

## £142,500 Shared Ownership

Brunswick House, 62 Neasden Lane, London NW10 2EZ



- Guideline Minimum Deposit £14,250
- Ground Floor
- Bathroom plus En-Suite Shower Room
- Private Patio
- Guide Min Income Dual £61.9k | Single £71.4k
- Approx. 841 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Minutes from Neasden Station (Jubilee Line)

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £475,000). This spacious, ground-floor property has a twenty-foot reception room with open-plan kitchen area featuring integrated appliances. A sliding door leads from the living area out to a private section of terrace. There is a large main bedroom with en-suite shower room plus a good-sized second double bedroom and a bathroom with combined overhead/hand-held shower. A pair built-in storage/utility cupboards have been provided in the entrance hallway and well insulated walls and floor, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Brunswick House is just minutes from Neasden Station (Jubilee Line) and only a short walk from Gladstone Park which offers tennis courts, tree-lined avenues, a walled garden and hill-top views across London.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/04/2022).

**Minimum Share:** 30% (£142,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £896.50 per month (subject to annual review).

**Service Charge:** £144.19 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £61,900 | Single - £71,400 (based on minimum share and 10% deposit).

**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 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

### GROUND FLOOR

#### Entrance Hallway

#### Reception

20' 10" max. x 16' 7" max. (6.35m x 5.05m)

#### Kitchen

included in reception measurement

#### Patio

#### Bedroom 1

16' 11" max. x 14' 2" max. (5.16m x 4.32m)

#### En-Suite Shower Room

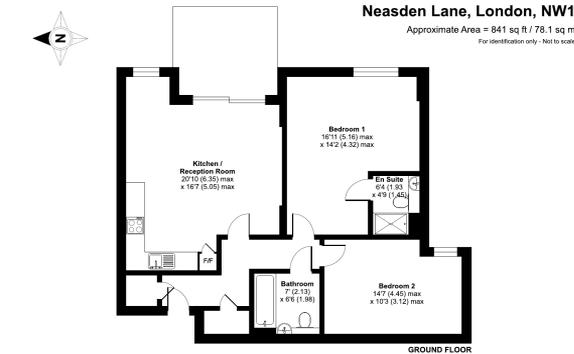
6' 4" max. x 4' 9" max. (1.93m x 1.45m)

#### Bedroom 2

14' 7" max. x 10' 3" max. (4.45m x 3.12m)

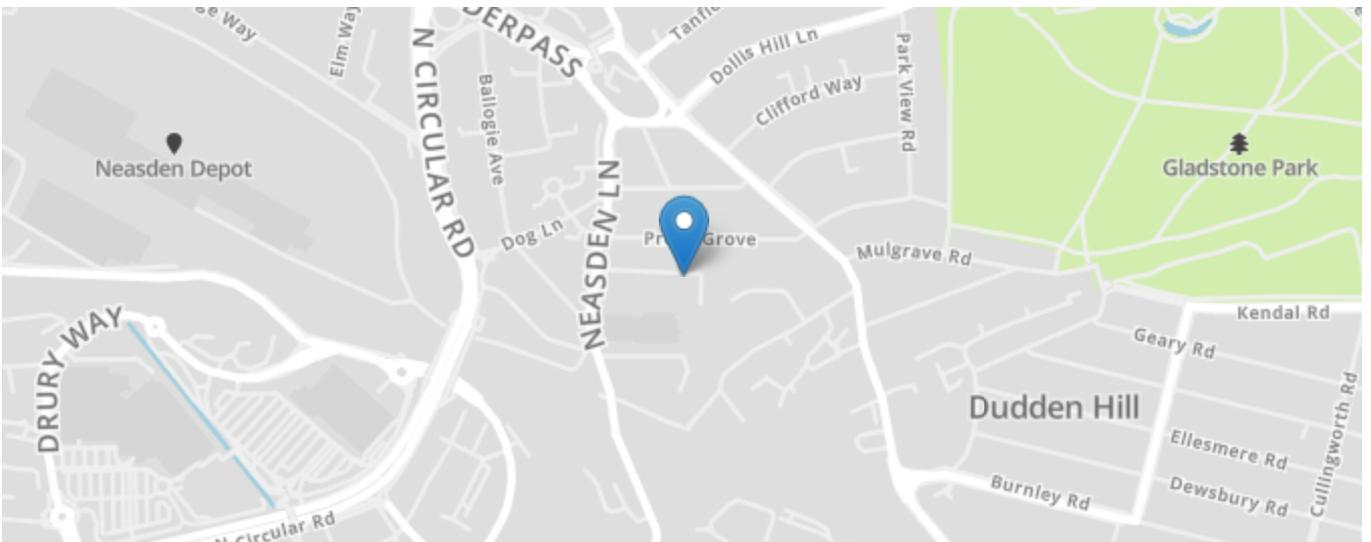
#### Bathroom

7' 0" max. x 6' 6" max. (2.13m x 1.98m)



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Revisions. © richcom 2020. Produced for Urban Moves REF: 1410227

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(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.