

£308,250 Shared Ownership

Raddon Tower, Dalston Square, London E8 3GN



- Guide Dual Income £84.1k 10% deposit £30.8k
- Level Five (building has a lift)
- Large, Open Plan Kitchen/Reception
- Three Good-Sized Bedrooms
- Very Good Energy Efficiency Rating
- Guide Single Income £88.4k 20% deposit £61.7k
- Approx. 1009 Sqft Gross Internal Area
- South Facing Balcony
- Bathroom plus En-Suite Shower Room
- Minutes from Dalston Junction

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £685,000). A great chance to buy a three-bedroom, shared-ownership apartment. The property is on level 5 and has a large reception room with attractive flooring, open-plan kitchen area, a mirror-fronted storage cupboard and a sliding door leading out onto a south-facing balcony. There is a spacious main bedroom with en-suite shower room plus a good-sized second double bedroom, a slightly smaller third bedroom and a spacious bathroom. An additional storage/utility cupboard has been provided in the entrance hall and well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Dalston Junction is very close by, Dalston Kingsland only a few minutes further away and Hackney Downs Station, for services into Liverpool Street, also within easy walking distance. Ofsted list five primary schools and two secondary schools within a half-mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (120 years less 3 days from 03/04/2009).

Minimum Share: 45% (£308,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £288.88 per month (subject to annual review).

Service Charge: £429.60 per month (subject to annual review).

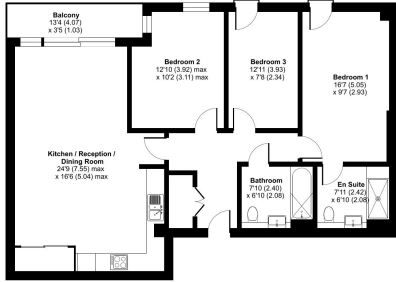
Guideline Minimum Income: Dual - £84,100 (minimum share and 10% deposit) | Single - £88,500 (minimum share and 20% deposit).

Council Tax: Band D, London Borough of Hackney. 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.

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Approximate Area = 1009 sq ft / 93.7 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REP-1489776. ©UrbanMoves 2024.

DIMENSIONS

LEVEL 5

Entrance Hall

Reception

24' 9" max. x 16' 6" max. (7.55m x 5.04m)

Kitchen

included in reception measurement

Balcony

13' 4" x 3' 5" (4.07m x 1.03m)

Bedroom 1

16' 7" x 9' 7" (5.05m x 2.93m)

En-Suite Shower Room

7' 11" max. x 6' 10" max. (2.42m x 2.08m)

Bedroom 2

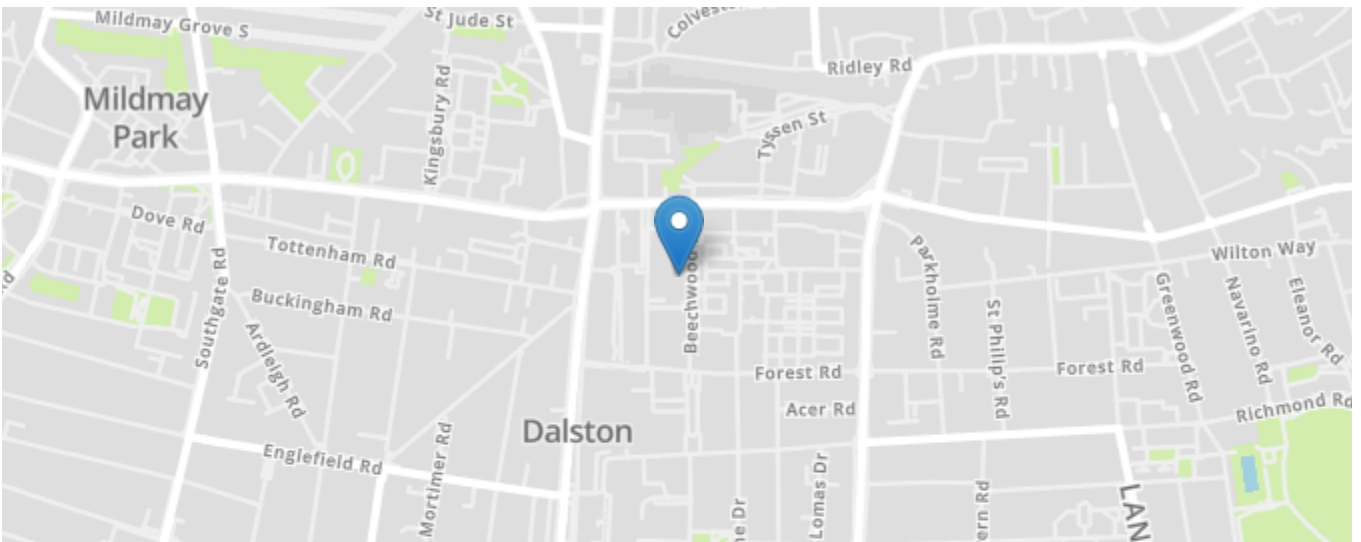
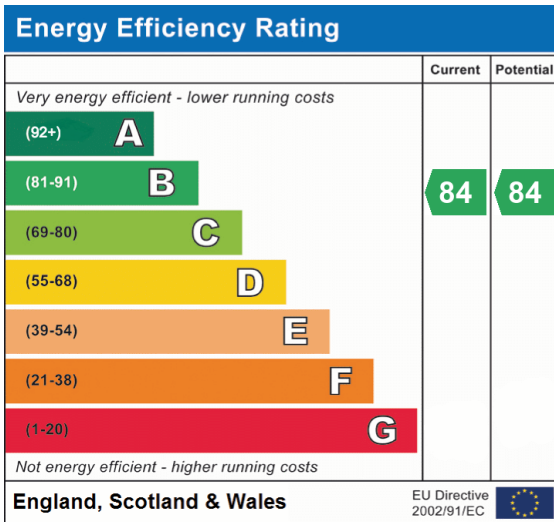
12' 10" max. x 10' 2" max. (3.92m x 3.11m)

Bedroom 3

12' 11" x 7' 8" (3.93m x 2.34m)

Bathroom

7' 10" max. x 6' 10" max. (2.40m x 2.08m)



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.