

## £112,500 Shared Ownership

69 Woods House, 7 Gatliff Road, London SW1W 8DE



- Guideline Minimum Deposit £11,500
- Fourth Floor (building has a lift)
- Juliette Balcony
- Close to Chelsea Bridge
- Short Walk to Sloane Square
- Guide Min Income Dual £54.1k | Single £62.1k
- Approx. 503 Sqft Gross Internal Area
- Overlooks Communal Garden
- Part of Grosvenor Waterside Development
- Victoria Station within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £450,000). Woods House is part of Grosvenor Waterside, near the River Thames. Just to the south, over Chelsea Bridge, are the greenspaces, sports facilities and boating lake of Battersea Park while to the north lie Sloane Square and Victoria. The development has a concierge and well maintained communal grounds including an attractive courtyard which this apartment overlooks. Internally the property features an open plan kitchen/reception room which extends almost twenty five foot. There is a good-sized bedroom with fitted wardrobe and a simple, white tiled bathroom. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating.

**Housing Association:** A2Domion.

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

**Minimum Share:** 25% (£112,500).

**Shared Ownership Rent:** £932.73 per month (subject to annual review).

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

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

**Guideline Minimum Income:** Dual - £54,100 | Single - £62,100 (based on minimum share and 10% deposit).

**Council Tax:** Band D, City of Westminster.

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.



RICS Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition Produced for Urban Moves REF: 801724

## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hall

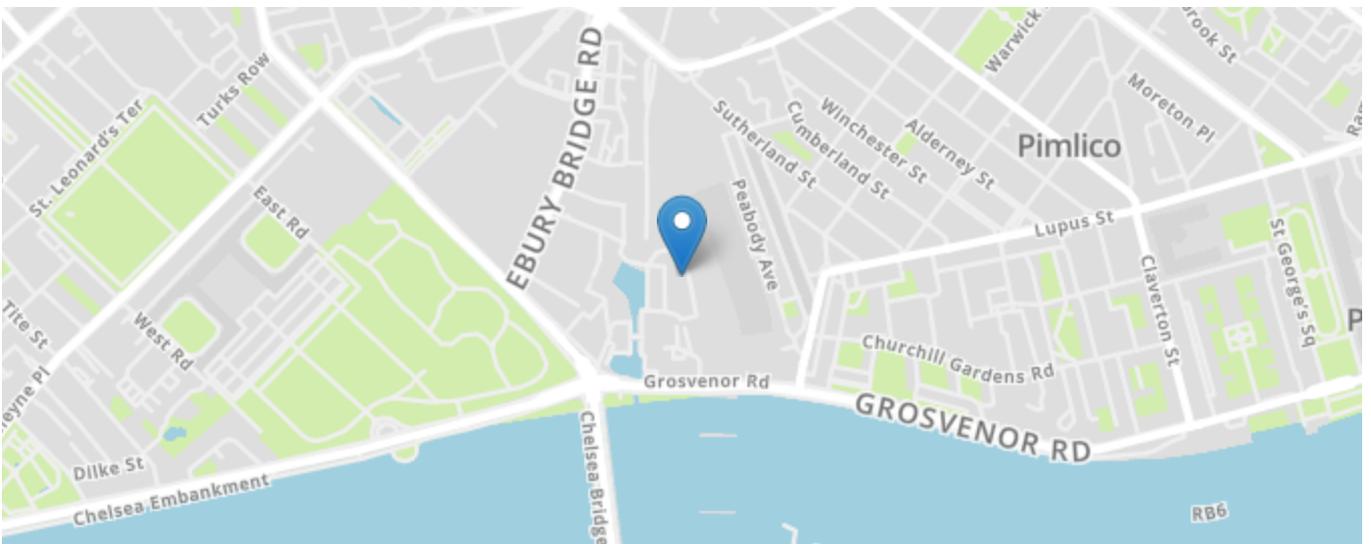
**Reception**  
24' 11" max. x 10' 9" max. (7.59m x 3.28m)

**Kitchen**  
included in reception measurement

**Bedroom**  
16' 8" max. x 8' 8" max. (5.08m x 2.64m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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.