

## £230,750 Shared Ownership

Ebbett Court, Victoria Road, London W3 6BW



- Guideline Minimum Deposit £23,075
- Sixth Floor (building has two lifts)
- Open Plan Kitchen/Reception Room
- Secure Bicycle Storage
- Minutes from North Acton Station
- Guide Min. Income - Dual £58.4k | Single £67.2k
- Approx. 675 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Highly Rated Schools in the Local Area
- Central London/Westfield Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 65% share. Full market value £355,000). A smartly-presented, sixth-floor apartment in this conveniently-located development. The east/south-east-facing property has a twenty-three-foot reception room with open-plan kitchen area. There is a spacious main bedroom plus a second bedroom which, though smaller, is still a comfortable double. The bathroom is simple yet stylish and a trio of built-in storage/utility cupboards have been provided in the entrance hallway. Well insulated walls and modern double glazing make for a good energy-efficiency rating. A Tesco Express occupies the ground-floor retail unit and a selection of others shops/cafes can be found nearby. North Acton Station (Central line) is opposite the block for fast, frequent services into central London. White City (for Westfield shopping centre) is only two stops and Bond Street can be reached in just 18 minutes (TfL). Alternatively, Acton Main Line Station, for the Elizabeth Line, is just a twelve-minute walk away (Google Maps estimate). Ofsted list eight primary schools that are rated either 'Good' or 'Outstanding' within a mile radius.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (990 years from 20/12/2006).

**Minimum Share:** 65% (£230,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £340.59 per month (subject to annual review).

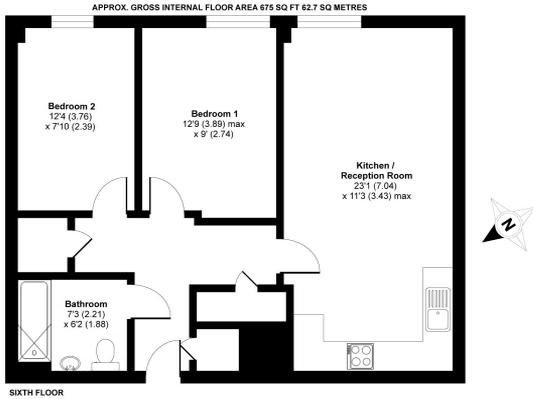
**Service Charge:** £162.43 per month plus **Water Charge:** £42.97 per month (both figures subject to annual review).

**Guideline Minimum Income:** Dual - £58,400 | Single - £67,200 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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. However the vendor of this property has informed us that the oven and bathroom cabinet are not offered as part of the sale. 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.

## DIMENSIONS



### SIXTH FLOOR

#### Entrance Hallway

#### Reception

23' 1" x 11' 3" max. (7.04m x 3.43m)

#### Kitchen

included in reception measurement

#### Bedroom 1

12' 9" max. x 9' 0" (3.89m x 2.74m)

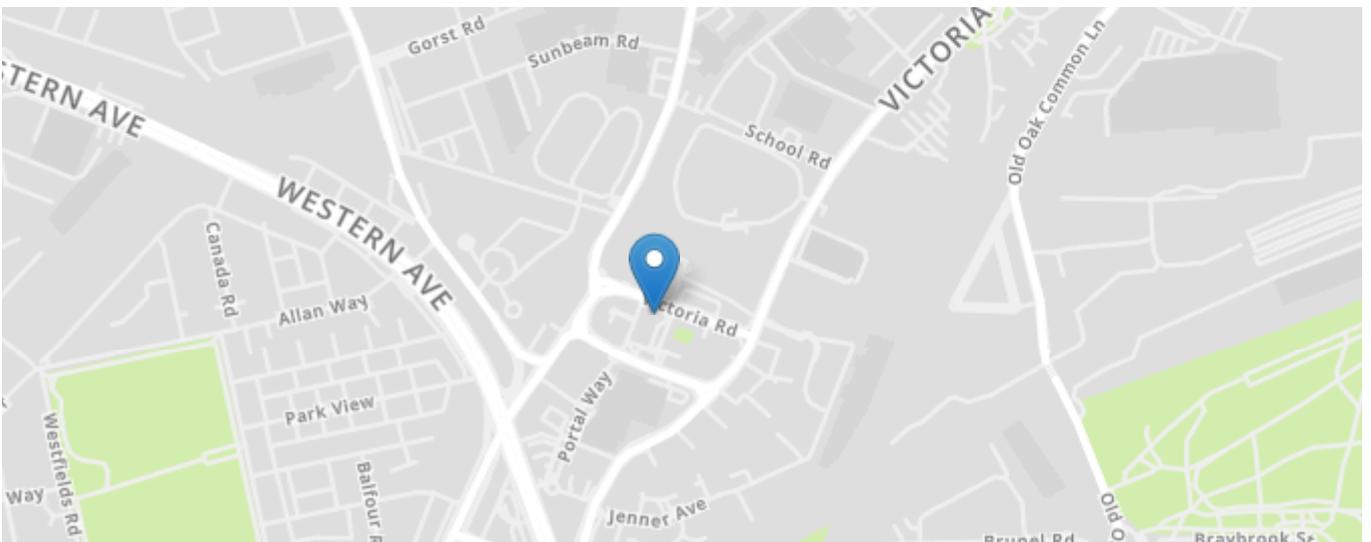
#### Bedroom 2

12' 4" x 7' 10" (3.76m x 2.39m)

#### Bathroom

7' 3" max. x 6' 2" max. (2.21m x 1.88m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</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.