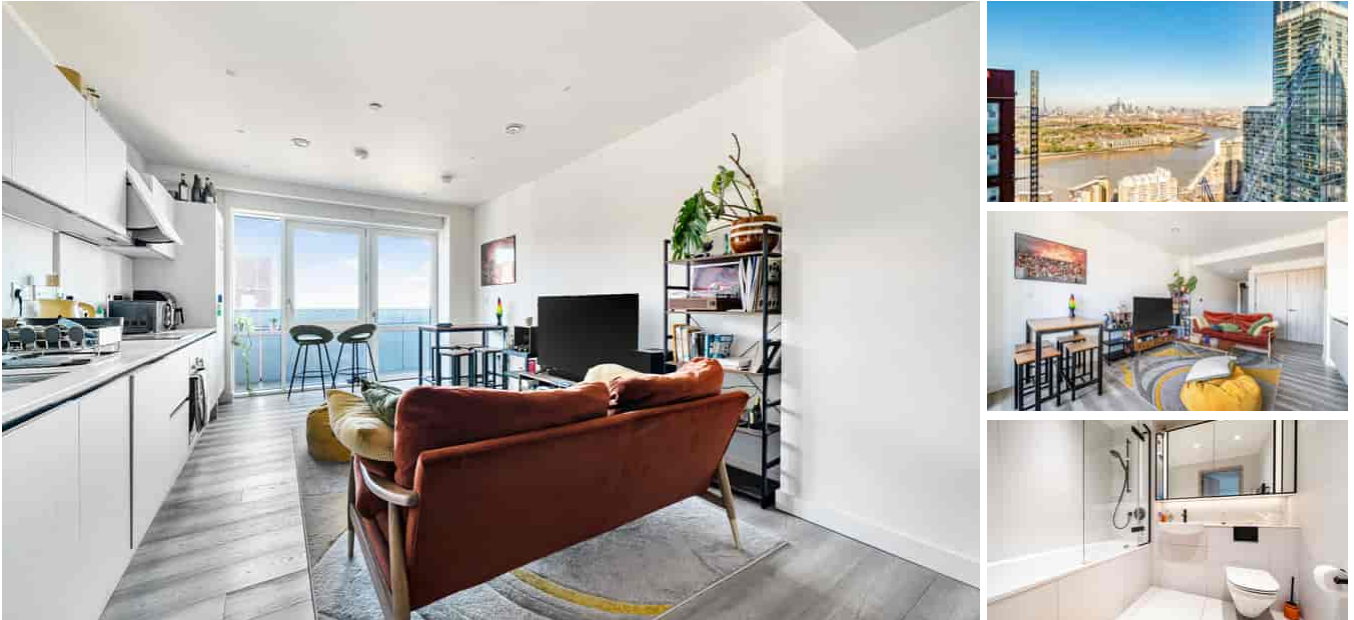


£131,250 Shared Ownership

Manilla Street, Docklands, London E14 8QW



- Guideline Minimum Deposit £13,125
- Twenty Eighth Floor
- Very Good Energy Efficiency Rating
- Communal Roof Terrace
- Short Walk to Jubilee/Elizabeth Line + DLR
- Guide Min Income Dual £63.4k | Single £73k
- Open Plan Kitchen/Reception Room
- Balcony with River Views
- Communal Lounge/Work Space
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £525,000). A great chance to buy a shared-ownership apartment just a short stroll from the centre of Canary Wharf. The property is on the twenty-eighth floor and has a twenty-two-foot reception room with stylish, open-plan kitchen featuring handle-less units and integrated appliances. A door leads out onto a west-facing balcony which offers a view of the meandering Thames plus The Shard, and the towers of the Square Mile, in the distance. There is a generously-sized bedroom and an attractive, fully-tiled bathroom. A pair of storage/utility cupboards have been provided and the energy-efficiency rating is very good, thanks to modern insulation standards, high performance glazing and a communal heating/hot water system. The development has a lounge/work space and roof terrace at thirtieth-floor level plus extensive cycle storage in the basement. Thames Clipper, DLR, Jubilee Line and Elizabeth Line connections are all within easy walking distance and there is an impressive range of shops, bars, restaurants and other amenities close by.

Housing Association: Clarion.

Tenure: Leasehold (999 years less 3 days from 10/12/2021).

Minimum Share: 25% (£131,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £889.10 per month (subject to annual review).

Service Charge: £287.88 per month (subject to annual review).

Guideline Minimum Income: Dual - £63,400 | Single - £73,000 (based on minimum share and 10% deposit).

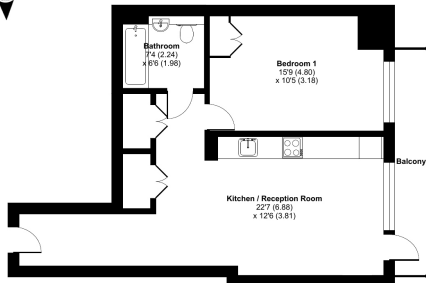
Council Tax: Band F London Borough of Tower Hamlets. Priority is given to applicants living and/or working in this local authority.

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.



Manilla Street, London, E14

Approximate Area = 585 sq ft / 54.3 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©richcom. Produced for Urban Moves. REF: 1431912

DIMENSIONS

TWENTY EIGHTH FLOOR

Entrance Hallway

Reception

22' 7" x 12' 6" (6.88m x 3.81m)

Kitchen

included in reception measurement

Bathroom

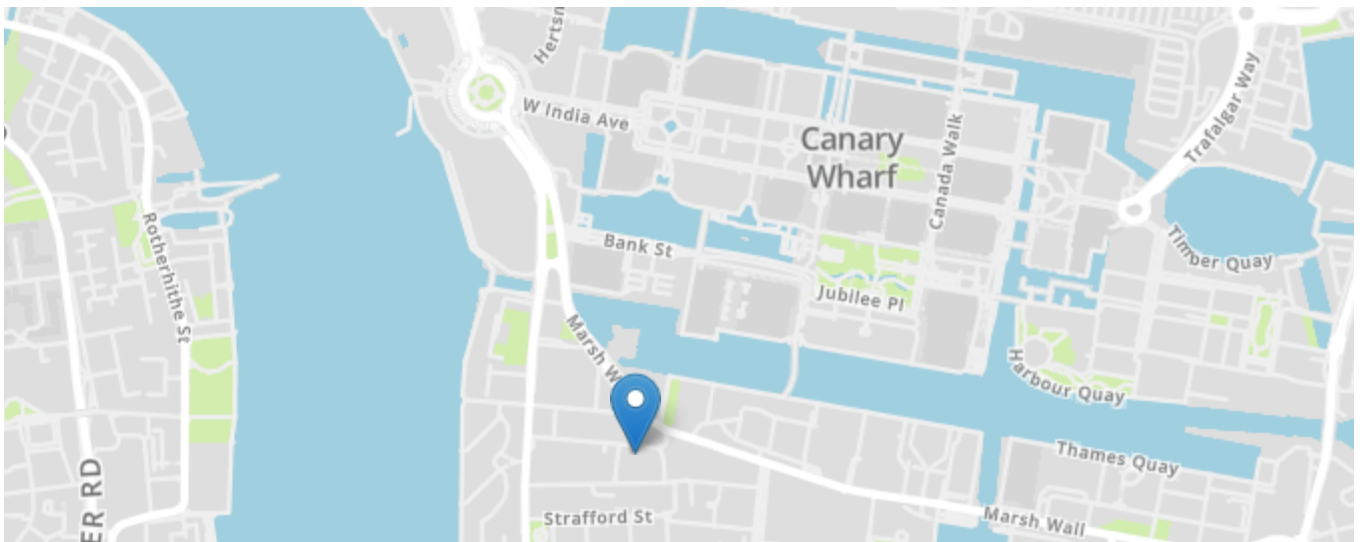
7' 4" max. x 6' 6" max. (2.24m x 1.98m)

Bedroom

15' 9" max. x 10' 5" (4.80m x 3.18m)

Balcony

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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.