

£200,000 Shared Ownership

Mallard House, Townmead Road, London SW6 2BF



- Guideline Minimum Deposit £20,000
- Top Floor (seventh, building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Opposite Imperial Wharf Station
- Guide Min Income Dual £56k | Single £64.4k
- Approx. 694 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Chelsea Harbour Pier for Thames Clippers

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £500,000). A rare opportunity to buy a top-floor, two-bedroom apartment close to Chelsea Harbour. The property faces west/south-west, overlooking the central courtyard. Internal features include a reception room with spacious, semi-open-plan kitchen. The bedrooms are both comfortable doubles and one includes a fitted wardrobe. Mallard House is located opposite Imperial Wharf Station and just a short walk from Chelsea Harbour Pier, for Thames Clipper services. Imperial Park provides attractive, outside space to enjoy and there are a range of bars and restaurants in the area. The local schools (a mix of state and independent) are all Ofsted-rated either 'Good' or 'Outstanding'.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 27/07/2004).

Minimum Share: 40% (£200,000). The housing association will expect that you will purchase the largest share affordable.

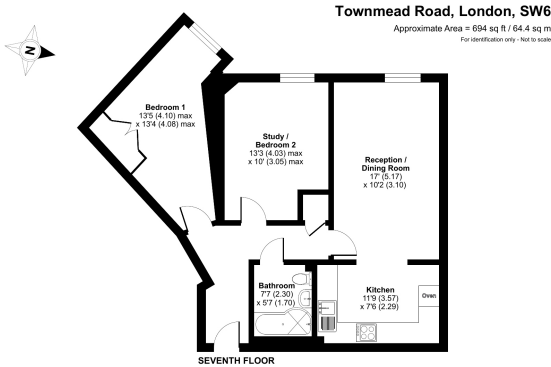
Shared Ownership Rent: £377.82 per month (subject to annual review).

Service Charge: £234.75 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,000 | Single - £64,400 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Hammersmith & Fulham. 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 however we understand parking spaces can be rented within the development.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on site. Measurements taken to the nearest millimetre. Produced for Urban Moves. Ref: UMS001 ©Urban

DIMENSIONS

SEVENTH FLOOR

Entrance Hallway


Bedroom 1
13' 5" max. x 13' 4" max. (4.10m x 4.08m)

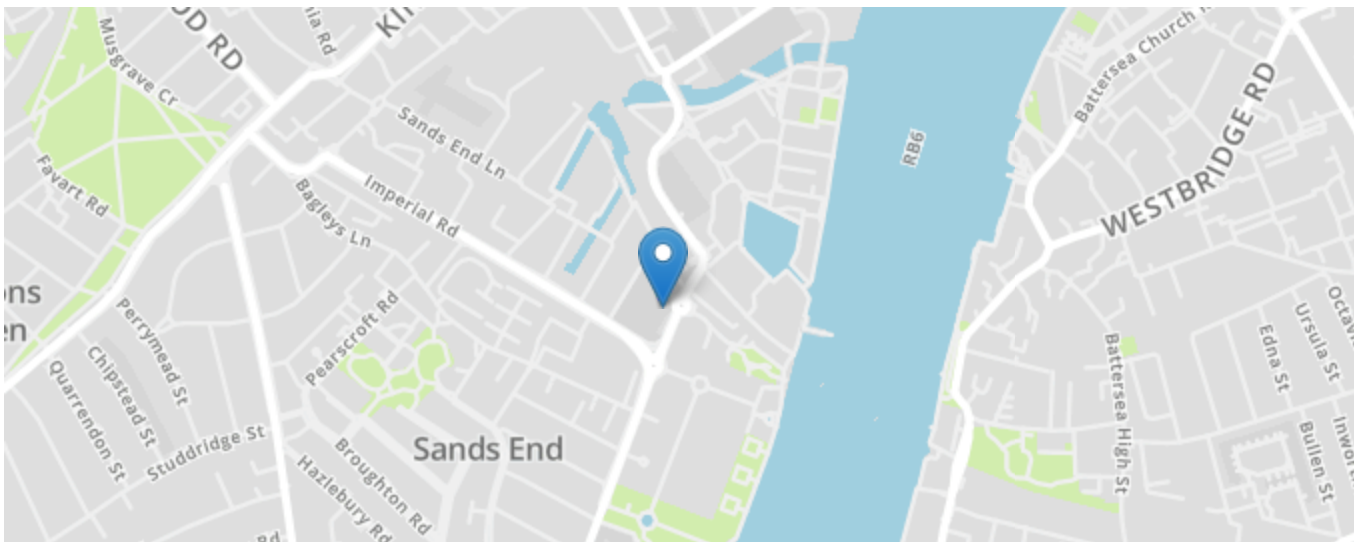
Bedroom 2
13' 3" max. x 10' 0" max. (4.03m x 3.05m)

Reception
17' 0" x 10' 2" (5.17m x 3.10m)

Kitchen
11' 9" x 7' 6" (3.57m x 2.29m)

Bathroom
7' 7" x 5' 7" (2.30m x 1.70m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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.