

£157,500 Shared Ownership

Dominion House, The Avenue, London W13 8AE



- Guideline Minimum Deposit £15,750
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Good Energy-Efficiency Rating
- Communal Cycle Store
- Guide Min Income Dual £49.9k | Single £57.2k
- Approx. 488 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Large, South-East-Facing Balcony
- Minutes from West Ealing Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £315,000). This well-presented flat is on the second floor of a modern development just minutes from West Ealing Station (Elizabeth Line). The property has a dual-aspect, open-plan kitchen/reception room with access to a large, south-east-facing balcony. There is a good-sized bedroom with built-in wardrobe, a simple, modern bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, double glazing and a communal heating/hot water system make for a good energy-efficiency rating. A wide range of shops can be found locally, including a Waitrose supermarket very close to the station. Ealing Broadway is also within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 03/11/2008).

Minimum Share: 50% (£157,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £434.24 per month (subject to annual review).

Service Charge: £261.24 per month (subject to annual review).

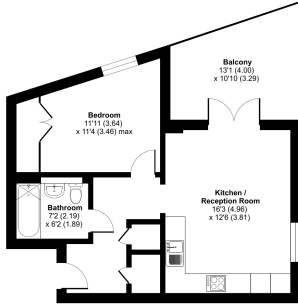
Guideline Minimum Income: Dual - £49,900 | Single - £57,200 (based on minimum share and 10% deposit).

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 not permitted (except assistance animals). There is no parking space offered with this property.



The Avenue, London, W13
Approximate Area = 488 sq ft / 45.3 sq m
For identification only - Not to scale



SECOND FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Improving International Property Measurement Standards (IPMS) Checklist. © Urbanmoves 2025.
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DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

16' 3" x 12' 6" (4.96m x 3.81m)

Kitchen

included in reception measurement

Balcony

13' 1" x 10' 10" (4.00m x 3.29m)

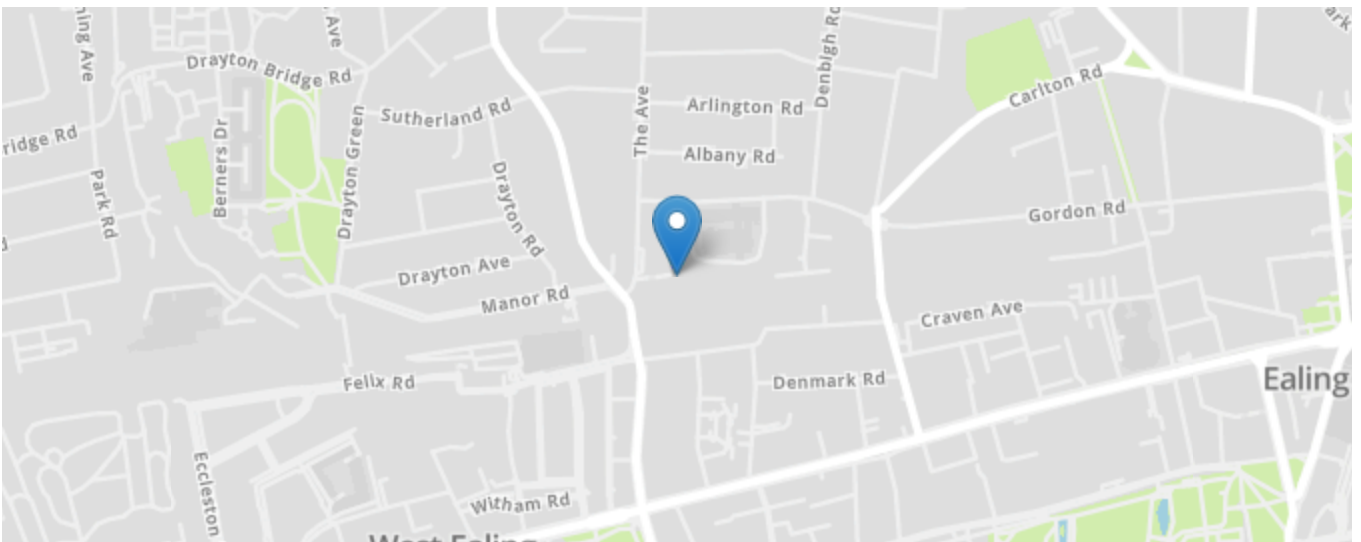
Bedroom

11' 11" x 11' 4" max. (3.64m x 3.46m)

Bathroom

7' 2" max. x 6' 2" max. (2.19m x 1.89m)

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