

£68,750 Shared Ownership

Nara Building, Conington Road, London SE13 7FH



- Guideline Minimum Deposit £6,875
- Fifth Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Overlooks Communal Garden
- Minutes from Elverson Road DLR
- Guide Min Income Dual £28.7k | Single £33.6k
- Approx. 500 Sqft Gross Internal Area
- South East Facing
- Good Energy-Efficiency Rating
- Short Walk from Lewisham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £275,000). This smartly-presented apartment occupies a prime position within the development - fifth floor and south-east-facing with large windows to take advantage of the favourable aspect and the view over the communal garden. The property has a good-sized reception room with semi-open-plan kitchen. There is a spacious bedroom, a simple, white-tiled bathroom and a pair of storage/utility cupboards have been provided in the entrance hall. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Elverson Road DLR is the nearest station with Lewisham, for services into London Bridge/Waterloo East/Charing Cross/Cannon Street/Victoria, also just a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years less 3 days from 01/01/2009).

Minimum Share: 25% (£68,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £366.11 per month (subject to annual review).

Service Charge: £251.57 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,700 | Single - £33,600 (based on minimum share and 10% deposit).

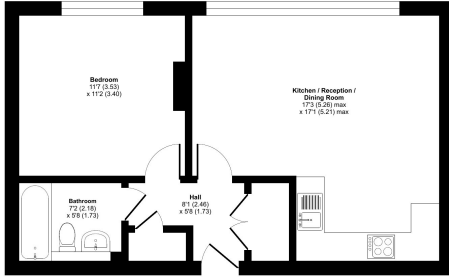
Council Tax: Band B, London Borough of Lewisham. Priority is given to applicants living and/or working in this local authority.

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 can only be obtained once you are the property owner). There is no parking space offered with this property.



Conington Road, London, SE13

Approximate Area = 500 sq ft / 46.4 sq m
For information only - Not to scale



FIFTH FLOOR

Plan also produced in accordance with RICS Property Measurement 2nd Edition. Incorporated National Property Measurement Standards (NPMS) November 2018. Produced by Urban Moves, REF: 142735

DIMENSIONS

FIFTH FLOOR

Entrance Hall

8' 1" max. x 5' 8" max. (2.46m x 1.73m)

Reception

17' 3" max. x 17' 1" max. (5.26m x 5.21m)

Kitchen

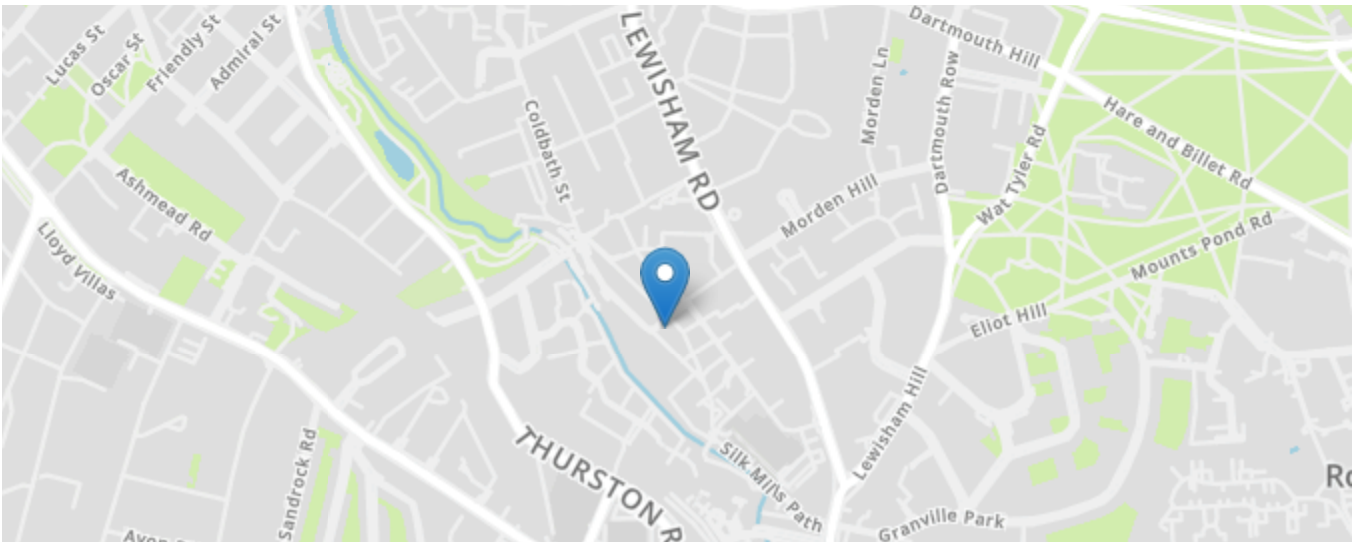
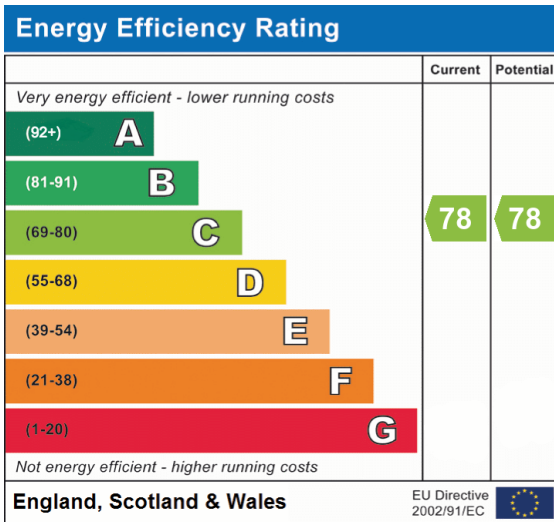
included in reception measurement

Bedroom

11' 7" x 11' 2" (3.53m x 3.40m)

Bathroom

7' 2" max. x 5' 8" max. (2.18m x 1.73m)



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.