

£150,000 Shared Ownership

Lock Court, 1 Essex Wharf, London E5 9HP



- Guideline Minimum Deposit £15,000
- Sixth Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- South East Facing Balcony
- Short Walk to Clapton or Lea Bridge Station
- Guide Min Income Dual £77.8k | Single £90k
- Approx. 750 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Good Energy-Efficiency Rating
- 'Outstanding' Local Primary School

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £500,000). This bright, sixth-floor apartment has a twenty-five-foot reception room with open-plan kitchen featuring sleek, handle-less units. A large, sliding door leads from the living area out onto a south-east-facing balcony, the elevation affording a panoramic view of the surrounding area. There are two generously-sized bedrooms, one of which includes a fitted, mirror-fronted wardrobe. The bathroom is stylish and a storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Lock Court is very close to Lee Valley Park and only a short walk from both Lea Bridge and Clapton Stations. Nearby Southwold Primary School is Ofsted-rated 'Outstanding'.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/03/2015).

Minimum Share: 30% (£150,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1097.45 per month (subject to annual review).

Service Charge: £337.53 per month (subject to annual review).

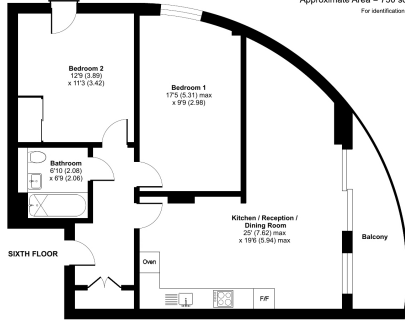
Guideline Minimum Income: Dual - £77,800 | Single - £90,000 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Waltham Forest. 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.



Essex Wharf, London, E5
Approximate Area = 750 sq ft / 70 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) Provisions. © urbanmoves 2020. Produced for Urban Moves. REF: 148438

DIMENSIONS

SIXTH FLOOR

Entrance Hall

Reception

25' max. x 19' 6" max. (7.62m x 5.94m)

Balcony

15' x 4' 8" (4.57m x 1.42m)

Kitchen

included in reception measurement

Bedroom 1

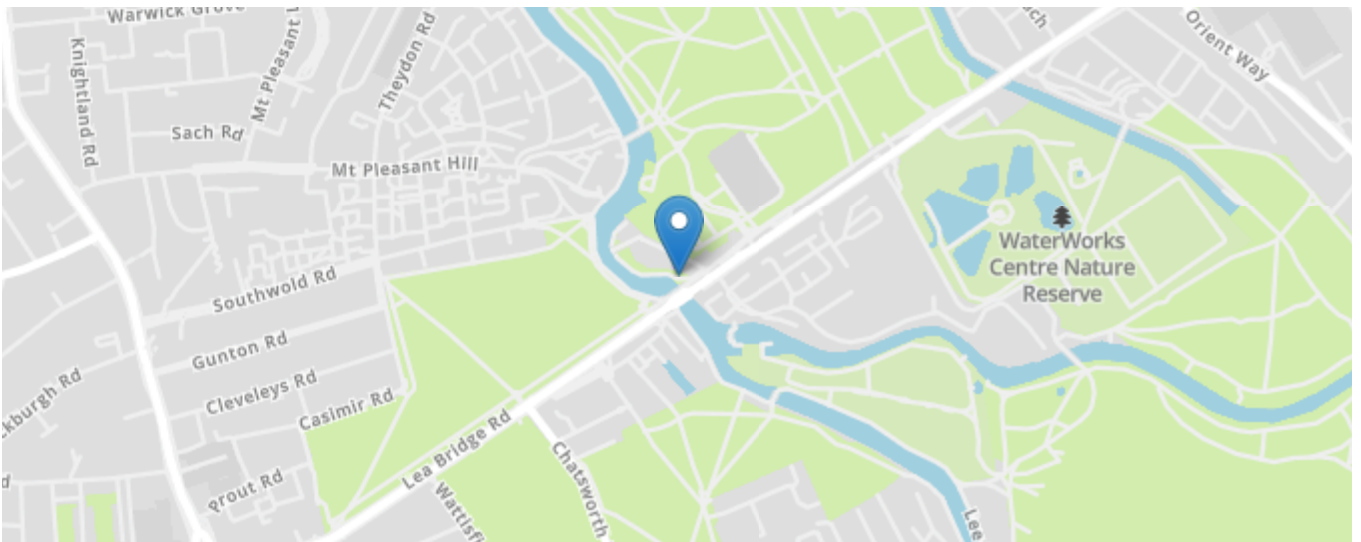
17' 5" x 9' 5" (5.31m x 2.87m)

Bedroom 2

12' 6" x 11' 3" (3.81m x 3.43m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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.