

£235,000 Shared Ownership

Niagara Close, London N1 7HF



- Guideline Minimum Deposit £23,500
- First Floor
- Two Double Bedrooms
- Good Energy-Efficiency Rating
- Short Walk from Old Street Station
- Guide Min Income Dual £59.1k | Single £68.1k
- Approx. 660 Sqft Gross Internal Area
- Additional Study/Home Office
- Permit Parking (first come, first served)
- Other Stations Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £470,000). A great chance to buy a shared-ownership property in this desirable location. Niagara Close is located just south of Regent's Canal and to the west of Shoreditch Park. Old Street is the nearest station with Angel, Essex Road and Hoxton also within comfortable walking distance. The flat available is on the first floor and has a good-sized reception room which provides access to the kitchen as well as to a useful, additional, room which could serve as a home office. There is a spacious main bedroom with a bank of built-in wardrobes plus a smaller second double bedroom and a naturally-lit bathroom. Well insulated walls and gas central heating make for a good energy-efficiency rating. Off-street parking is available on a first come, first served basis. Ofsted list nine primary schools and two secondaries within a half-mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (will be 125 years on completion of sale).

Minimum Share: 50% (£235,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £322.24 per month (subject to annual review).

Service Charge: £175.68 per month (subject to annual review).

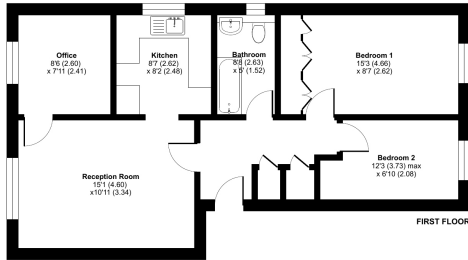
Guideline Minimum Income: Dual - £59,100 | Single - £68,100 (based on minimum share and 10% deposit).

Council Tax: Band C, 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.



Niagara Close, London, N1
Approximate Area = 660 sq ft / 61.3 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © redcom 2016. Produced for Urban Moves. REF: 1471724

DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception Room

15' 1" x 10' 11" (4.60m x 3.34m)

Office

8' 6" x 7' 11" (2.60m x 2.41m)

Kitchen

8' 7" x 8' 2" (2.62m x 2.48m)

Bathroom

8' 8" x 5' 0" (2.63m x 1.52m)

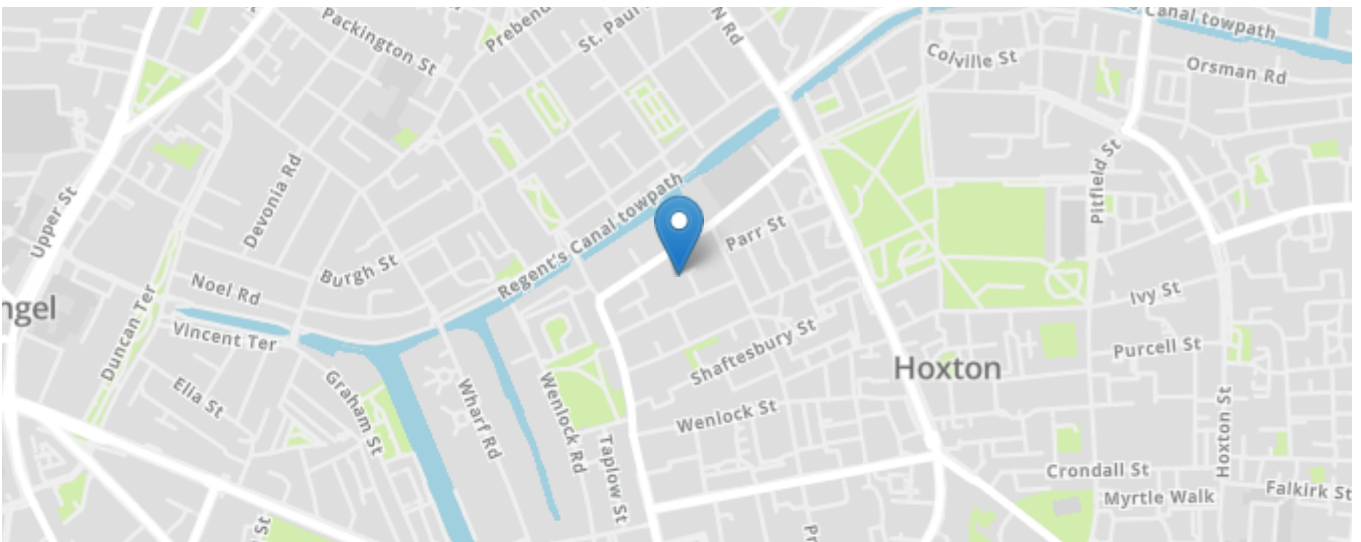
Bedroom 1

15' 3" x 8' 7" (4.66m x 2.62m)

Bedroom 2

12' 3" max. x 6' 10" (3.73m x 2.08m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	



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.