

£112,500 Shared Ownership

Epping House, 41 Woodgrange Road, London E7 8EJ



- Guideline Minimum Deposit £11,250
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Short Walk from Wanstead Park (London Overground)
- Guide Min Income Dual £54.8k | Single £63k
- Approx. 715 Sqft Gross Internal Area
- West/South-West Facing Balcony
- Minutes from Forest Gate (Elizabeth Line)
- Very Long Lease

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £450,000). This smartly-presented flat is on the third floor of a recently-constructed, mixed-use development. The property has a twenty-one-foot reception room with attractive flooring and an open-plan kitchen area featuring stylish, handle-less units and integrated appliances. A door leads from the living area out onto a rear (west/south-west) facing balcony. There is a main bedroom with fitted wardrobe plus a second double bedroom and a high-spec bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating and hot water system have resulted in a very good energy-efficiency rating. There is a coffee shop and supermarket in the ground-floor retail units of Epping House plus many other stores along Woodgrange Road. Forest Gate Station, for access to the Elizabeth Line, is just minutes away and Wanstead Park Station (London Overground) is also within easy walking distance. The flat is held on a very long lease.

**Housing Association:** Clarion

**Tenure:** Leasehold (990 years from 24/07/2024).

**Minimum Share:** 25% (£112,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £833.66 per month (subject to annual review).

**Service Charge:** £201.90 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £54,800 | Single - £63,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Newham. Priority is given to applicants living and/or working in this local authority.

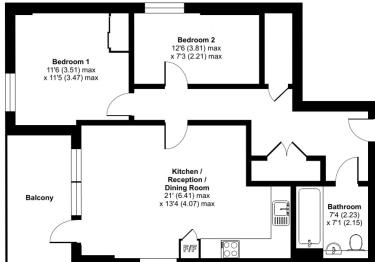
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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

### Woodgrange Road, London, E7

Approximate Area = 715 sq ft / 66.4 sq m

For identification only - Not to scale



#### THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © mitchcom 2026. Produced for Urban Moves. REF:1409194

#### THIRD FLOOR

##### Entrance Hallway

##### Bathroom

7' 4" max. x 7' 1" max. (2.23m x 2.15m)

##### Reception

21' 0" max. x 13' 4" max. (6.41m x 4.07m)

##### Kitchen

included in reception measurement

##### Balcony

##### Bedroom 1

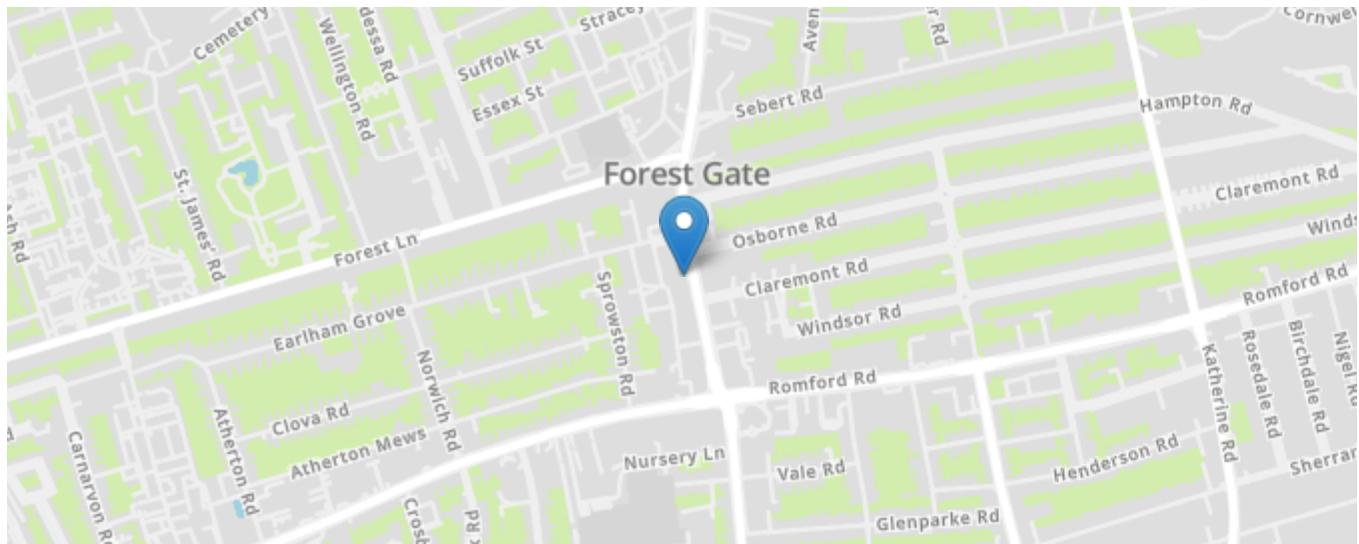
11' 6" max. x 11' 5" max. (3.51m x 3.47m)

##### Bedroom 2

12' 6" max. x 7' 3" max. (3.81m x 2.21m)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	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.