

£87,500 Shared Ownership

Zenith Point, 203 Ealing Road, London HA0 4GP



- Guideline Minimum Deposit £8,750
- Eleventh Floor with Large Balcony
- Very Good Energy Efficiency Rating
- Minutes from Alperton Station
- Guide Min Income - Dual £42k | Single £48.3k
- Approx. 608 Sqft Gross Internal Area
- Utility Room
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £350,000). This generously-sized apartment is on the eleventh floor of an impressive, recently-built development and appears in excellent condition throughout. The property has a twenty-eight-foot reception room with open-plan kitchen featuring sleek units and integrated appliances. A door leads out onto an east-facing balcony which offers a panoramic view and overlooks the Paddington Branch of the Grand Union Canal. There is spacious bedroom with fitted wardrobe, a stylish bathroom and a utility room. Demanding insulation standards, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Residents of Zenith Point can enjoy use of a communal roof terrace on level 16 of the block. Alperton Station (Piccadilly Line) is just minutes away and there is a Sainsbury's supermarket nearby. The apartment is held on a very long lease.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 25/03/2022).

Minimum Share: 25% (£87,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £737.58 per month (for 2026/27. Subject to annual review).

Service Charge: £146.89 per month (subject to annual review 31/03/2026).

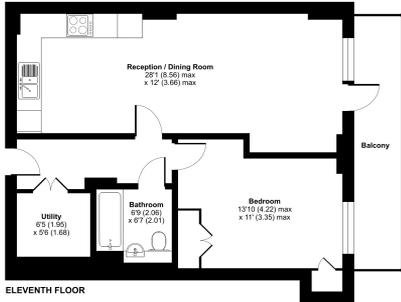
Guideline Minimum Income: Dual - £42,000 | Single - £48,300 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Brent. 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). There is no parking space offered with this property.



Ealing Road, Wembley, HA0
Approximate Area = 608 sq ft / 56.5 sq m
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement (2nd Edition), International National and Property Measurement Standards (IPMS) Residential, © Urban Moves 2023, Produced by Urban Moves, 857, 132210

DIMENSIONS

ELEVENTH FLOOR

Entrance Hallway

Reception
28' 1" max. x 12' 0" max. (8.56m x 3.66m)

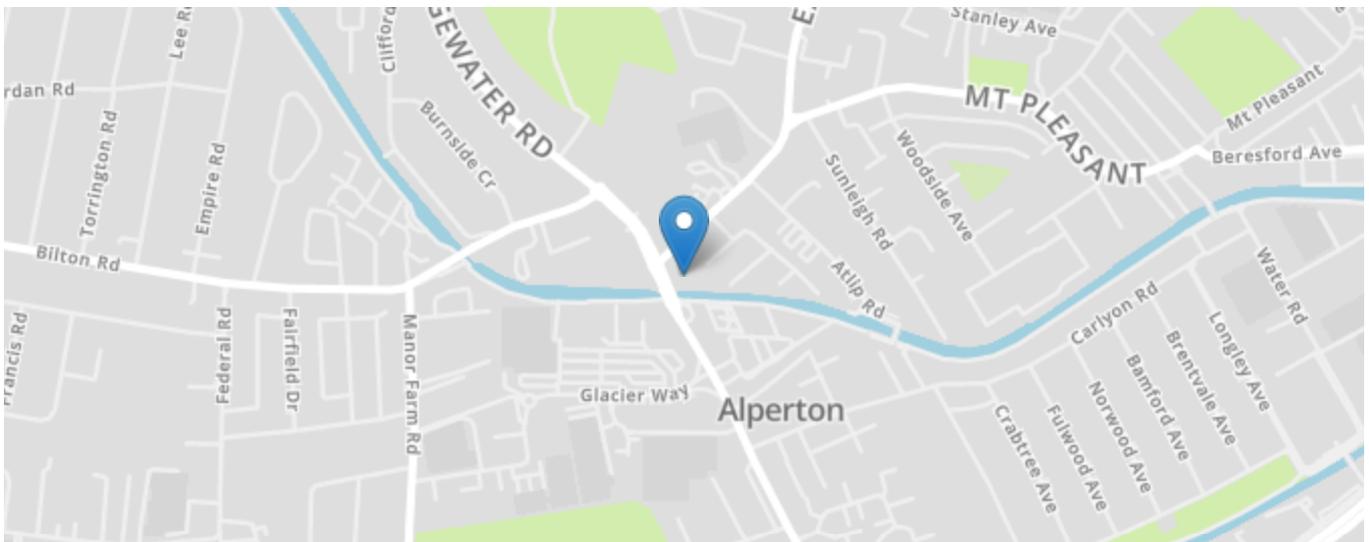
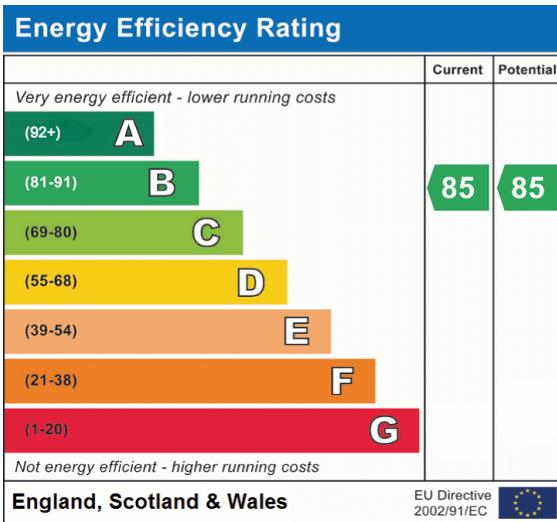
Kitchen
included in reception measurement

Balcony

Bedroom
13' 10" max. x 11' 0" max. (4.22m x 3.35m)

Bathroom
6' 9" max. x 6' 7" max. (2.06m x 2.01m)

Utility Room
6' 5" x 5' 6" (1.95m x 1.68m)



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.