

£130,000 Shared Ownership

Tudor House, Rose Bates Drive, London NW9 9QJ



- Guideline Minimum Deposit £13,000
- Second Floor
- South/South-East-Facing Balcony
- Parking Space
- Guide Min Income Dual £60.7k | Single £69.9k
- Approx. 727 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk to Kingsbury Station (Jubilee Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £325,000). This development is formed of three main, linked buildings around a central area of lawn. The property available is a two-bedroom flat on the second floor and features a twenty-two-foot reception/dining room with semi-open-plan kitchen and glazed doors that open onto a south/south-east-facing balcony. There is a main bedroom with fitted wardrobe plus a second comfortable double bedroom and a bathroom with marble-style tiles. Well insulated walls, double glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of an allocated parking space and is also just a short walk from Kingsbury Station for Jubilee Line services. Fryent Country Park is within easy reach and offers more than 250 acres of outside space to enjoy.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 27/09/2022).

Minimum Share: 40% (£130,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £907.07 per month (subject to annual review).

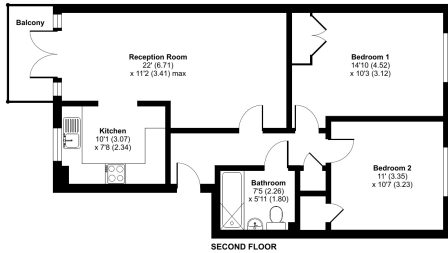
Service Charge: £178.01 per month (subject to annual review).

Guideline Minimum Income: Dual - £60,700 | Single - £69,900 (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 not permitted (except assistance animals).

Rose Bates Drive, London, NW9
Approximate Area = 727 sq ft / 67.5 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 1387548 ©rickhouse 2020.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	82
(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	

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception Room

22' 0" x 11' 2" max. (6.71m x 3.41m)

Balcony

Kitchen

10' 1" x 7' 8" (3.07m x 2.34m)

Bedroom 1

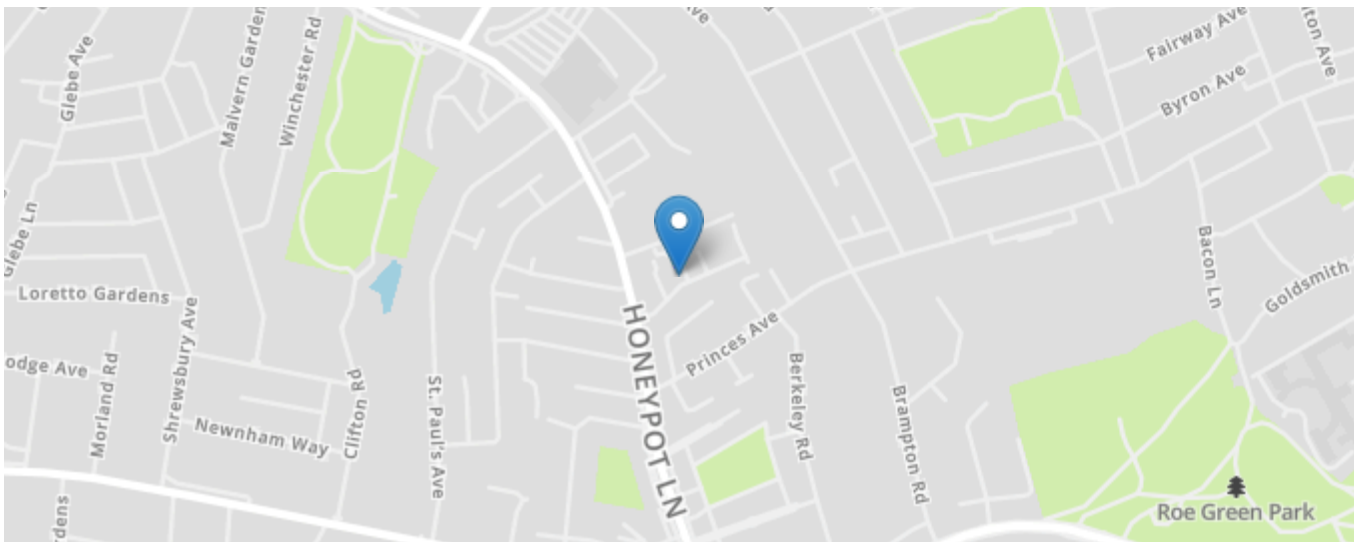
14' 10" x 10' 3" (4.52m x 3.12m)

Bedroom 2

11' 0" x 10' 7" (3.35m x 3.23m)

Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)



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.