

## £210,000 Shared Ownership

26 Devonshire House, 50 Putney Hill, London SW15 6DJ



- Guide Dual Income £83.8k 25% deposit £52.5k
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Secure Parking Space
- Guide Single Income - £88k 40% deposit £84k
- Approx. 744 Sqft Gross Internal Area
- Concierge, Gym, Communal Garden and Terrace
- Minutes from Putney/East Putney Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £600,000). A great opportunity to buy a shared ownership property in this highly desirable location. Devonshire House is just minutes from Putney Station (SWR services into Clapham Junction/Waterloo) and East Putney (District line). North is Putney High Street and the Thames, to the South, the green spaces of Putney Heath and only slightly further away, Wimbledon Common and Richmond Park. The block is built to modern, high standards of energy efficiency and features a communal heating and hot water system. This second-floor apartment has a spacious reception room with balcony and a semi-open plan kitchen area featuring sleek units and integrated appliances. The two bedrooms are both good-sized doubles and one includes a fitted, mirror-fronted wardrobe and ensuite shower room. There is a simple yet stylish main bathroom and a pair of storage/utility cupboards in the hallway. The apartment comes with use of a secure parking space and the development has a concierge, residents' gym, communal garden and roof terrace.

**Housing Association:** A2 Dominion.

**Tenure:** Leasehold (155 years less 5 days from 01/01/2011).

**Minimum Share:** 35% (£210,000).

**Shared Ownership Rent:** £1077.08 per month (subject to annual review).

**Service Charge:** £371.80 per month (subject to annual review).

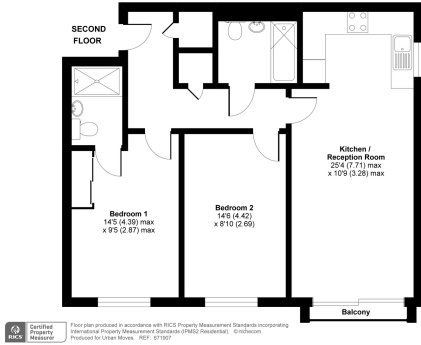
**Guide Line Minimum Income:** Dual £83,800 (based on minimum share and 25% deposit £52,500) | Single £88,000 (minimum share, 40% deposit £84,000).

**Council Tax:** Band F, London Borough of Wandsworth (£1488.03 for 2025-26). 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).

## DIMENSIONS

**Putney Hill, London, SW15**  
Approximate Area = 744 sq ft / 68.1 sq m  
For identification only - Not to scale



### SECOND FLOOR

#### Entrance Hallway

#### Reception

25' 4" max. x 10' 9" max. (7.71m x 3.28m)

#### Balcony

#### Kitchen

included in reception measurement

#### Bedroom 1


14' 5" max. x 9' 5" max. (4.39m x 2.87m)

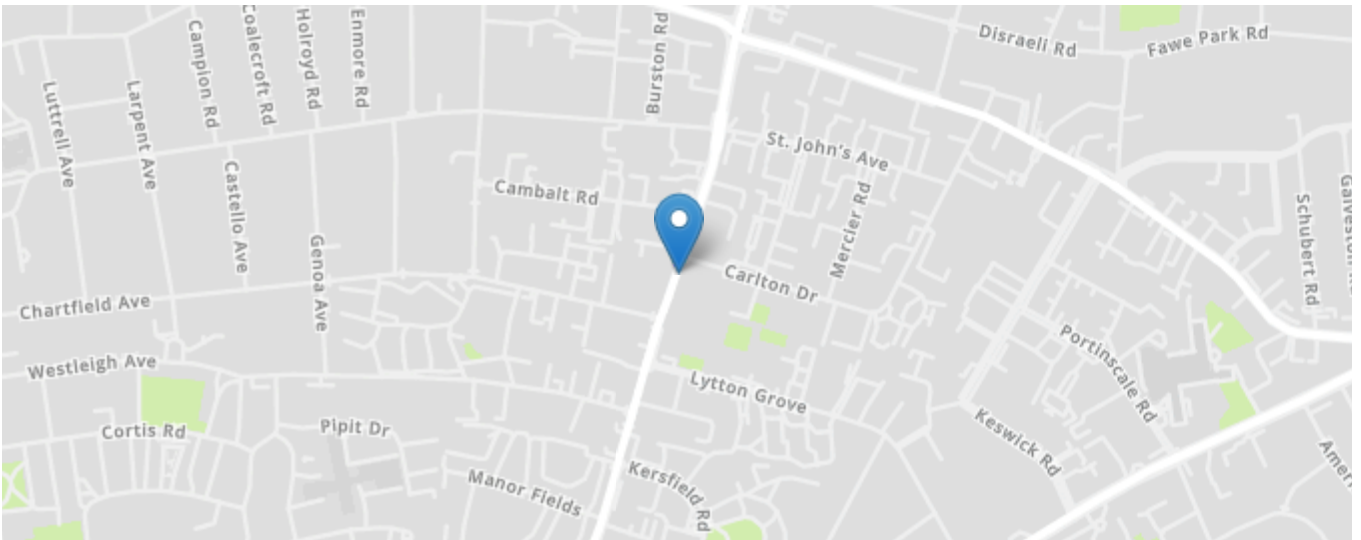
#### En-Suite Shower Room

#### Bedroom 2

14' 6" x 8' 10" (4.42m x 2.69m)

#### Bathroom

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>79</b>	<b>79</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.