urban moves

ALL THE RIGHT VALUES

£177,000 Shared Ownership

Bollo Lane, Chiswick, London W4 5LE

- Guideline Minimum Deposit £17,700
- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Opposite Chiswick Park Station
- Guide Min Income - Dual £77.4k Single £89.5k
- Approx. 762 Sqft Gross Internal Area
- Bathroom plus En-Suite Wet Room
- Communal Roof Terrace
- Backs Onto Gunnersbury Nature Reserve

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £590,000). This well-proportioned and well-presented apartment is on the first floor and has a twenty-one-foot reception room with open-plan kitchen. A glazed door leads out onto a good-sized balcony. There is a main bedroom with en-suite wet room plus a large second double bedroom and a spacious, fully-tiled bathroom. Demanding insulation standards, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The development has an extensive roof terrace, benefits from a secure bike store and is located between Chiswick Park Station (District Line), just a minute or two to the east, and Gunnersbury Triangle Nature Reserve immediately to the south and west. There is a nursery on site, Belmont Primary School only a short walk away plus a number of other highly-rated schools in the surrounding area. A striking steel and wire footbridge provides access to Chiswick Business Park and the shops and other amenities of Chiswick High Street are also close by. Additional places of interest like Gunnersbury Park, Kew Gardens and Chiswick House are within easy reach.

Housing Association: Riverside Housing.
Tenure: Leasehold (125 years less 10 days from 21/06/2012).
Minimum Share: 30% (£590,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £1,105.94 per month (subject to annual review).
Service Charge: £169.34 per month (subject to annual review).
Guideline Minimum Income: Dual - £77,400 | Single - £89,500 (based on minimum share and 10% deposit).
Council Tax: Band E, London Borough of Ealing. 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.

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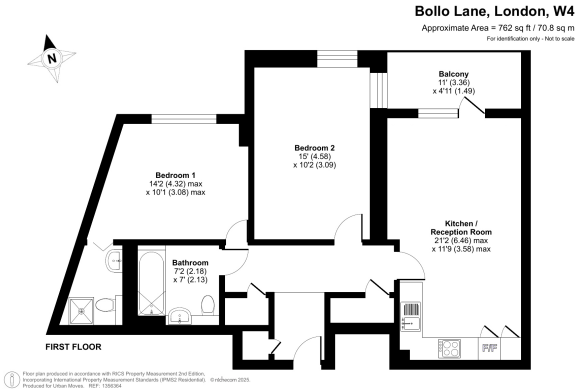
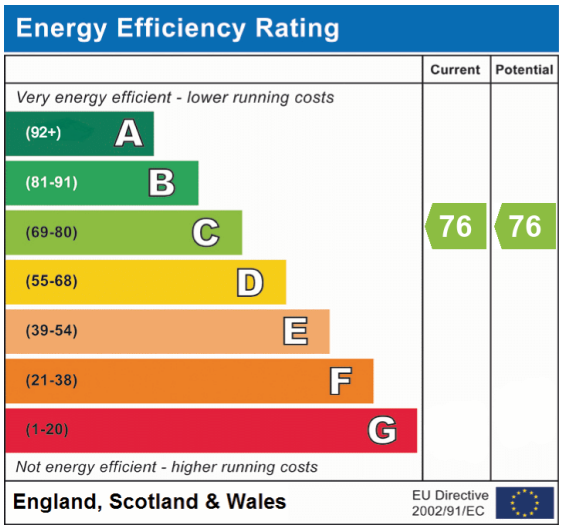




DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception
21' 2" max. x 11' 9" max. (6.46m x 3.58m)

Kitchen
included in reception measurement

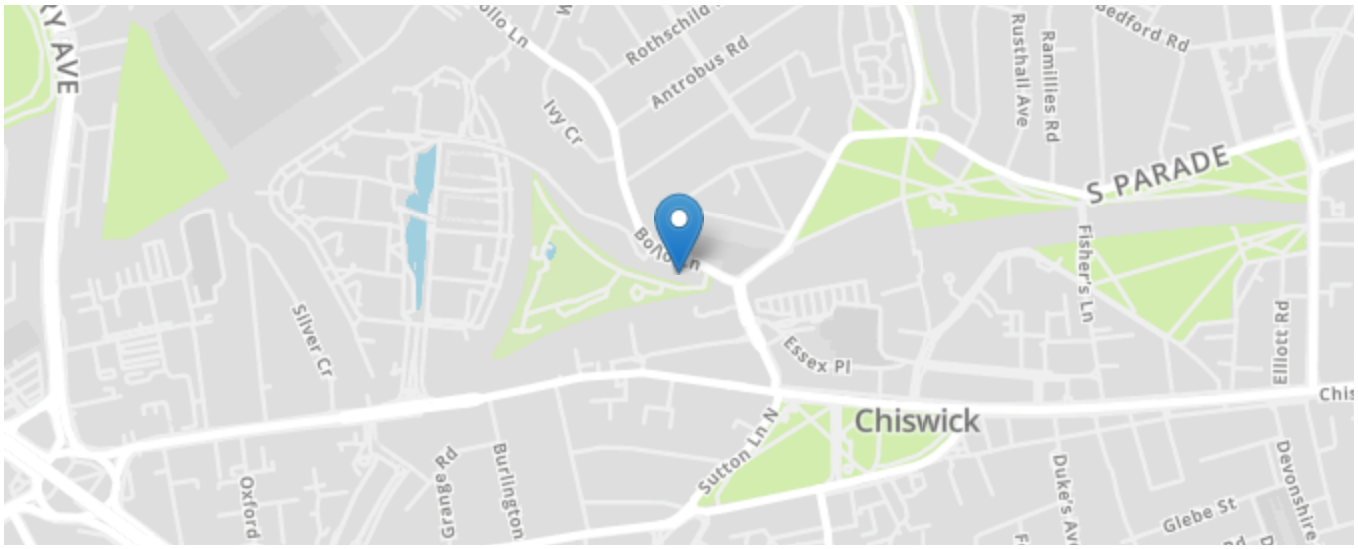
Balcony
11' 0" x 4' 11" (3.36m x 1.49m)

Bedroom 1
14' 2" max. x 10' 1" max. (4.32m x 3.08m)

En-Suite Wet Room

Bedroom 2
15' 0" x 10' 2" (4.58m x 3.09m)

Bathroom
7' 2" max. x 7' 0" max. (2.18m x 2.13m)



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.