

## £182,000 Shared Ownership

Riddell Court, Campsbourne Road, London N8 7FA



- Guideline Minimum Deposit £18,200
- Ground Floor
- Open Plan Kitchen/Reception Room
- Two Private Terraces
- Close to Hornsey Station (mainline)
- Guide Min Income Dual £58.5k | Single £67.3k
- Approx. 773 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Secure Parking Space
- Turnpike Lane (Piccadilly Line) Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £520,000). A great chance to buy a shared-ownership apartment with two private terraces. The smartly-presented, ground-floor property has an open-plan kitchen/reception room with attractive units and integrated appliances. A glazed door leads out to the larger, west-facing, terrace. The east-facing terrace is accessed via the spacious main bedroom which also includes a fitted wardrobe. There is a second bedroom, ideal for a child, occasional guest or use as a home office, and a large bathroom with limestone-style tiles. A storage/utility cupboard has been provided in the entrance hall and the well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a good energy-efficiency rating. Hornsey Station (mainline services in to Moorgate or out towards Hertfordshire) is close by and Turnpike Lane (Piccadilly Line) is within comfortable walking distance or brief bus/bike ride. The boutiques, bookstores, artisan coffee shops and other amenities of Crouch End are also within easy reach and Alexandra Park offers almost two hundred acres of outside space to enjoy. Ofsted list a secondary school and four primary schools within a half-mile radius, all rated 'Good'. The apartment comes with the use of an allocated space in the gated car park.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 11/04/2017).

**Minimum Share:** 35% (£182,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £586.62 per month (subject to annual review).

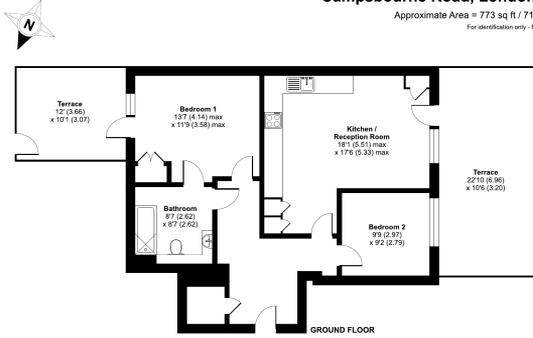
**Service Charge:** £188.05 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £58,500 | Single - £67,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Haringey. 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).

**Campsbourne Road, London, N8**  
Approximate Area = 773 sq ft / 71.8 sq m  
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2024. Produced for Urban Moves. REF: 142237

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

**Bedroom 2**  
9' 9" x 9' 2" (2.97m x 2.79m)

**Reception**  
18' 1" max. x 17' 6" max. (5.51m x 5.33m)

**Kitchen**  
included in reception measurement

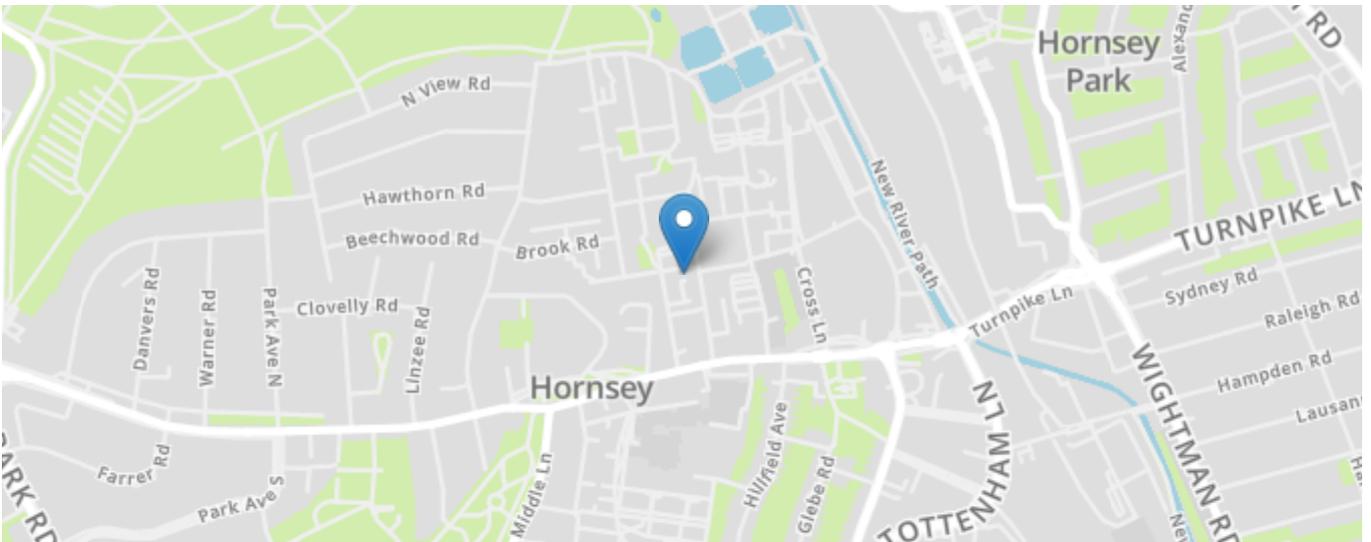
**Terrace**  
22' 10" x 10' 6" (6.96m x 3.20m)

**Bedroom 1**  
13' 7" max. x 11' 9" max. (4.14m x 3.58m)

**Terrace**  
12' 0" x 10' 1" (3.66m x 3.07m)

**Bathroom**  
8' 7" x 8' 7" (2.62m x 2.62m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(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.