

## £82,500 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £8,250
- Top Floor (fifth, building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony plus Bedroom Juliette
- Guide Min Income Dual £43k | Single £49.2k
- Approx. 532 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk to Canning Town/Custom House

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £330,000). This beautifully-presented, one-bedroom apartment is on the fifth (top) floor of a modern development. The property has a twenty-one-foot reception room with attractive flooring and an open-plan kitchen featuring handle-less units and integrated appliances. Double doors lead from the living area out onto a west-facing balcony. The spacious bedroom has an additional Juliette balcony and there is a stylish, high-spec bathroom. A storage/utility cupboard has been provided in the entrance hall and the well insulated walls and roof, high performance glazing and a communal heating/hot water system all contribute towards a very good energy efficiency rating. Katie Court has a communal cycle store and Canning Town Station (Jubilee Line + DLR) and Custom House (Elizabeth Line + DLR) are both within easy walking distance.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2018).

**Minimum Share:** 25% (£82,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £795.58 per month (subject to annual review).

**Service Charge:** £117.13 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £43,000 | Single - £49,200 (based on minimum share and 10% deposit).

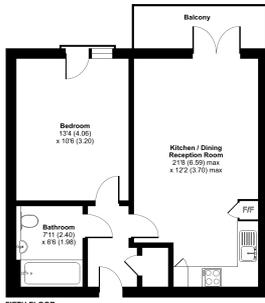
**Council Tax:** Band B, London Borough of Newham. Priority is given to applicants living and/or working in this local authority.

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.



**Edwin Street, London, E16**

Approximate Area = 532 sq ft / 49.4 sq m  
For identification only - Not to scale



FIFTH FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2020. Produced for Urban Moves. REF: 1410162

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hall

#### Reception

21' 8" max. x 12' 2" max. (6.59m x 3.70m)

#### Kitchen

included in reception measurement

#### Balcony

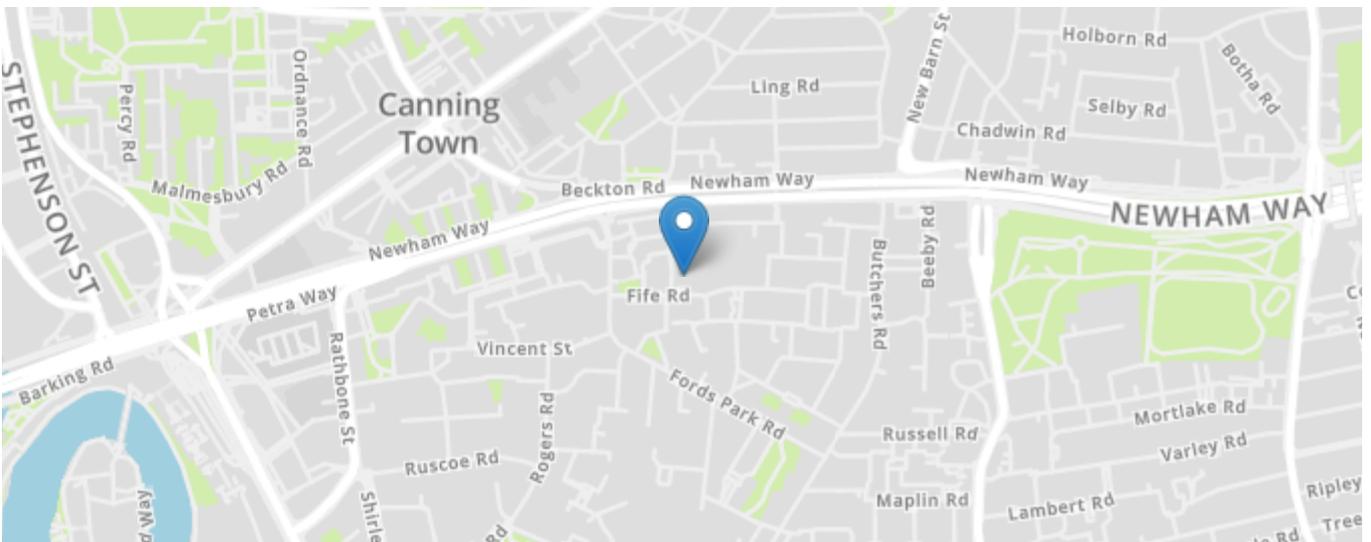
#### Bedroom

13' 4" x 10' 6" (4.06m x 3.20m)

#### Bathroom

7' 11" max. x 6' 6" max. (2.41m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</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.