

£143,750 Shared Ownership

Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF



- Guide Min Income Dual £79.3k (10% Deposit) £14,375
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Short Walk to Alperton Station (Piccadilly Line)
- Guide Min Income Single £89.7k (15% Deposit) £21,563
- Approx. 1039 Sqft Gross Internal Area
- Secure Underground Parking Space
- Dual Aspect Reception Room and South West Facing Balcony

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £575,000). A rare chance to buy a three-bedroom, shared-ownership apartment. The smartly-presented property is on the second floor of a recently-constructed development and has an approximately twenty-three-foot, dual-aspect reception room with open-plan kitchen area featuring sleek units and (mostly) integrated appliances. A glazed door leads out onto a south-west-facing balcony. The spacious main bedroom has a fitted, mirror-fronted wardrobe and an en-suite with upgraded shower unit. There is a generously-sized second bedroom, a slightly smaller third double bedroom and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and high performance glazing combined with demanding insulation standards make for a very good energy-efficiency rating. The property comes with use of an allocated space in the gated, underground car park plus Alperton Station, for the Piccadilly Line, is close by. Wembley Central (Bakerloo, London Overground, Southern and London Northwestern Rail) is also within walking distance or a brief cycle ride. Ofsted list nine primary schools and two secondary schools within a mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/09/2020).

Minimum Share: 25% (£143,750). The housing association will expect that you will purchase the largest share affordable.

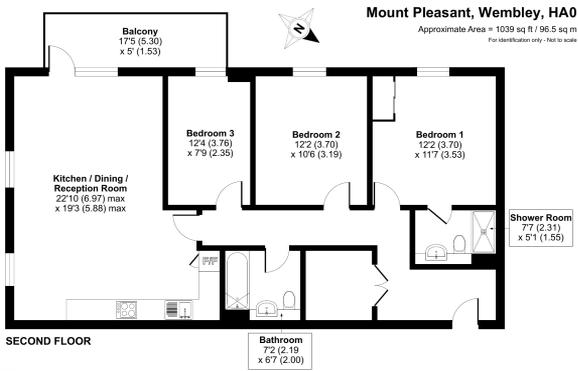
Shared Ownership Rent: £1297.19 per month (subject to annual review).

Service Charge: £210.32 per month (subject to annual review).

Guideline Minimum Income: Dual - £79,300 (10% Deposit £14,375) | Single - £89,700 (15% Deposit £21,563).

Council Tax: Band D, 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).



DIMENSIONS

SECOND FLOOR

Entrance Hallway

Bedroom 1
12' 2" x 11' 7" (3.70m x 3.53m)

En-Suite Shower Room
7' 7" x 5' 1" (2.31m x 1.55m)

Bedroom 2
12' 2" x 10' 6" (3.70m x 3.19m)

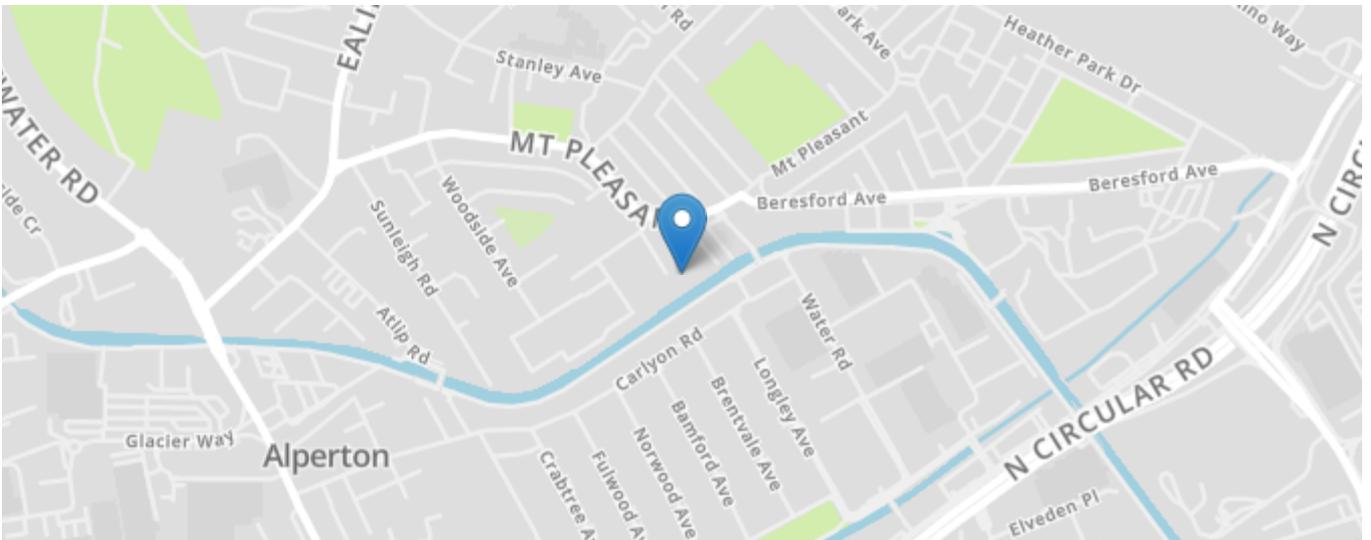
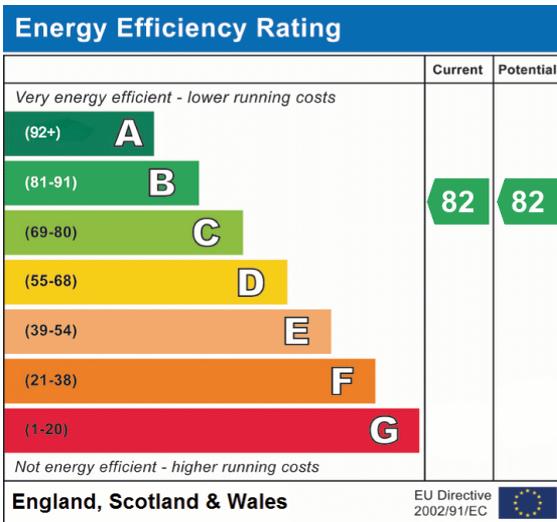
Bathroom
7' 2" max. x 6' 7" max. (2.18m x 2.01m)

Bedroom 3
12' 4" max. x 7' 9" (3.76m x 2.35m)

Reception
22' 10" max. x 19' 3" max. (6.96m x 5.87m)

Kitchen
included in reception measurement

Balcony
17' 5" x 5' 0" (5.30m x 1.53m)



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.