

## £206,500 Shared Ownership

33 Charlotte Court, Invermead Close, London W6 0WW



- Guide Dual Income £82k 10% deposit £20.7k
- Second Floor (building has a lift)
- Kitchen is Separate from Reception
- Balcony
- Guide Single Income - £88.8k 20% £41.4k
- Approx. 753 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Stamford Brook Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £590,000). A great chance to buy a two-bedroom, shared-ownership flat in a much sought-after part of West London. This second-floor property has a reception room with corner balcony plus large windows on two sides. The main bedroom is also dual-aspect and includes a built-in wardrobe. There is a generously-sized second double bedroom, a spacious, naturally-lit kitchen and a simple, white-tiled bathroom. Well-insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Invermead Close is a private cul-de-sac just off Goldhawk Road. Stamford Brook Station (District Line) is only a few minutes walk away and the lake, gardens and green open spaces of Ravenscourt Park are close by. There is a wide selection of shops and restaurants on nearby Chiswick High Road and King Street plus plenty more within easy reach. The development has a communal cycle store and, although the flat does not come with an allocated parking space, residents can apply for a permit to park within the development.

**Housing Association:** A2 Dominion.

**Tenure:** Leasehold (125 years from August 2004).

**Minimum Share:** 35% (£206,500).

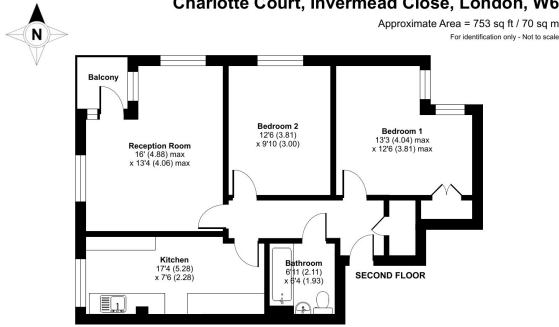
**Shared Ownership Rent:** £982.97 per month (subject to annual review).

**Service Charge:** £207.04 per month (subject to annual review).

**Guide Line Minimum Income:** Dual - £82,000 (based on minimum share and 10% deposit), Single - £88,800 (minimum share, 20% deposit).

**Council Tax:** Band E, London Borough of Hammersmith & Fulham.

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 not permitted (except assistance animals).



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © inthecrowd 2024. Produced for Urban Moves. REF: 1213847

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

**Reception Room**  
16' 0" max. x 13' 4" max. (4.88m x 4.06m)

#### Balcony

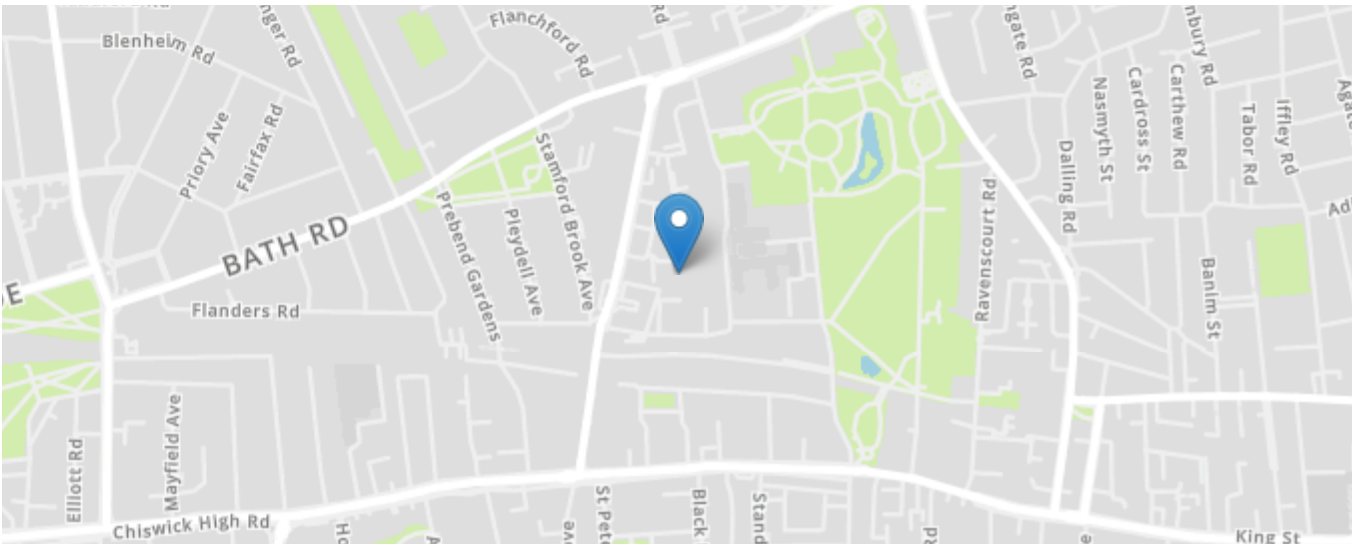
**Kitchen**  
17' 4" x 7' 6" (5.28m x 2.29m)

**Bedroom 1**  
13' 3" max. x 12' 6" max. (4.04m x 3.81m)

**Bedroom 2**  
12' 6" x 9' 10" (3.81m x 3.00m)

**Bathroom**  
6' 11" x 6' 4" (2.11m x 1.93m)

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>	<b>81</b>	<b>81</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.