

## £162,500 Shared Ownership

Harston Walk, London E3 3GP



- Guideline Minimum Deposit £16,250
- Fourth Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Min Income - Dual £45.4k Single £52k
- Approx. 492 Sqft Gross internal Area
- Balcony
- Minutes from Tube/DLR Stations

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £325,000). This bright, modern apartment is on the fourth floor (building has a lift) and has a reception room with full-height windows and a door that leads out onto a balcony which provides a pleasant, east-facing view. The kitchen is semi open plan and features sleek, white units and contrasting work surfaces. There is a spacious bedroom, a stylish bathroom and three storage/utility cupboards in the entrance hallway. Well insulated walls, double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The development has a communal garden and is just minutes from Devons Road DLR and Bromley-by-Bow Station, for the District and Hammersmith & City Lines.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 4 days from 29/09/2010).

**Minimum Share:** 50% (£162,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £368.83 per month (subject to annual review).

**Service Charge:** £186.09 per month (subject to annual review).

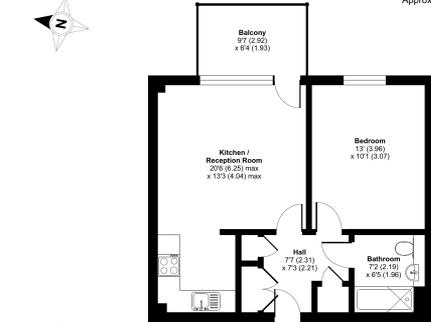
**Guideline Minimum Income:** Dual - £45,400 | Single - £52,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Tower Hamlets. 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.

**Harston Walk, London, E3**

Approximate Area = 492 sq ft / 45.7 sq m  
For identification only - Not to scale



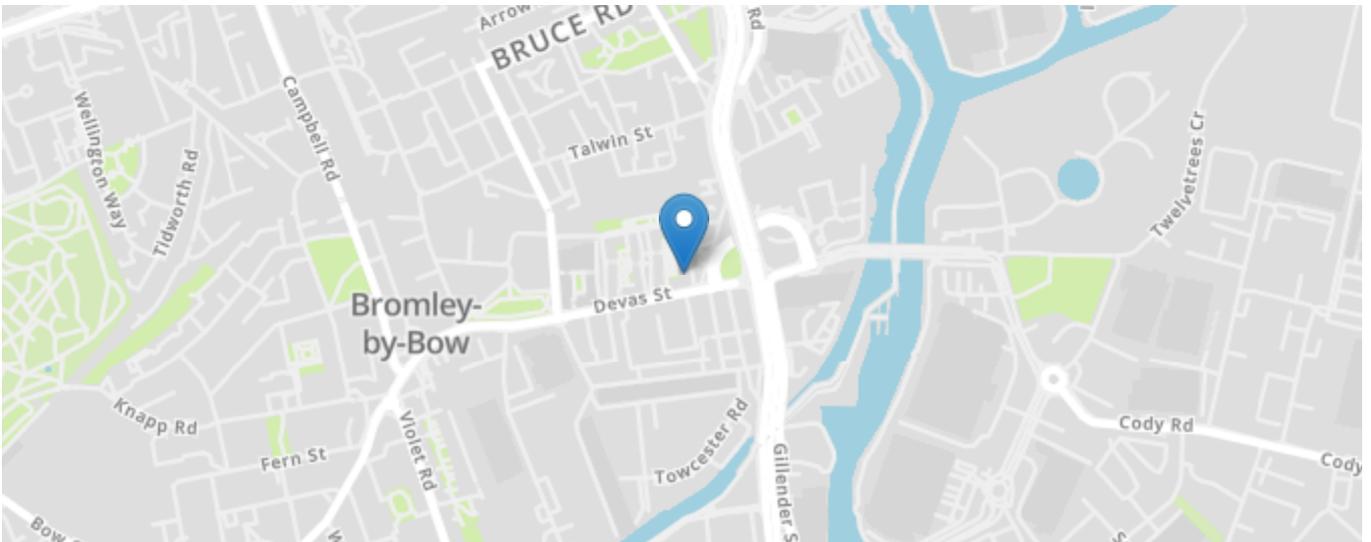
**FOURTH FLOOR**  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves REF: 1324588

**DIMENSIONS**

**FOURTH FLOOR**

- Entrance Hall**  
7' 7" x 7' 3" (2.31m x 2.21m)
- Reception**  
20' 6" max. x 13' 3" max. (6.25m x 4.04m)
- Kitchen**  
included in reception measurement
- Balcony**  
9' 7" x 6' 4" (2.92m x 1.93m)
- Bedroom**  
13' 0" x 10' 1" (3.96m x 3.07m)
- Bathroom**  
7' 2" max. x 6' 5" max. (2.18m x 1.96m)

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>	<b>82</b>	<b>82</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.