

£157,500 Shared Ownership

Seven Sisters Road, London N4 2PQ



- Guideline Minimum Deposit £15,750
- First Floor (building has a lift)
- Dual Aspect Reception Room
- Modern Double Glazing and Gas Central Heating
- Rear (South-East) Facing Balcony
- Guide Min Income Dual £61.4k | Single £70.7k
- Approx. 592 Sqft Gross Internal Area
- Two Double Bedrooms
- New Boiler Installed Very Recently
- Short Walk from Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £450,000). A well-presented flat on the first floor of a modern development opposite Finsbury Park. The property has a dual-aspect (south-east and south-west-facing) reception room with Juliette balcony and an open-plan and updated kitchen area. The bedrooms are both doubles and the slightly larger of the two leads out onto a partially enclosed balcony. This balcony is also accessible from the reception. Well insulated walls, modern double glazing and gas central heating (new boiler installed very recently) make for a good energy-efficiency rating. Manor House Station, for the Piccadilly Line, is just minutes away and Finsbury Park Railway Station, which provides services to a range of destinations, is within easy walking distance.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2007).

Minimum Share: 35% (£157,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £827.98 per month (subject to annual review).

Service Charge: £155.01 per month (subject to annual review).

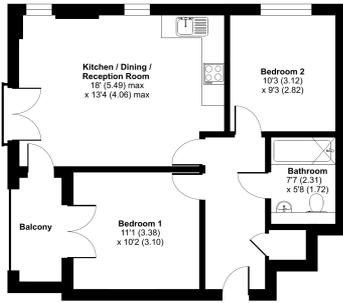
Guideline Minimum Income: Dual - £61,400 | Single - £70,700 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Hackney. 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.



Seven Sisters Road, London, N4
Approximate Area = 592 sq ft / 54.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 143327

FIRST FLOOR

DIMENSIONS

FIRST FLOOR

Entrance Hall

Bedroom 1

11' 1" x 10' 2" (3.38m x 3.10m)

Balcony

Reception

18' 0" max. x 13' 4" max. (5.49m x 4.06m)

Kitchen

included in reception measurement

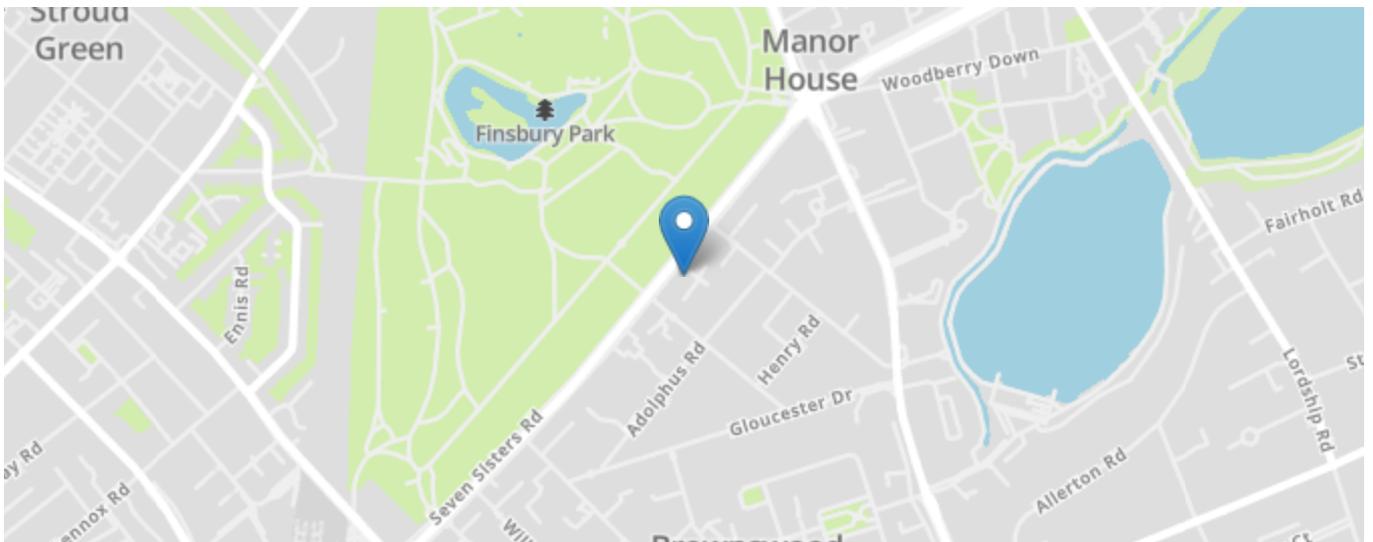
Bedroom 2

10' 3" x 9' 3" (3.12m x 2.82m)

Bathroom

7' 7" x 5' 8" (2.31m x 1.72m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.