

£156,250 Shared Ownership

Elmbridge House, 1 Palmer Road, London SW11 4GB



- Guideline Minimum Deposit £15,625
- Seventh Floor with Balcony
- Spacious Bedroom and Bathroom
- Very Good Energy Efficiency Rating
- Minutes from Battersea Park
- Guide Min Income Dual £61k | Single £70.3k
- Approx. 555 Sqft Gross Internal Area
- Underfloor Heating Throughout
- Communal Garden
- Short Walk from Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £625,000). A spacious and well-presented apartment on the seventh floor. The high-spec property features a reception room with open-plan kitchen and a door that leads out onto the east-facing balcony. The bedroom and bathroom are both generously sized and a pair of large storage/utility cupboards have been provided in the entrance hallway. Elmbridge House is part of a recently-built development in the Nine Elms Regeneration Area. Demanding insulation standards, high performance glazing and underfloor heating fed from a communal hot water system make for a very good energy-efficiency rating. Battersea Park is only a few minutes away, offering a lake, sports facilities and large open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as a new Northern Line station. Food shopping is convenient with Waitrose and Sainsbury's supermarkets in the local area and nearby Chelsea Bridge also means areas north of the Thames are in easy reach.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/01/2020).

Minimum Share: 25% (£156,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £765.51 per month (subject to annual review).

Service Charge: £214.69 per month (subject to annual review).

Personal Heating & Hot Water Charge: £26.06 per month (subject to annual review).

Guideline Minimum Income: Dual - £61,000 | Single - £70,300 (based on minimum share and 10% deposit).

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

Palmer Road, London, SW11
Approximate Area = 555 sq ft / 51.5 sq m
For identification only - Not to scale



SEVENTH FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves
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DIMENSIONS

SEVENTH FLOOR

Entrance Hallway

Reception
18' 10" x 15' 6" (5.74m x 4.72m)

Balcony

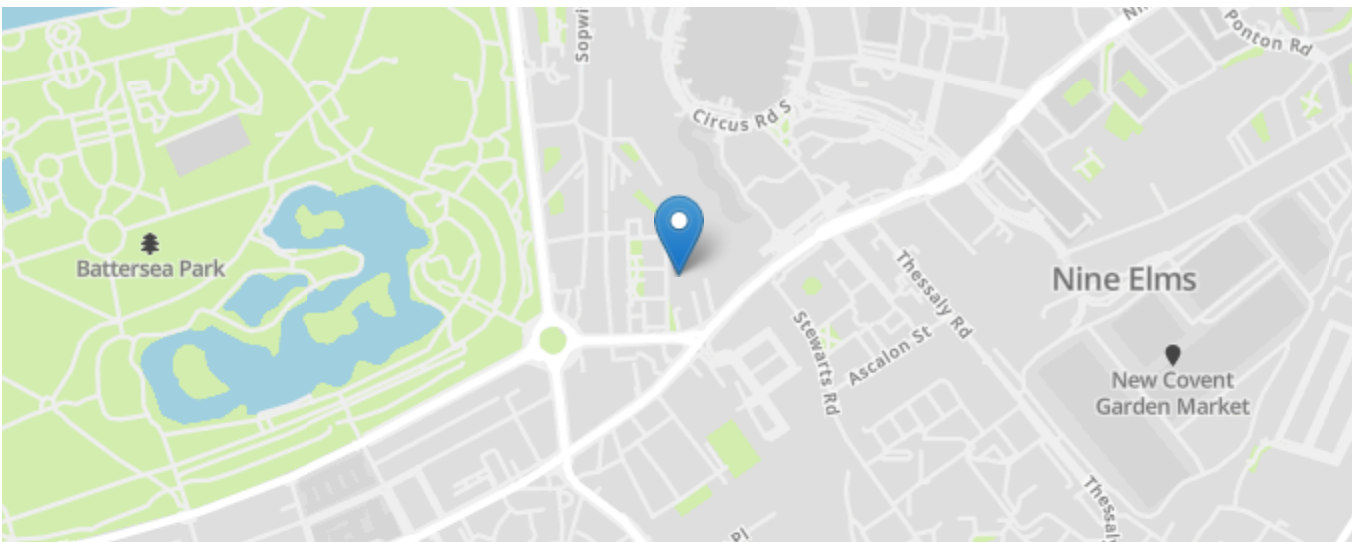
Kitchen
included in reception measurement

Bedroom
11' 11" x 11' 6" (3.63m x 3.51m)

Bathroom
7' 11" x 7' 4" (2.41m x 2.24m)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.