

£152,250 Shared Ownership

Doniford House, Healum Avenue, Southall, London UB2 4WQ



- Guideline Minimum Deposit £15,225
- Eighth Floor with Winter Garden
- Open Plan Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Communal Terrace and Cycle Store
- Guide Min Income Dual £56k | Single £64.3k
- Approx. 848 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Close to Southall Station (Elizabeth Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £435,000). This spacious apartment is on the eighth floor of a modern development and has a twenty-two-foot reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads to a near-full-width winter garden. There is a main bedroom with mirror-fronted wardrobe and stylish, en-suite shower room plus a second good-sized double bedroom and an attractive, high-spec bathroom. A large storage/utility cupboard has been provided in the entrance hallway and the well insulated walls, high performance glazing and communal heating/hot water system all contribute towards a very good energy-efficiency rating. Residents of Doniford House can make use of a roof terrace and a communal cycle store. Southall Station, for Elizabeth Line services, is just a short walk away. The four nearest primary schools are all Ofsted-rated 'Good' and Villiers High School is 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/10/2020).

Minimum Share: 35% (£152,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £598.44 per month (subject to annual review).

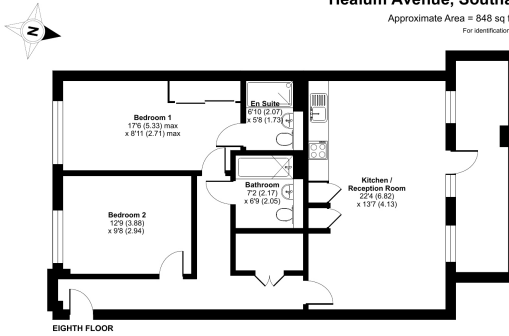
Service Charge: £277.46 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,000 | Single - £64,300 (based on minimum share and 10% deposit).

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

Healum Avenue, Southall, UB2
Approximate Area = 848 sq ft / 78.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS residential). © redcon 2020. Produced for Urban Moves. REF: 1438289

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(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	

DIMENSIONS

EIGHTH FLOOR

Entrance Hallway

Reception

22' 4" x 13' 7" (6.82m x 4.13m)

Kitchen

included in reception measurement

Winter Garden

Bedroom 1

17' 6" max. x 8' 11" max. (5.33m x 2.71m)

En-Suite Shower Room

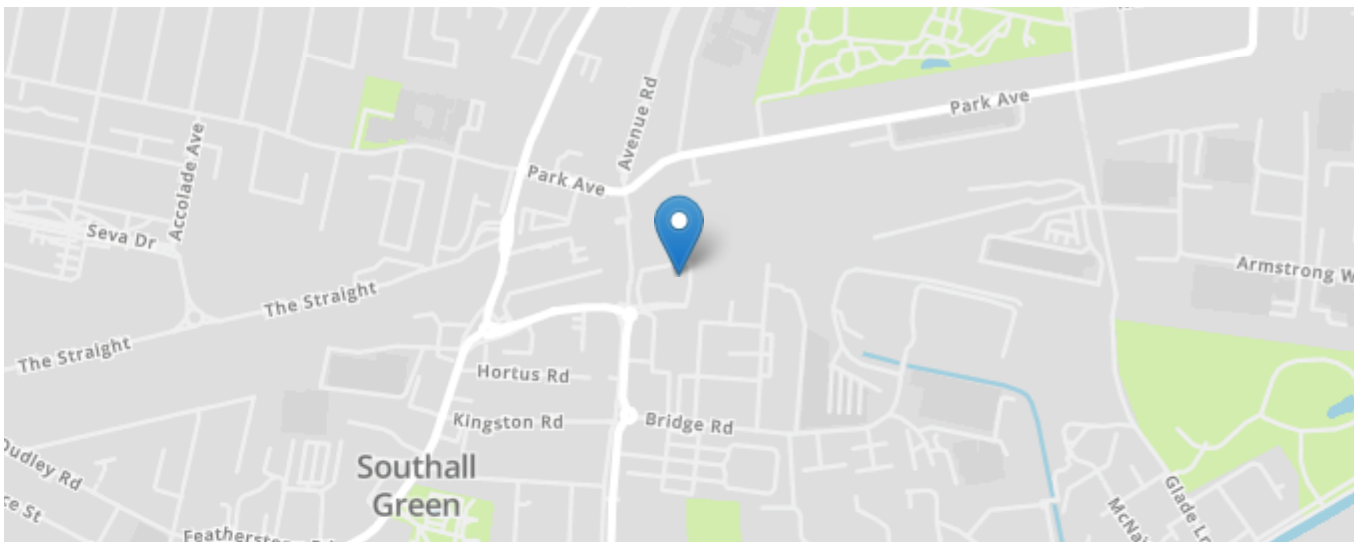
6' 10" max. x 5' 8" max. (2.07m x 1.73m)

Bedroom 2

12' 9" x 9' 8" (3.88m x 2.94m)

Bathroom

7' 2" max. x 6' 9" max. (2.17m x 2.05m)



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.