

## £142,500 Shared Ownership

Elmbridge House, 1 Palmer Road, London SW11 4GB



- Guideline Minimum Deposit £14,250
- Eighth Floor with Balcony
- Open Plan Kitchen/Reception Room
- Underfloor Heating
- Minutes from Battersea Park
- Guide Min Income Dual £57.8k | Single £65.5k
- Approx. 595 Sqft Gross Internal Area
- Stylish Bathroom
- Communal Garden
- Short Walk to Tube/Rail Stations

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £570,000). A spacious and attractively-presented property which is on the eighth floor and has a dual-aspect reception room with open-plan kitchen area. A glazed door leads from the living area out onto an east-facing balcony. There is a generously-sized bedroom, a stylish bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, high performance glazing and underfloor heating from a communal hot water system make for a good energy-efficiency rating. Elmbridge House is part of a recently-built development in the Nine Elms Regeneration Area. Residents can enjoy use of a very pleasant communal garden plus Battersea Park is only a few minutes away, offering a lake, sports facilities and large open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as the new Northern Line station. Nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/01/2020).

**Minimum Share:** 25% (£142,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £754.25 per month (subject to annual review).

**Service Charge:** £200.57 per month (subject to annual review).

**Personal Heating and Hot Water Charge:** £30.17 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £57,800 | Single - £65,500 (based on minimum share and 10% deposit).

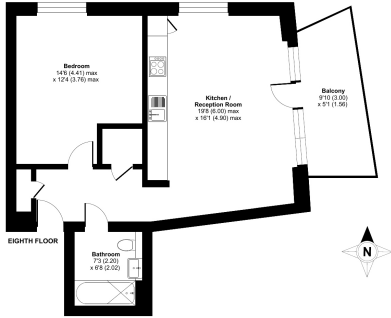
**Council Tax:** Band D, London Borough of Wandsworth. Priority is given to applicants living and/or working in this local authority.

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.

## DIMENSIONS

Palmer Road, London, SW11

Approximate Area = 595 sq ft / 55.2 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (International Measurement Standards: Minimum Data Requirements (IMDS) - November 2018). Produced for Urban Moves - REF: 1881791

### EIGHTH FLOOR

#### Entrance Hall

#### Bedroom

14' 6" max. x 12' 4" max. (4.41m x 3.76m)

#### Bathroom

7' 3" max. x 6' 8" max. (2.20m x 2.02m)

#### Reception

19' 8" max. x 16' 1" max. (6.00m x 4.90m)

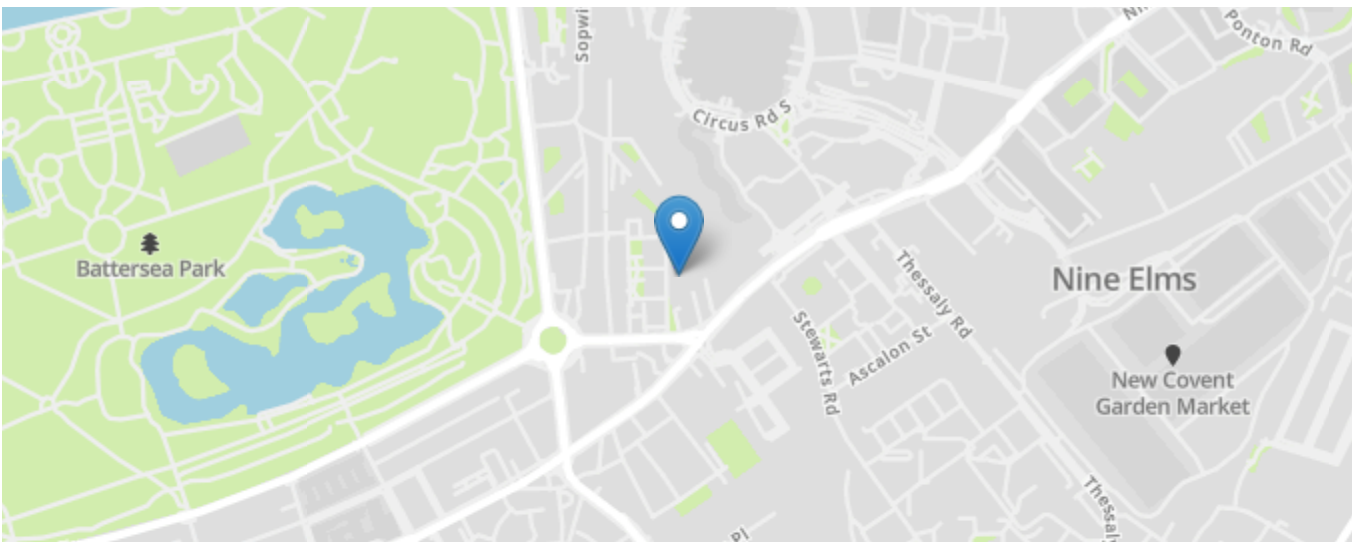
#### Kitchen

included in reception measurement

#### Balcony

9' 10" x 5' 1" (3.00m x 1.56m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.