

## £131,250 Shared Ownership

Nara Building, Conington Road, London SE13 7FH



- Guideline Minimum Deposit £13,125
- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Minutes from Elverson Road DLR
- Guide Min Income Dual £59.1k | Single £68k
- Approx. 783 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- South West Facing Balcony
- Short Walk from Lewisham Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £375,000). A smartly-presented apartment on the fifth floor of this modern building. The property has an approximately twenty-four-foot reception room with open-plan kitchen area and a door that leads out onto a south-west-facing balcony. The two bedrooms are both comfortable doubles, there is a sleek, monochrome bathroom and useful fitted storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Nara Building is part of the Silkworks development and has a pleasant communal courtyard. 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 1st of January 2009).

**Minimum Share:** 35% (£131,250). The housing association will expect that you will purchase the largest share affordable.

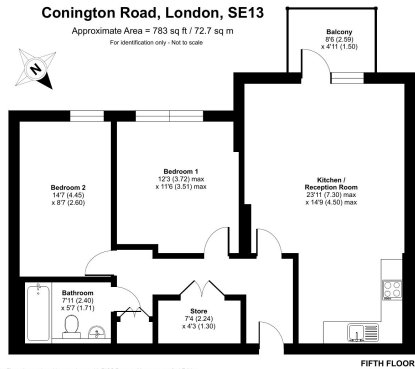
**Shared Ownership Rent:** £703.46 per month (subject to annual review).

**Service Charge:** £366.52 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £59,100 | Single - £68,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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.



## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

#### Reception

23' 11" max. x 14' 9" max. (7.30m x 4.50m)

#### Kitchen

included in reception measurement

#### Balcony

8' 6" x 4' 11" (2.59m x 1.50m)

#### Bedroom 1

12' 3" max. x 11' 6" max. (3.72m x 3.51m)

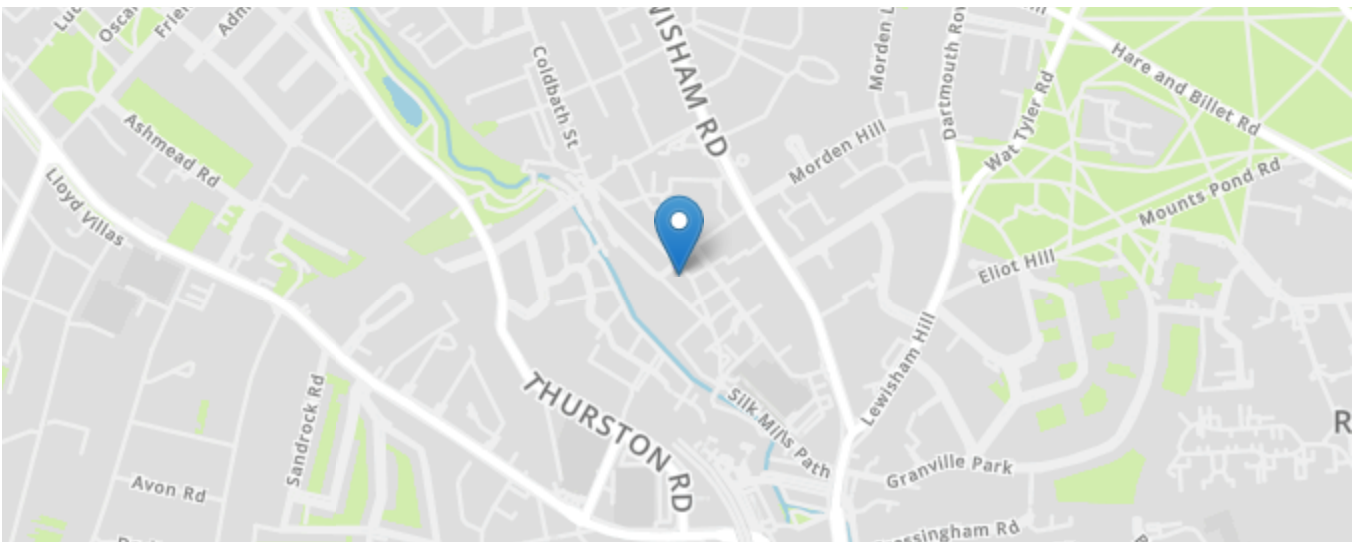
#### Bedroom 2

14' 7" x 8' 6" (4.45m x 2.60m)

#### Bathroom

7' 11" max. x 5' 7" max. (2.40m x 1.71m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(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.