

£120,000 Shared Ownership

Woods House, 7 Gatliff Road, London SW1W 8DF



- Guideline Minimum Deposit £12,000
- Eighth Floor
- Very Good Energy Efficiency Rating
- Part of Grosvenor Waterside Development
- Victoria Station within Easy Reach
- Guide Min Income Dual £66.5k | Single £76.7k
- Approx. 487 Sqft Gross Internal Area
- Communal Garden
- Close to Chelsea Bridge
- Short Walk to Sloane Square (Circle/District line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £480,000). Woods House is part of the Grosvenor Waterside development located near the Thames. Just to the south, over Chelsea Bridge, are the green spaces, sports facilities and boating lake of Battersea Park while to the north lie Sloane Square and Victoria. The property available is an eighth-floor apartment which has a twenty-five foot reception room with a semi-open-plan kitchen at one end and a Juliette balcony at the other. The view overlooks the communal garden and also takes in the distinctive Chelsea Waterworks Chimney to the left and the river just beyond that. Additional, internal, features include a fitted wardrobe in the bedroom and a sleek, fully-tiled bathroom with combined overhead/hand-held shower. Demanding insulation standards, modern double glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Both the block and wider development are very well maintained and make for an extremely desirable property.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 18/03/2009).

Minimum Share: 25% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1005.95 per month (subject to annual review).

Service Charge: £311.39 per month (subject to annual review).

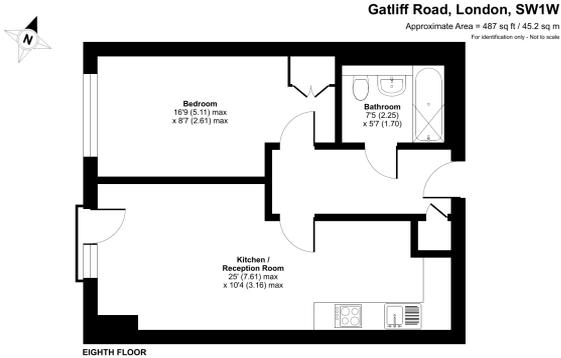
Water Charge: £29.98 per month (subject to annual review).

Guideline Minimum Income: Dual - £66,500 | Single - £76,700 (based on minimum share and 10% deposit).

Council Tax: Band D, Westminster City Council. 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



Plan size produced in accordance with RICS Property Measurement 2nd Edition. (Incorporating International Property Measurement Standards (IPMS) Revisions). © Urbanmoves 2024. Produced for Urban Moves. REF: 1000203

EIGHTH FLOOR

Entrance Hall

Reception

25' 0" max. x 10' 4" max. (7.61m x 3.16m)

Kitchen

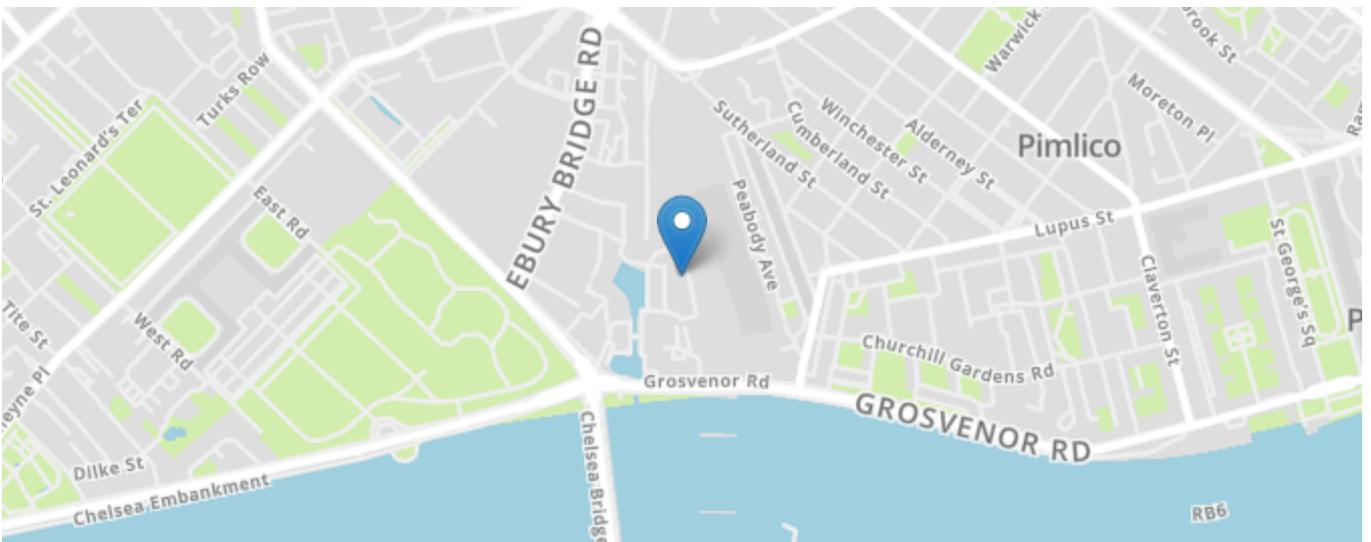
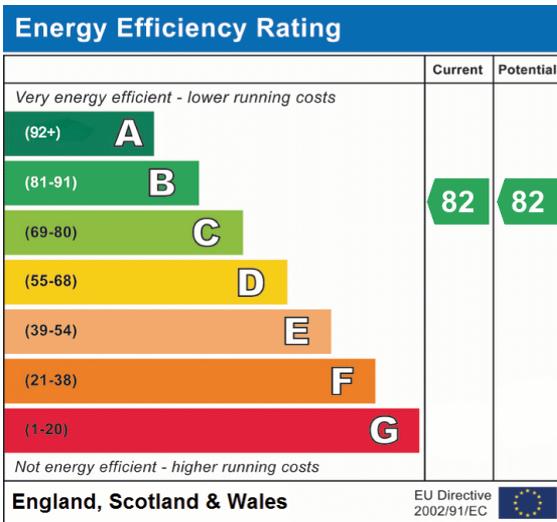
included in reception measurement

Bedroom

16' 9" max. x 8' 7" max. (5.11m x 2.62m)

Bathroom

7' 5" x 5' 7" (2.25m x 1.70m)



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.