

## £125,000 Shared Ownership

Woods House, 7 Gatliff Road, London SW1W 8DE



- Guideline Minimum Deposit £12,500
- Third Floor (building has a lift)
- Juliette Balcony
- Part of Grosvenor Waterside Development
- Short Walk to Sloane Square (Circle/District line)
- Guide Min Income Dual £65.7k | Single £75.7k
- Approx. 488 Sqft Gross Internal Area
- Overlooks Communal Garden
- Close to Chelsea Bridge
- Victoria Station within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £500,000). A well-presented property on the third floor of this modern apartment block. The twenty-five-foot reception room has a semi-open-plan kitchen at one end and a west/south-west-facing Juliette balcony at the other. The balcony offers a very pleasant view of the neatly-kept communal garden. There is a fitted wardrobe in the spacious bedroom and the bathroom is sleek and fully tiled. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. 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. 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% (£125,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £957.78 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).

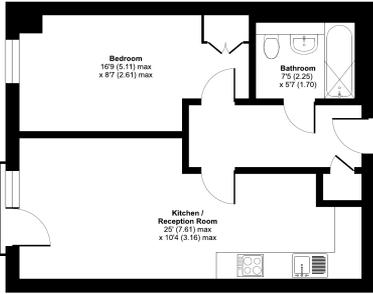
**Guideline Minimum Income:** Dual - £65,700 | Single - £75,700 (based on minimum share and 10% deposit).

**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). There is no parking space offered with this property.



**Gatliff Road, London, SW1W**  
Approximate Area = 488 sq ft / 45.3 sq m  
For identification only - Not to scale



THIRD FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement (2nd Edition).  
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## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

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

#### Kitchen

included in reception measurement

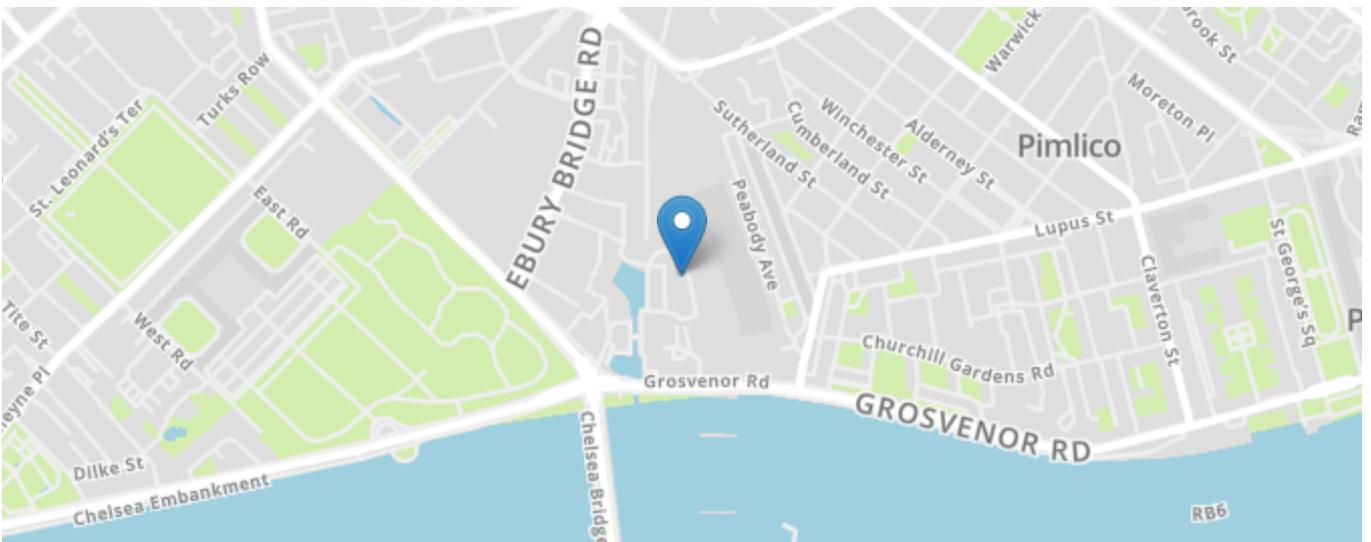
#### Bedroom

16' 9" max. x 8' 7" max. (5.11m x 2.61m)

#### Bathroom

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

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>81</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.