

## £203,000 Shared Ownership

Holly Tree Crescent, Carshalton, London SM5 2FA



- Guideline Minimum Deposit £20,300
- Three Storey, End of Terrace House
- Reception plus Kitchen/Dining Room
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guide Min Income Dual £67.8k | Single £78.2k
- Approx. 1325 Sqft Gross Internal Area
- Four Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Communal Parking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £580,000). A rare chance to buy a four-bedroom, shared-ownership family home in London. This recently-constructed and smartly-presented property provides more than thirteen hundred square feet of space arranged over three floors. The entrance is at the side of the house. To the right of the hall is a spacious kitchen/dining room featuring sleek units and integrated appliances. There is a central cloakroom/WC and a reception room with a pair of skylights plus patio doors that open onto the rear garden. On each of the two upper floors there is a large bedroom at the front of the house and a slightly smaller double bedroom at the rear. The property also includes a bathroom, an en-suite shower room and some useful, built-in storage. Well insulated walls, roof and floor, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Holly Tree Crescent has communal parking or, alternatively, the Hackbridge and Carshalton railway stations can both be reached on foot or by brief bike ride. Ofsted list three primary schools within a half-mile radius, all rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2020). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£203,000). The housing association will expect that you will purchase the largest share affordable.

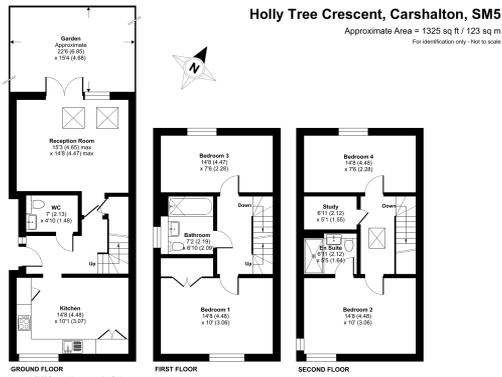
**Shared Ownership Rent:** £864.52 per month (subject to annual review).

**Service Charge:** £26.28 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £67,800 | Single - £78,200 (based on minimum share and 10% deposit).

**Council Tax:** Band E, London Borough of Sutton. 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.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

**Kitchen / Dining Room**  
14' 8" x 10' 1" (4.48m x 3.07m)

**W.C.**  
7' 0" x 4' 10" (2.13m x 1.48m)

#### Reception Room

**Garden**  
approximately 22' 6" x 15' 4" (6.85m x 4.68m)

### FIRST FLOOR

#### Landing

**Bedroom 1**  
14' 8" x 10' 0" (4.48m x 3.06m)

**Bathroom**  
7' 2" max. x 6' 10" max. (2.19m x 2.09m)

**Bedroom 3**  
14' 8" x 7' 6" (4.47m x 2.28m)

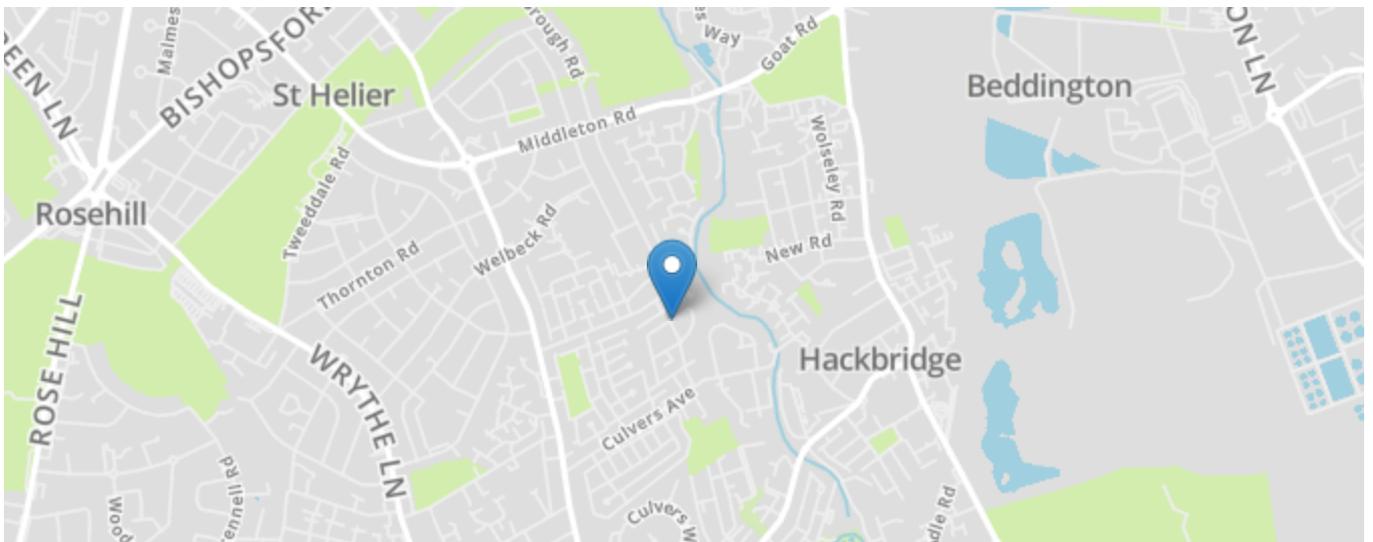
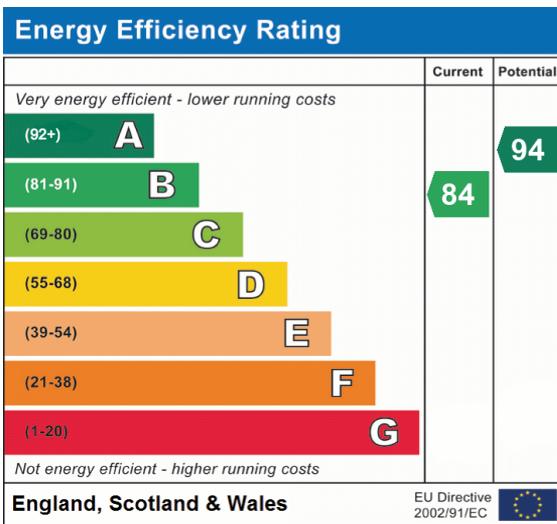
### SECOND FLOOR

#### Landing

**Bedroom 2**  
14' 8" x 10' 0" (4.48m x 3.06m)

**En-Suite Shower Room**  
6' 11" max. x 5' 5" max. (2.12m x 1.64m)

**Bedroom 4**  
14' 8" x 7' 6" (4.48m x 2.28m)



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.