urban moves

ALL THE RIGHT VALUES

£146,250 Shared Ownership

Edmunds House, Colonial Drive, London W4 5HJ

- Guide Dual Income £90k 10% deposit £14.6k
- Second Floor (building has a lift)
- Spacious Kitchen/Reception Room
- Two Spacious Bedrooms
- Overlooks Gunnersbury Triangle Nature Reserve
- Guide Single Income - £90k 45% deposit 66k
- Approx. 783 Sqft Gross Internal Area
- Floor-to-Ceiling Windows
- Full Width, South-West-Facing Balcony
- Minutes from Chiswick Park Station

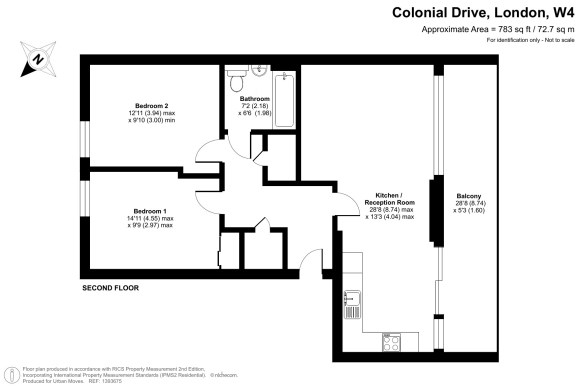
GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £585,000). This well-presented apartment is on the second floor of a smart, modern development between Chiswick Park Station and the footbridge leading to Chiswick Business Park. The property has a twenty-eight-foot reception room with floor-to-ceiling windows along the south-west side. A sliding door leads out onto a full-width balcony which overlooks Gunnersbury Triangle Nature Reserve. The open-plan kitchen area features sleek, white units and large-format floor tiles. There is a main bedroom with built-in, mirror-fronted wardrobe plus a second, similar-sized double bedroom and a bathroom with pencil-mosaic detailing. A pair of storage/utility cupboards have been provided in the entrance hall and well insulated walls, modern double glazing and a communal heating and hot water system make for a good energy-efficiency rating. Acton Green Common, Turnham Green and the shops/amenities of Chiswick High Road are all close by. 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 01/05/2014).
Minimum Share: 25% (£146,250). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £1238.19 per month (subject to annual review).
Service Charge (including heating and hot water): £544.98 per month (figure currently in dispute).
Ground Rent: £250.00 for the year.
Guideline Minimum Income: Dual - £90,000 (minimum share, 10% deposit) | Single - £90,000 (minimum share, 45% 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. There is no parking space offered with this property.

urban moves
ALL THE RIGHT VALUES



DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception
28' 8" max. x 13' 3" max. (8.74m x 4.04m)

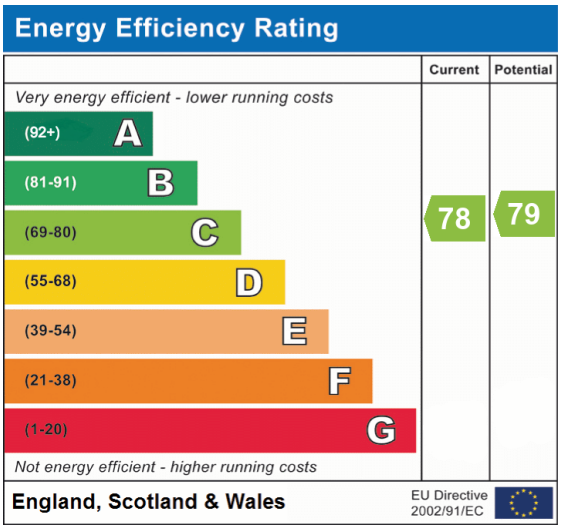
Kitchen
included in reception measurement

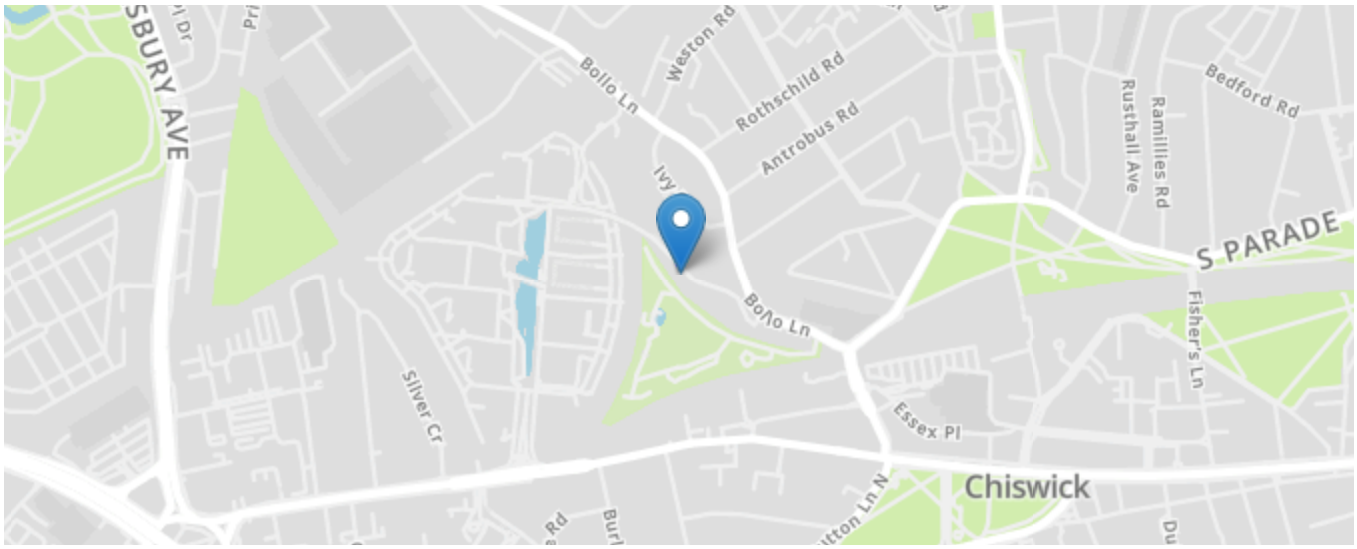
Balcony
28' 8" x 5' 3" (8.74m x 1.60m)

Bedroom 1
14' 11" max. x 9' 9" max. (4.55m x 2.97m)

Bedroom 2
12' 11" x 9' 10" min. (3.94m x 3.00m)

Bathroom
7' 2" max. x 6' 6" max. (2.18m x 1.98m)





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.