

## £134,000 Shared Ownership

Omnibus House, Redvers Road, London N22 6EW



- Guideline Minimum Deposit £13,400
- Top Floor (fifth - building has a lift)
- Dual-Aspect Reception
- Very Close to Wood Green Station
- Guide Min Income Dual £44.7k | Single £51.1k
- Approx. 497 Sqft Gross Internal Area
- South/South-East-Facing Balcony
- Supermarket and Shopping Centre Nearby

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £335,000). A bright, well-presented and well-proportioned apartment which occupies a favourable position within this development - top floor with a south/south-east-facing balcony overlooking one of the communal terraces. The property has a dual-aspect reception room with wood flooring and a semi-open-plan kitchen. There is a good-sized bedroom with fitted, mirror-fronted wardrobe, a sleek, white bathroom and a built-in storage cupboard in the entrance hallway. Modern insulation standards, double glazing and electric heating. Wood Green Station, for the Piccadilly Line, is just minutes away and there is a wide range of shops and other amenities within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2008).

**Minimum Share:** 40% (£134,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £497.71 per month (subject to annual review).

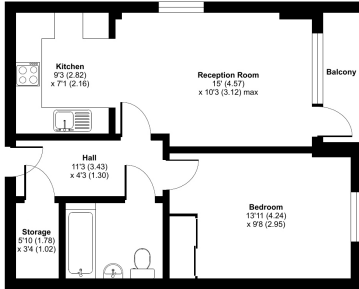
**Service Charge:** £195.81 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £44,700 | Single - £51,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Haringey. 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.

**Redvers Road, London, N22**  
Approximate Area = 497 sq ft / 46.2 sq m  
For identification only - Not to scale



Energy Performance Certificate  
Produced by Urban Moves, REF: 378709

## DIMENSIONS

### FIFTH FLOOR

**Entrance Hall**  
11' 3" x 4' 3" (3.43m x 1.30m)

**Storage**  
5' 10" x 3' 4" (1.78m x 1.02m)

**Reception Room**  
15' 0" x 10' 3" max. (4.57m x 3.12m)

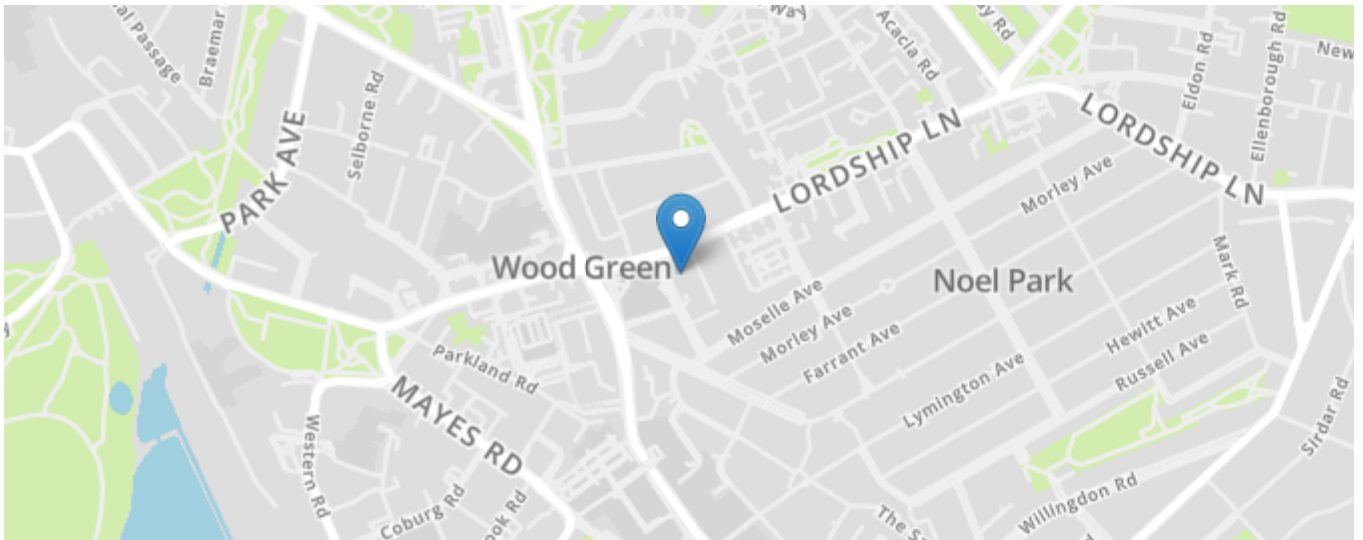
**Balcony**

**Kitchen**  
9' 3" x 7' 1" (2.82m x 2.16m)

**Bedroom**  
13' 11" max. x 9' 8" max. (4.24m x 2.95m)

**Bathroom**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	<b>60</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.