

£111,250 Shared Ownership

Hampden Road, Kingston-upon-Thames, London KT1 3AZ



- Guideline Minimum Deposit £11,125
- Fourth Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- South Facing Balcony
- Guide Min Income - Dual £54.7k Single £62.8k
- Approx. 719 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Norbiton Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £445,000). This smartly-presented apartment is on the fourth floor and has a twenty-foot, dual-aspect reception room with double doors which lead out onto a south-facing balcony. The kitchen is open-plan and features sleek, cream-coloured units and integrated appliances. There is a main bedroom with fitted wardrobe, a second double bedroom and an attractive bathroom with limestone-style tiles. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Norbiton Railway Station is just a short walk away and the centre of Kingston can also be easily reached on foot, via local bus or by brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2019).

Minimum Share: 25% (£111,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £999.57 per month (subject to annual review).

Service Charge: £70.68 per month (subject to annual review).

Ground Rent: £150.00 for the year.

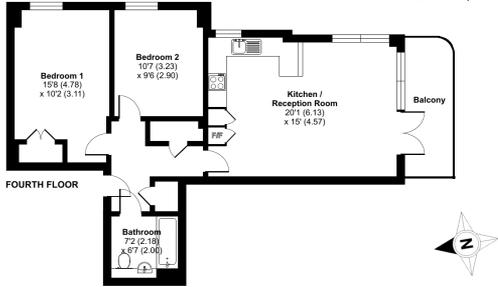
Guideline Minimum Income: Dual - £54,700 | Single - £62,800 (based on minimum share and 10% deposit).

Council Tax: Band E, Royal (London) Borough of Kingston Upon Thames. 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).

Hampden Road, Kingston Upon Thames, KT1

Approximate Area = 719 sq ft / 66.8 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). © rickrecom 2025. Produced for Urban Moves. REF: 1382365

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Bathroom

7' 2" max. x 6' 7" max. (2.18m x 2.00m)

Reception

20' 1" x 15' 0" (6.13m x 4.57m)

Kitchen

included in reception measurement

Balcony

Bedroom 2

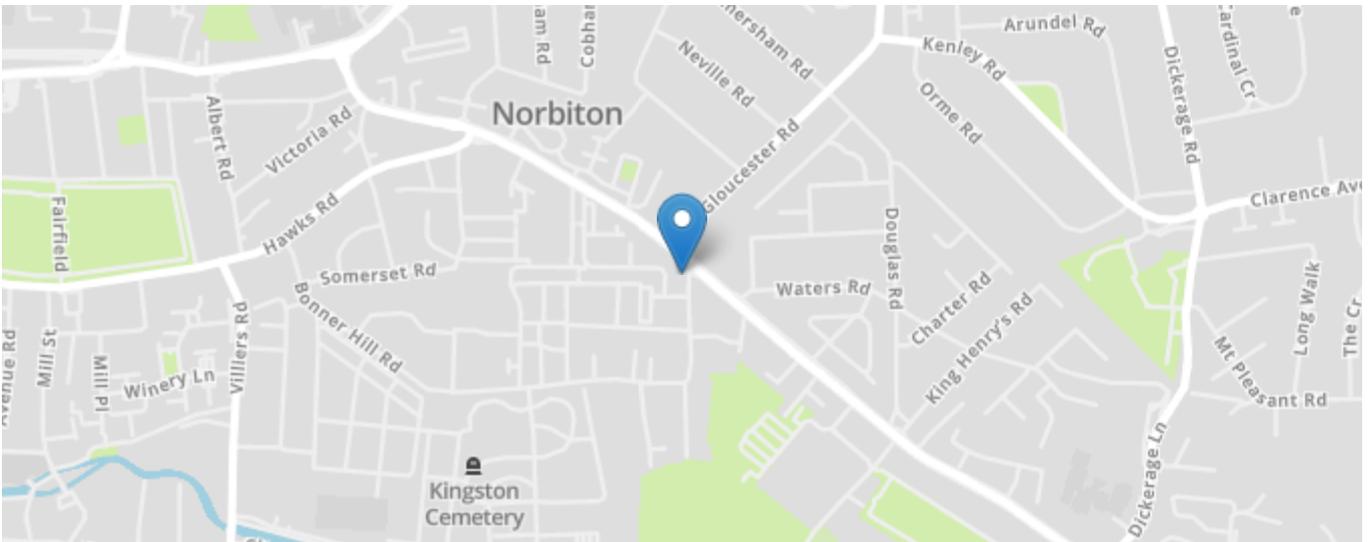
10' 7" x 9' 6" (3.23m x 2.90m)

Bedroom 1

15' 8" x 10' 2" (4.78m x 3.11m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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.