

## £200,000 Shared Ownership

Raddon Tower, Dalston Square, London E8 3GN



- Guideline Minimum Deposit £20,000
- Level Four (building has a lift)
- Large, Open Plan Kitchen/Reception
- Bathroom plus En-Suite Shower Room
- Two Balconies
- Guide Min Income Dual £71.6k | Single £82.7k
- Approx. 1353 Sqft Gross Internal Area
- Three Spacious Double Bedrooms
- Very Good Energy Efficiency Rating
- Minutes from Dalston Junction

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £800,000). A rare chance to buy a large, three-bedroom, shared-ownership apartment. The property is on level 4 and provides well over thirteen hundred square feet of accommodation. There are two storage/utility cupboards in the entrance hallway and a twenty-eight-foot reception room with attractive flooring, open-plan kitchen and sliding doors leading out onto an east-facing balcony. A second balcony can be accessed from the main bedroom, which also has a spacious en-suite shower room. The two other bedrooms and the bathroom are all generously sized. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Dalston Junction is very close by, Dalston Kingsland only a few minutes further away and Hackney Downs Station, for services into Liverpool Street, also within easy walking distance. Ofsted list five primary schools and two secondary schools within a half-mile radius, all rated either 'Good' or 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (120 years less 3 days from 03/04/2009).

**Minimum Share:** 25% (£200,000). The housing association will expect that you will purchase the largest share affordable.

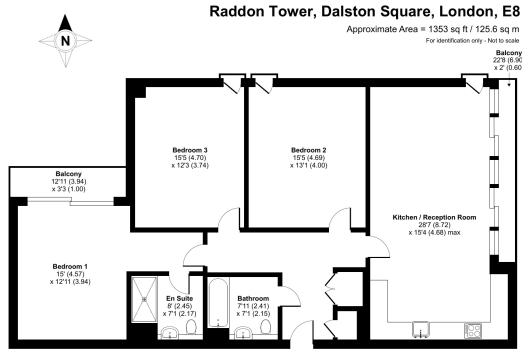
**Shared Ownership Rent:** £457.78 per month (subject to annual review).

**Service Charge:** £546.07 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £71,600 | Single - £82,700 (based on minimum share and 10% deposit).

**Council Tax:** Band E, 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 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). ©Urbanmoves 2020. Produced for Urban Moves. REF: 1449733

## DIMENSIONS

### LEVEL FOUR

#### Entrance Hallway

#### Reception

28' 7" x 15' 4" max. (8.72m x 4.68m)

#### Kitchen

included in reception measurement

#### Balcony

22' 8" x 2' 0" (6.90m x 0.60m)

#### Bedroom 1

15' 0" x 12' 11" (4.57m x 3.94m)

#### Balcony

12' 11" x 3' 3" (3.94m x 1.00m)

#### En-Suite Shower Room

8' 0" max. x 7' 1" max. (2.45m x 2.17m)

#### Bedroom 2

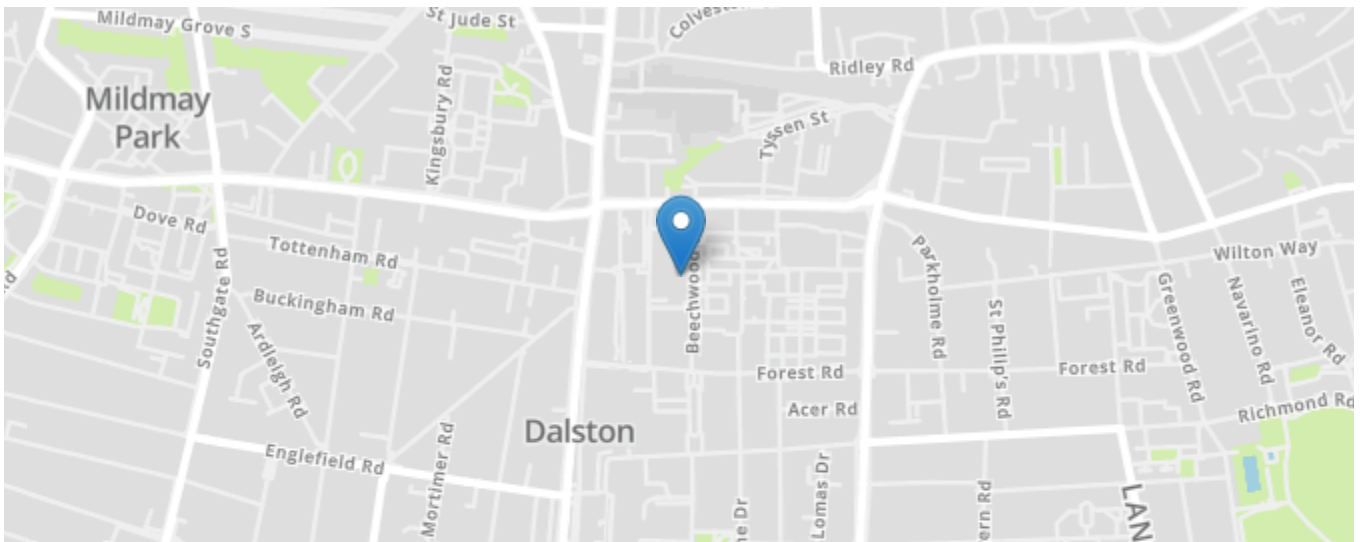
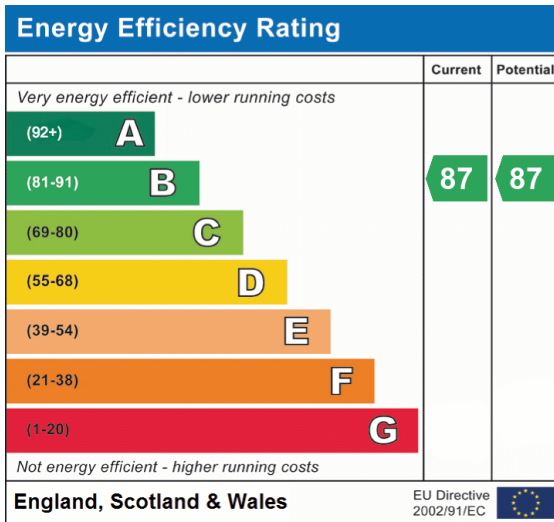
15' 5" x 13' 1" (4.69m x 4.00m)

#### Bedroom 3

15' 5" x 12' 3" (4.70m x 3.74m)

#### Bathroom

7' 11" max. x 7' 1" max. (2.41m x 2.15m)



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.