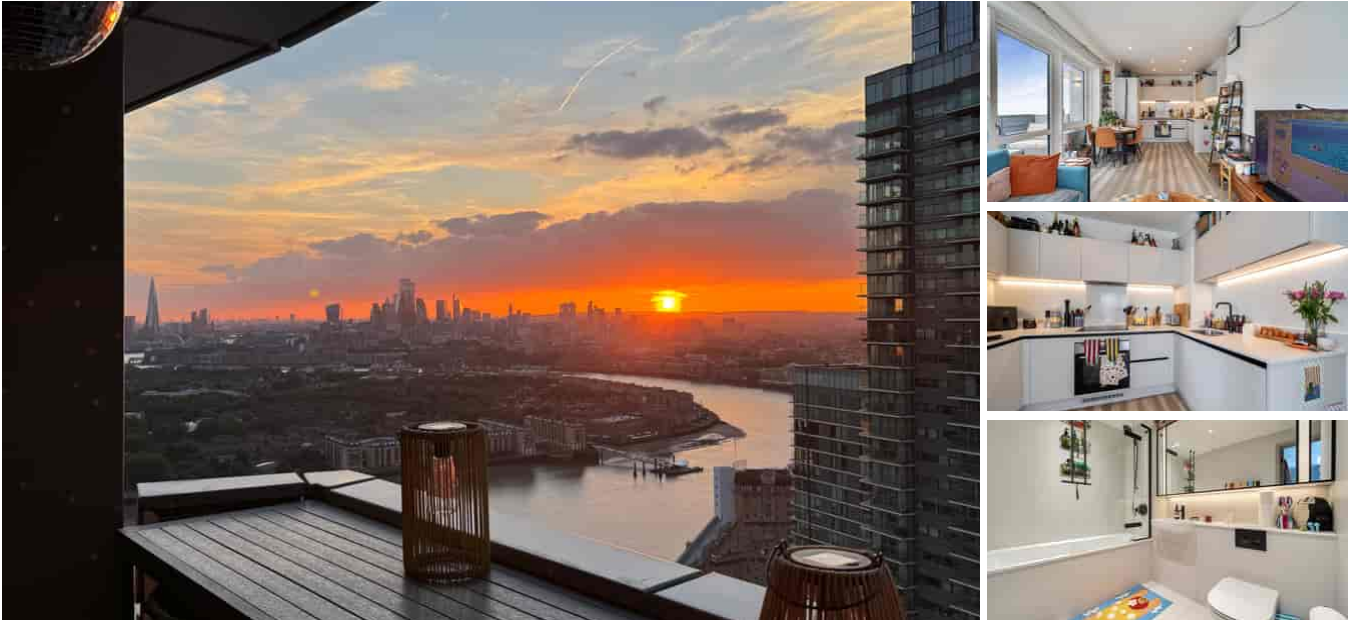


£147,500 Shared Ownership

Manilla Street, Canary Wharf, London E14 8QW



- Guideline Minimum Deposit £14,750
- Thirty Second (Top) Floor
- Two Balconies
- Short Walk to Jubilee/Elizabeth Line + DLR
- Communal Lounge/Work Space
- Guide Min Income Dual £76.5k | Single £88.4k
- Approx. 697 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Roof Terrace
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £590,000). This attractive, high-spec property is on the top (thirty second) floor and has a twenty-two-foot, dual-aspect reception room with stylish, open-plan kitchen area. A glazed door leads out onto a balcony which offers an impressive and far-reaching view to the south. There is a main bedroom, with a bank of built-in wardrobes, plus a second room which could serve as a guest bedroom or home office. An additional balcony, accessible from this room, looks out over the meandering Thames and takes in a sweep of the London skyline that includes The Shard and the towers of The City. The bathroom is spacious and stylish and a pair of large storage/utility cupboards have been provided in the entrance hall. Well insulated walls, high performance glazing and low-profile radiators fed from a communal hot water system make for a very good energy-efficiency rating. The development has a lounge/work space and roof terrace at thirtieth-floor level plus extensive cycle storage in the basement. The river is just minutes away, Thames Clipper, DLR, Jubilee Line and Elizabeth Line connections within easy walking distance and an impressive range of shops, bars, restaurants and other amenities close by.

Housing Association: Claron.

Tenure: Leasehold (999 years less 3 days from 10/12/2021).

Minimum Share: 25% (£147,500). The housing association will expect that you will purchase the largest share affordable.

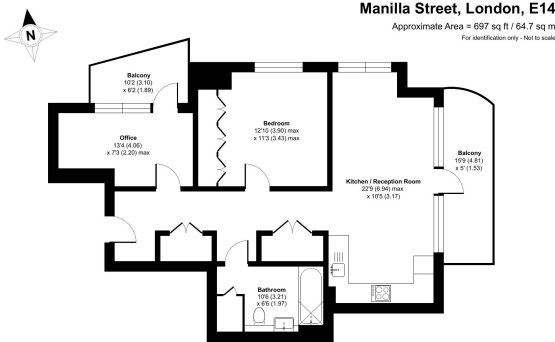
Shared Ownership Rent: £1069.51 per month (subject to annual review). **Service Charge:** £346.69 per month (subject to annual review).

Guideline Minimum Income: Dual - £76,500 | Single - £88,400 (based on minimum share and 10% deposit).

Council Tax: Band E, London Borough of Tower Hamlets. 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 Claron (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.

DIMENSIONS



Plan (also produced in accordance with RICS Property Measurement 3rd Edition, incorporating International Property Measurement Standards (IPMS) standards). © Urban Moves 2022. Produced for Urban Moves. REF: 1406056

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

THIRTY SECOND FLOOR

Entrance Hallway

Bathroom

10' 6" max. x 6' 6" max. (3.21m x 1.97m)

Reception

22' 9" max. x 10' 5" (6.94m x 3.17m)

Kitchen

included in reception measurement

Balcony

15' 9" x 5' 0" (4.81m x 1.53m)

Bedroom 1

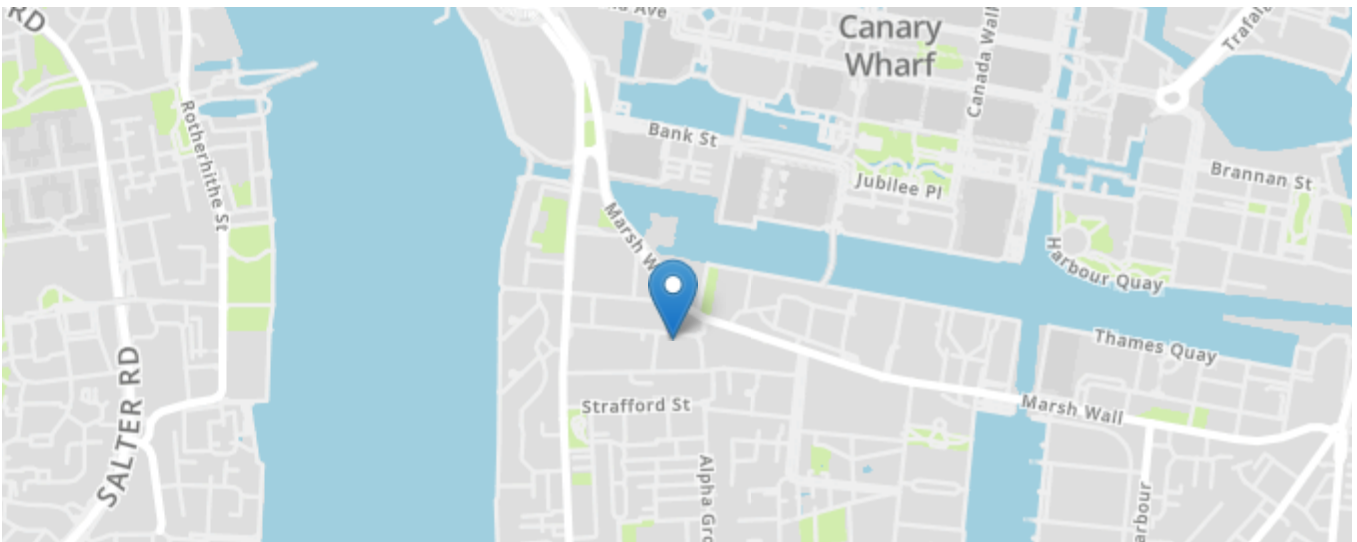
12' 10" max. x 11' 3" max. (3.90m x 3.43m)

Bedroom 2 / Home Office

13' 4" max. x 7' 3" max. (4.06m x 2.20m)

Balcony

10' 2" x 6' 2" max. (3.10m x 1.89m)



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.