

## £87,500 Shared Ownership

Lordship Lane, Tottenham, London N17 6RU



- Guideline Minimum Deposit £8,750
- Ground Floor
- Double Glazing and Gas Central Heating
- Large, South-Facing Rear Garden
- Opposite Bruce Castle Park
- Guide Min Income Dual £38.7k | Single £44.9k
- Approx. 542 Sqft Gross Internal Area
- Good-Sized Kitchen/Dining Room
- Driveway
- Short Walk from Bruce Grove Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £350,000). A rare chance to buy a one-bedroom, shared-ownership, garden-flat in London. The property forms the ground floor (minus shared entrance hall) of a Victorian end-of-terrace house. There is a bay window in the reception room, the bathroom is naturally lit and the kitchen/dining room features a Belfast-style sink, patio doors and a boiler installed in January of this year. A key selling point is the large, south-facing and very well-maintained rear garden - a real luxury in a bustling city. At the front of the house is a dropped kerb and a driveway demised to this flat. Bruce Castle Park, directly opposite, is the oldest public park in Tottenham and includes the Grade-I listed, 16th century manor house that gives the park its name, a Tudor tower, an oak believed to be around 500 years old plus tennis courts, the Pavilion Café, tree-line avenues and areas of lawn. Bruce Grove Station, for London Overground services in to Liverpool Street, is only a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2006).

**Minimum Share:** 25% (£87,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £730.15 per month (subject to annual review).

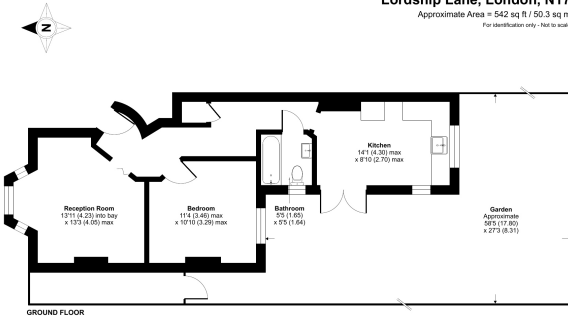
**Service Charge:** £69.31 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £38,700 | Single - £44,900 (based on minimum share and 10% deposit).

**Council Tax:** Band B, London Borough of Haringey. 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). If you intend to use the driveway, we recommend you check, when you view the property, to make sure your vehicle will fit.

**Lordship Lane, London, N17**  
Approximate Area = 542 sq ft / 50.3 sq m  
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves 2024. Produced for Urban Moves. REF: 1621127

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

13' 11" into bay x 13' 3" max. (4.23m x 4.05m)

#### Bedroom

11' 4" max. x 10' 10" max. (3.46m x 3.29m)

#### Bathroom

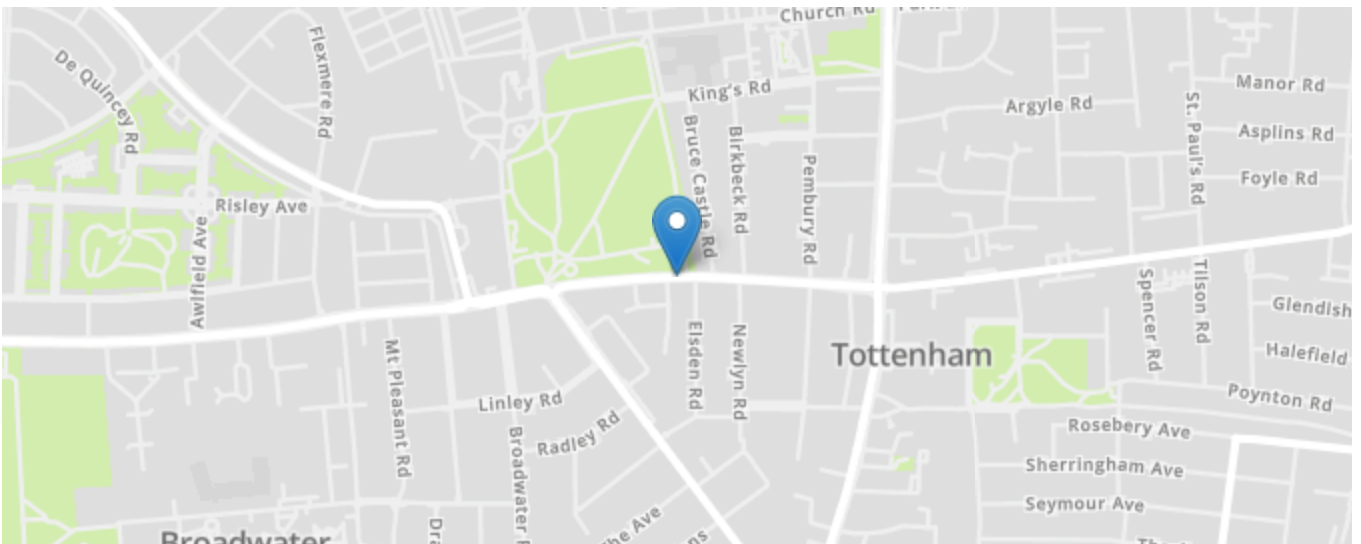
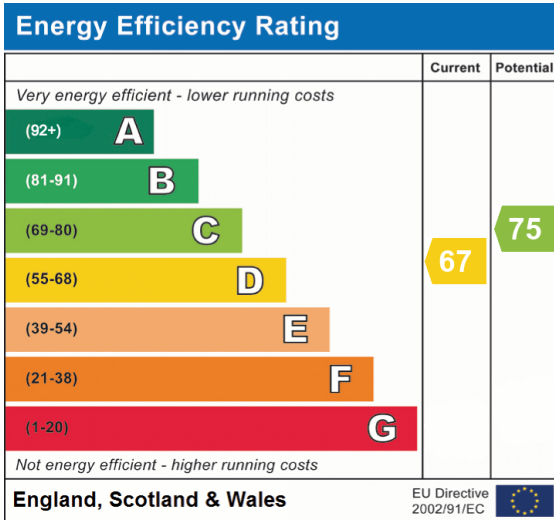
5' 5" x 5' 5" (1.65m x 1.64m)

#### Kitchen

14' 1" max. x 8' 10" max. (4.30m x 2.70m)

#### Garden

approximately 58' 5" x 27' 3" (17.80m x 8.31m)



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.