

£122,500 Shared Ownership

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



- Guideline Minimum Deposit £12,250
- Eighth Floor with Balcony
- Dual Aspect Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Communal Terrace and Cycle Store
- Guide Min Income Dual £57.6k | Single £66.3k
- Approx. 999 Sqft Gross Internal Area
- Three Double Bedrooms
- Very Good Energy Efficiency Rating
- Minutes from Southall Station (Elizabeth Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £490,000). A rare chance to buy a three-bedroom, shared-ownership apartment in London. The smartly-presented, eighth-floor property has a spacious, dual-aspect reception room with open-plan kitchen featuring sleek units and integrated appliances. A door leads out on the balcony. There is a twenty-foot main bedroom with fitted, mirror-fronted wardrobe and stylish, en-suite shower room plus a generously-sized second bedroom, a smaller third double bedroom and a high-spec bathroom. A pair of storage/utility cupboards have been provided in the entrance hall and the well insulated walls, high performance glazing and communal heating/hot water system make for a very good energy-efficiency rating. Residents of Doniford House can make use of a communal roof terrace and the 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: 25% (£122,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £755.74 per month (subject to annual review).

Service Charge: £325.65 per month (subject to annual review).

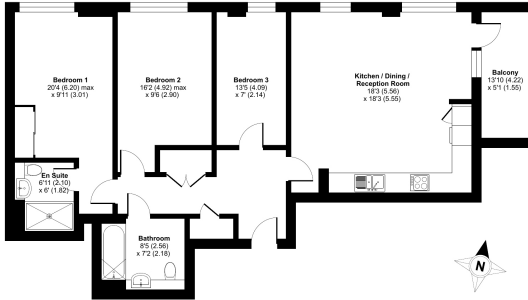
Guideline Minimum Income: Dual - £57,600 | Single - £66,300 (based on minimum share and 10% deposit).

Council Tax: Band D, 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 = 999 sq ft / 92.8 sq m
For identification only - Not to scale



EIGHTH FLOOR
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DIMENSIONS

EIGHTH FLOOR

Entrance Hall

Reception
18' 3" x 18' 3" (5.56m x 5.55m)

Kitchen
included in reception measurement

Balcony
13' 10" x 5' 1" (4.22m x 1.55m)

Bedroom 3
13' 5" x 7' 0" (4.09m x 2.14m)

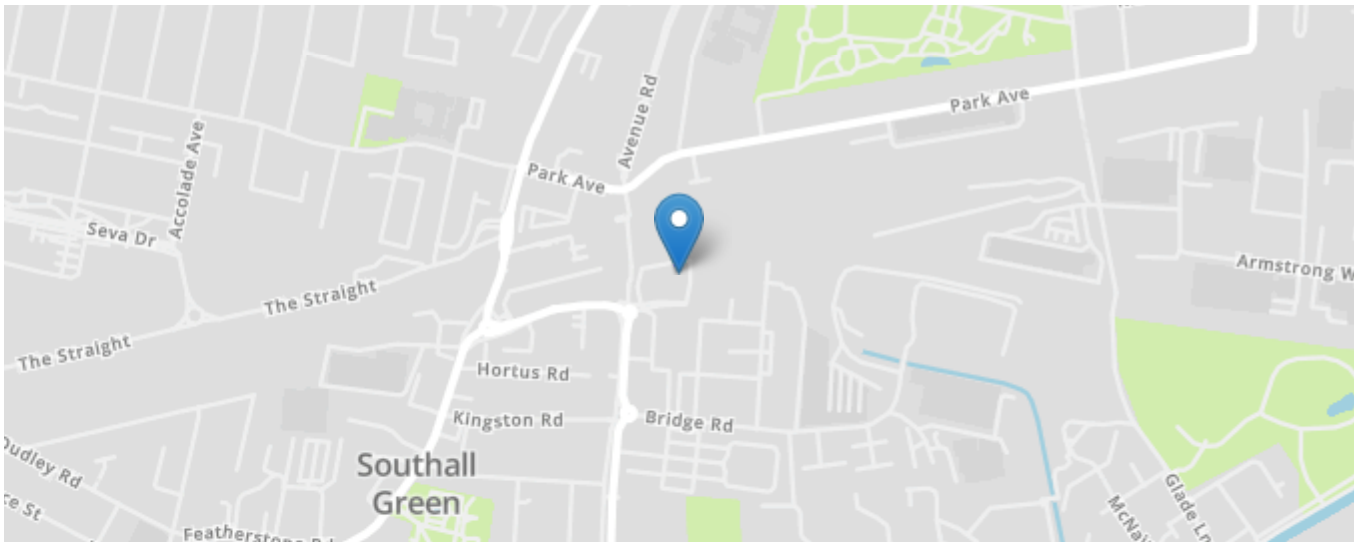
Bedroom 2
16' 2" max. x 9' 6" (4.92m x 2.90m)

Bathroom
8' 5" max. x 7' 2" max. (2.56m x 2.18m)

Bedroom 1
20' 4" max. x 9' 11" (6.20m x 3.01m)

En-Suite Shower Room
6' 11" max. x 6' 0" max. (2.10m x 1.82m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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.