

£77,500 Shared Ownership

Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF



- Guideline Minimum Deposit £7,750
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Fitted Wardrobe in Bedroom
- Attractive Communal Courtyard
- Guide Min Income Dual £40.4k | Single £46.6k
- Approx. 566 Sqft Gross Internal Area
- South West Facing Balcony
- Very Good Energy Efficiency Rating
- Short Walk to Alperton Station (Piccadilly Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £310,000). This smartly-presented apartment is on the second floor of a recently-constructed development and has a reception room with attractive flooring and a door that leads out onto the south-west-facing balcony. The semi-open-plan kitchen area features pale grey units, contrasting worktops and integrated appliances. There is a fitted, mirror-front wardrobe in the spacious bedroom and the bathroom is stylish and high-spec. Well insulated walls and high performance glazing contribute towards a very good energy-efficiency rating. Waterfront Heights takes its name from the Paddington Branch of the Grand Union Canal that it borders. The development has a central communal garden which overlooks the canal. Alperton Station, for the Piccadilly Line, is close by. Stonebridge Park (Bakerloo Line, London Overground) and Hanger Lane (Central Line) are also within walking distance or a brief cycle ride and Wembley Central offers additional mainline services.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/09/2020).

Minimum Share: 25% (£77,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £769.78 per month (subject to annual review).

Service Charge: £127.15 per month (subject to annual review).

Guideline Minimum Income: Dual - £40,400 | Single - £46,600 (based on minimum share and 10% deposit).

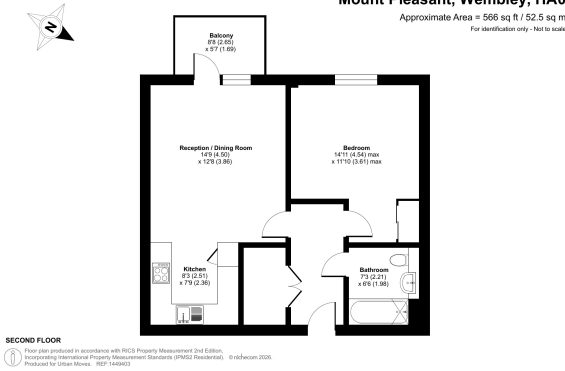
Council Tax: Band C, London Borough of Brent. Priority is given to applicants living and/or working in this local authority.

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.

DIMENSIONS

Mount Pleasant, Wembley, HA0

Approximate Area = 566 sq ft / 52.5 sq m
For identification only - Not to scale



SECOND FLOOR

Entrance Hall

Reception / Dining Room

14' 9" x 12' 8" (4.50m x 3.86m)

Kitchen

8' 3" x 7' 9" (2.51m x 2.36m)

Balcony

8' 8" x 5' 7" (2.65m x 1.69m)

Bedroom

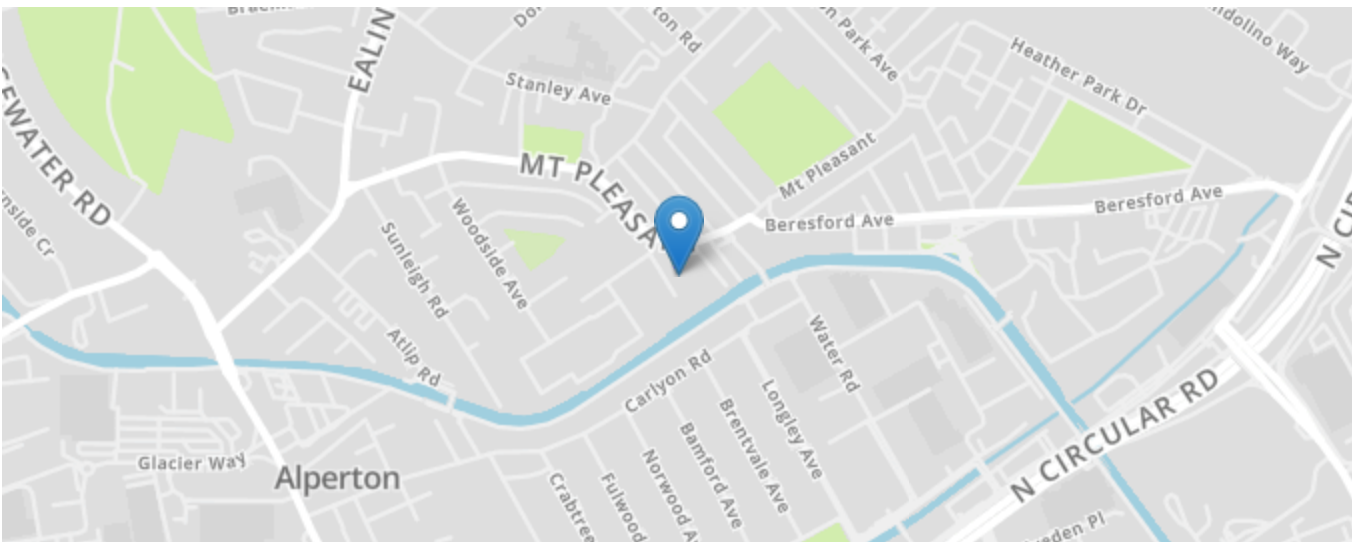
14' 11" max. x 11' 10" max. (4.54m x 3.61m)

Bathroom

7' 3" max. x 6' 6" max. (2.21m x 1.98m)

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.