

£117,500 Shared Ownership

Bagleys Lane, London SW6 2FW



- Guideline Minimum Deposit £11,750
- Ground Floor with Private Entrance
- Dual Aspect Kitchen/Reception Room
- Modern Double Glazing and Gas Central Heating
- Communal Garden
- Guide Min Income Dual £32.8k | Single £39.1k
- Approx. 503 Sqft Gross Internal Area
- Spacious, Naturally-Lit Bathroom
- Front and Rear Patios
- Minutes from Imperial Wharf Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £470,000). This ground floor apartment is accessed via a private entrance and features an approximately twenty-four-foot reception room with open-plan kitchen at one end and double doors leading out to a south-west-facing patio at the other. There is a good-sized bedroom, a spacious, naturally-lit bathroom and some useful, built-in storage. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The development has a pleasant communal garden, just beyond the rear patio, and is just minutes away from Imperial Wharf Station. Chelsea Harbour Pier, for Thames Clipper services, and the riverside Imperial Park are also very close.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2009).

Minimum Share: 25% (£117,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £322.41 per month (subject to annual review).

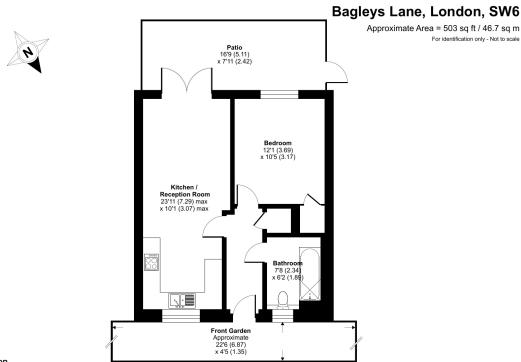
Service Charge: £164.37 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £32,800 | Single - £39,100 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Hammersmith & Fulham. 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 however the vendor informs us that they have rented a space for the last couple of years, via the concierge.



GROUND FLOOR
 Plans only produced in accordance with RICS Property Measurement 2nd Edition.
 Accredited Residential Property Measurement Standards (RICS Register), 6th December 2020.
 Produced by Urban Moves, 1001, 143804

DIMENSIONS

GROUND FLOOR

Front Patio

approximately 22' 6" x 4' 5" (6.87m x 1.35m)

Entrance Hall

Bathroom

7' 8" max. x 6' 2" max. (2.34m x 1.89m)

Bedroom

12' 1" x 10' 5" (3.69m x 3.17m)

Reception

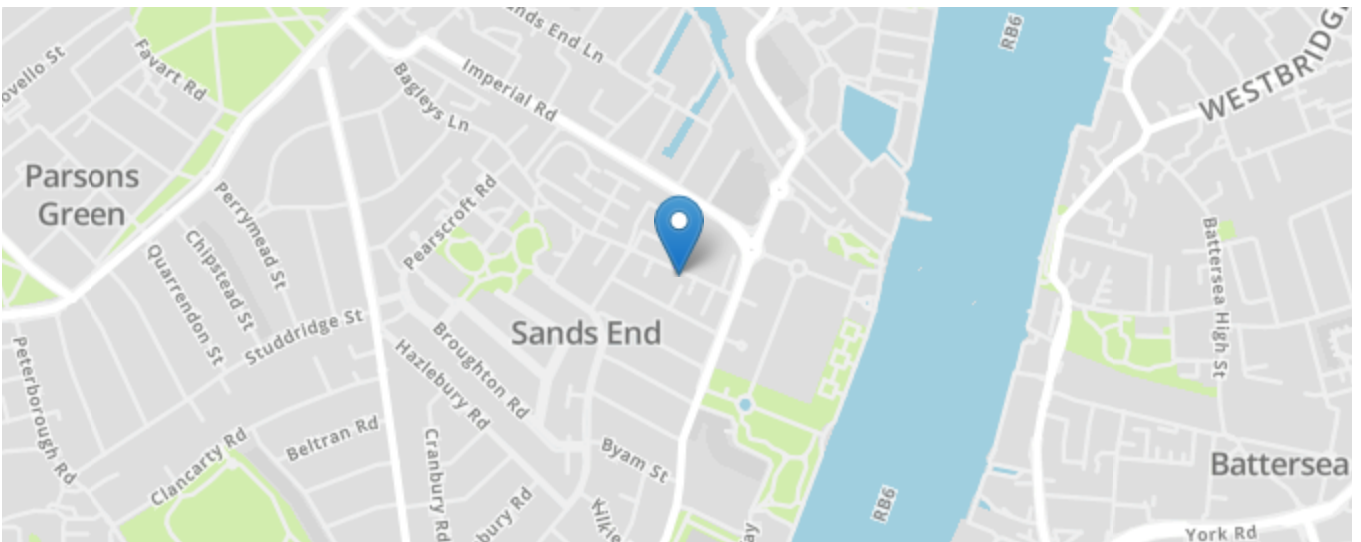
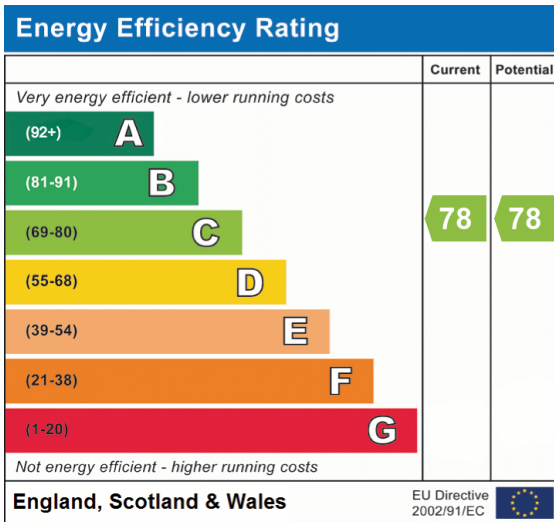
23' 11" max. x 10' 1" max. (7.29m x 3.07m)

Kitchen

included in reception measurement

Rear Patio

16' 9" x 7' 11" (5.11m x 2.42m)



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.