

£75,000 Shared Ownership

Brindley Court, Letchworth Road, Stanmore, London HA7 1FN



- Guideline Minimum Deposit £7,500
- Top Floor (third, building has a lift)
- Open Plan Kitchen/Reception Room
- Large Private Terrace
- Guide Min. Income Dual £40.9k | Single £47.1k
- Approx. 563 Sqft Gross Internal Area
- Spacious Bathroom
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £300,000). A generously-sized apartment on the third (top) floor of this modern development. The property has a twenty-three-foot reception room with wood-strip flooring, south and east facing windows, and a sleek, open-plan kitchen with integrated appliances. A door leads out onto a large terrace. There is a fitted wardrobe in the bedroom, a spacious bathroom with marble-style tiles and a storage/utility cupboard accessed from the entrance hallway. Brindley Court is part of the carefully laid out Stanmore Place development. Considerable thought was given to energy-efficiency and the block has well-insulated walls and roof, modern double glazing and a communal heating and hot water system. Letchworth Road is just minutes from Canons Park Station for Jubilee Line trains to Stanmore or into central London.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 26/11/2011).

Minimum Share: 25% (£75,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £655.57 per month (subject to annual review).

Service Charge: £268.42 per month (subject to annual review).

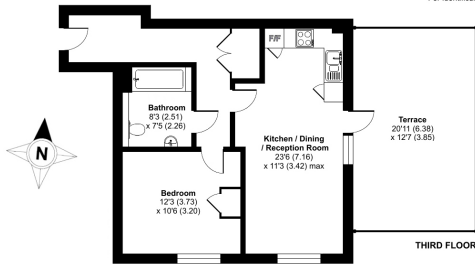
Guideline Minimum Income: Dual - £40,900 | Single - £47,100 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Harrow. 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.

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Approximate Area = 563 sq ft / 52.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. Produced for Urban Moves. REF:1386940

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception
23' 6" x 11' 3" max. (7.16m x 3.42m)

Kitchen
included in reception measurement

Terrace
20' 11" x 12' 7" (6.38m x 3.85m)

Bedroom
12' 3" x 10' 6" (3.73m x 3.20m)

Bathroom
8' 3" max. x 7' 5" max. (2.51m x 2.26m)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 77 |
| (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.