

## £150,000 Shared Ownership

Radley House, 10 Palmer Road, London SW11 4FS



- Guideline Minimum Deposit £15,000
- First Floor with Balcony
- Open Plan Kitchen/Reception Room
- Underfloor Heating Throughout
- Minutes from Battersea Park
- Guide Min Income Dual £70.2k | Single £81.1k
- Approx. 565 Sqft Gross Internal Area
- Stylish Bathroom
- Communal Garden
- Short Walk from Tube/Rail Stations

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £600,000). A great chance to buy a shared-ownership apartment in such a desirable, central location. The spacious and smartly-presented property is on the first floor and features a reception room with attractive wood flooring, a sleek, modern kitchen area and a sliding door which opens onto the balcony. The generously-sized bedroom has a large, full-height window, the bathroom is stylish and high-spec and a pair of storage/utility cupboards have been provided in the entrance hallway. Radley House is part of a recently-built development in the Nine Elms Regeneration Area. The energy-efficiency rating is very good, thanks to demanding insulation standards, high performance glazing and underfloor heating from a communal hot water system. Residents can enjoy use of a very pleasant communal garden plus Battersea Park is only a few minutes away, offering a lake, sports facilities and large 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 the new Northern Line station. 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% (£150,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £1002.71 per month (subject to annual review).

**Service Charge:** £242.10 per month (subject to annual review).

**Personal Heating and Hot Water Charge:** £39.58 per month (subject to annual review).

**Ground Rent:** £300.00 for the year.

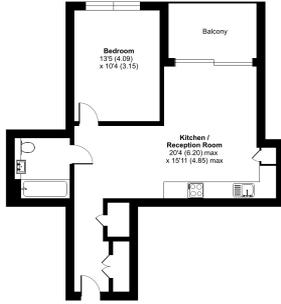
**Guideline Minimum Income:** Dual - £70,200 | Single - £81,100 (based on minimum share and 10% deposit).

**Council Tax:** Band E, 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.



**Palmer Road, London, SW11**  
Approximate Area = 565 sq ft / 52.5 sq m  
For identification only - Not to scale



**FIRST FLOOR**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundwork.  
Produced for Urban Moves. REF: 1146202

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

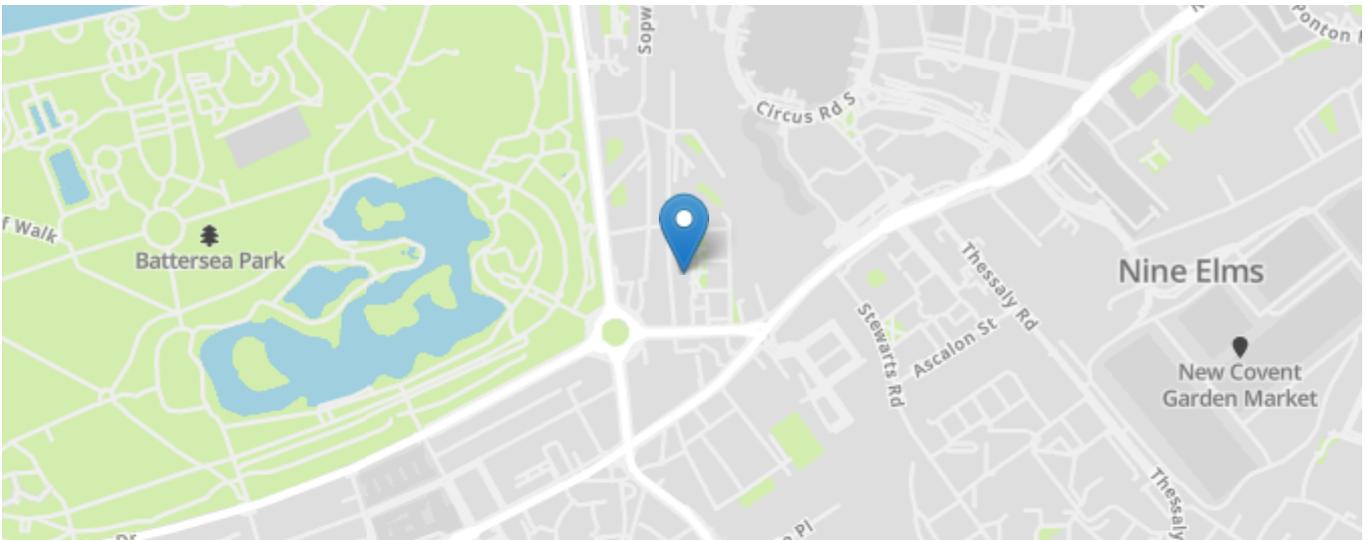
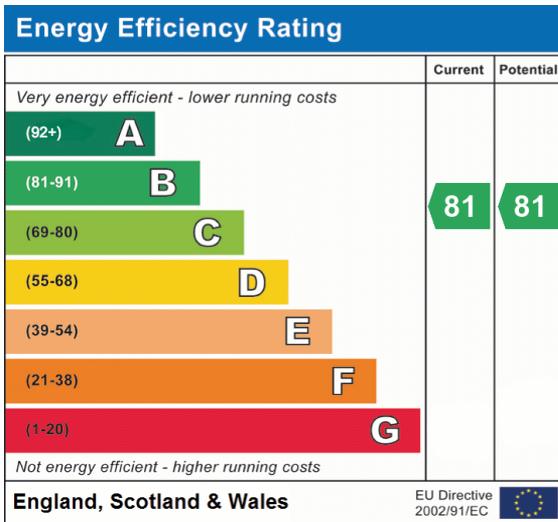
20' 4" max. x 15' 11" max. (6.20m x 4.85m)

#### Balcony

#### Bedroom

13' 5" x 10' 4" (4.09m x 3.15m)

#### Bathroom



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.