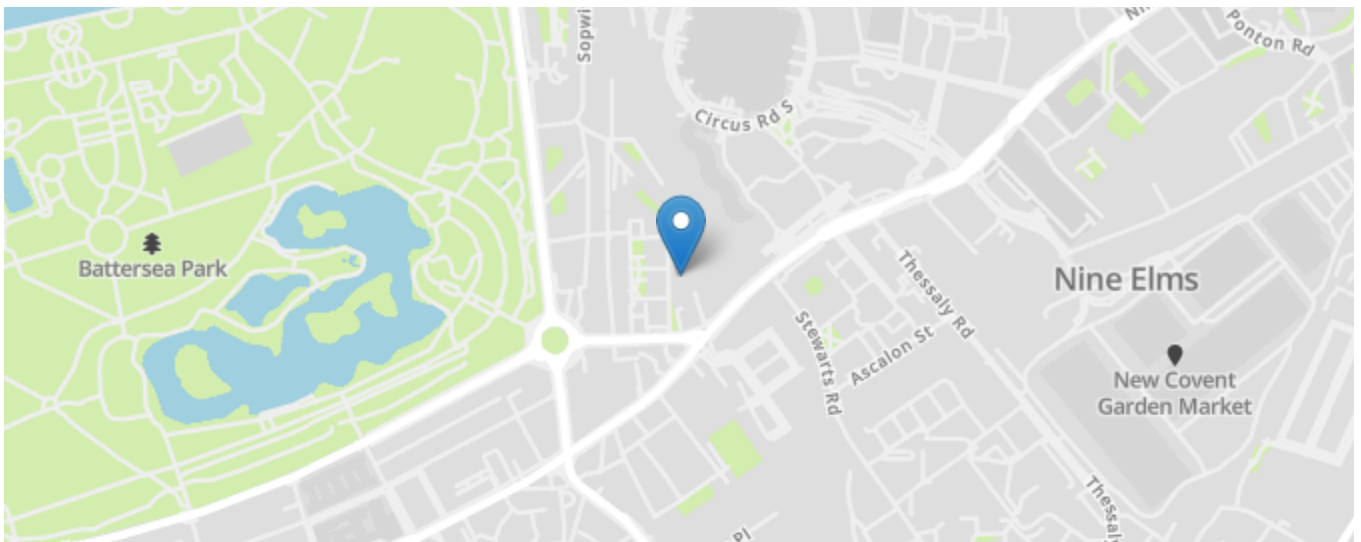
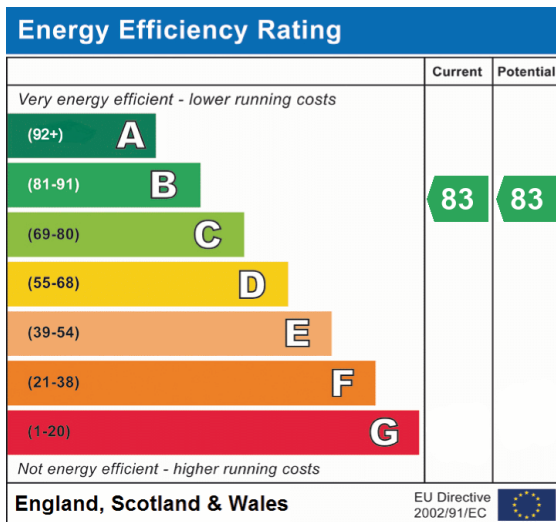
Bedroom 1

15' 11" max. x 9' 4" max. (4.84m x 2.84m)

Reception Room

19' 3" x 10' 4" (5.86m x 3.14m)

Balcony



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.