

£145,000 Shared Ownership

The Forge Building, 22 Wharf Road, London N1 7GP



- Guideline Minimum Deposit £14,500
- Eighth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Short Walk to Angel/Old Street
- Guide Min Income Dual £57.8k | Single £66.4k
- Approx. 536 Sqft Gross Internal Area
- Balcony
- Communal Courtyard and Roof Terrace
- King's Cross/Moorgate Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £580,000). A great chance to buy a shared-ownership apartment in such a convenient location. The smartly-presented property is on the eighth floor and has a reception room with attractive flooring and an open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads out onto a balcony, the elevation providing a view over the trees that flank Wenlock Basin. There is a good-sized bedroom, a stylish, high-spec bathroom and built-in storage/utility space in the entrance hall. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The development has a secure cycle store, a neatly-maintained courtyard plus a roof terrace with views of the surrounding area. Old Street and Angel are just a short walk away with many other transport connections and places of interest also within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 29/09/2015).

Minimum Share: 25% (£145,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £700.13 per month (subject to annual review).

Service Charge: £260.43 per month (subject to annual review).

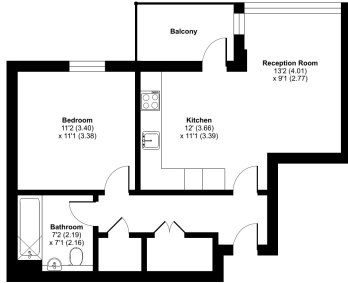
Guideline Minimum Income: Dual - £57,800 | Single - £66,400 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Hackney. 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.



Wharf Road, London, N1
Approximate Area = 536 sq ft / 49.8 sq m
For identification only - Not to scale



EIGHTH FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
2 Incorporating International Property Measurement Standards (IPMS) (Residential) - October 2018.
Produced for Urban Moves. REF: 1445683

DIMENSIONS

EIGHTH FLOOR

Entrance Hallway

Kitchen

12' 0" x 11' 1" (3.66m x 3.39m)

Balcony

Reception Room

13' 2" x 9' 1" (4.01m x 2.77m)

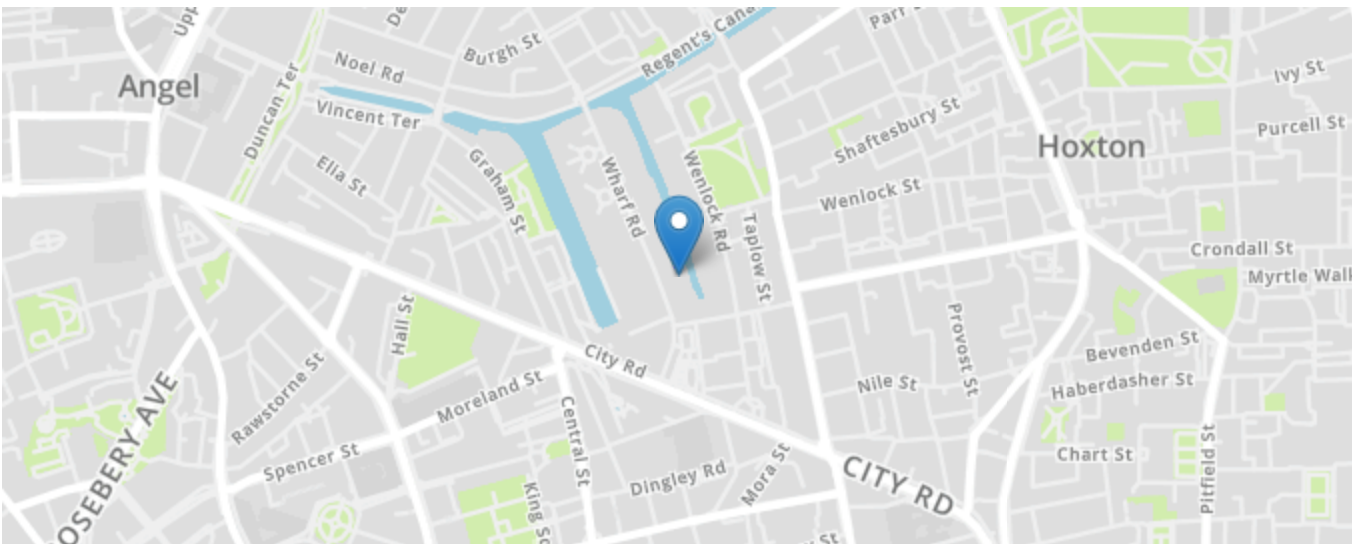
Bedroom

11' 2" x 11' 1" (3.40m x 3.38m)

Bathroom

7' 2" max. x 7' 1" max. (2.19m x 2.16m)

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