

£173,750 Shared Ownership

Elmbridge House, 1 Palmer Road, London SW11 4GB



- Guideline Minimum Deposit £17,375
- Approx. 632 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Communal Garden
- Minutes from Battersea Park
- Guide Min Income Dual £62.8k | Single £73.2k
- Eighth Floor with Balcony
- Stylish Bathroom
- Underfloor Heating
- Short Walk to Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £695,000). This attractive, eighth-floor property is located in the recently-built Prince of Wales Drive development in the Nine Elms Regeneration Area. The reception leads into a spacious living and open-plan kitchen area, offering access to a west-facing balcony via a glazed door. The bedroom is well-presented and generously-sized, while the bathroom is stylish and modern. Demanding insulation standards, high performance glazing and underfloor heating from a communal hot water system contribute to a very good energy-efficiency rating. The property is well-served by Underground, Overground and railway services, as well as access to areas north of the Thames via nearby Chelsea Bridge. Residents benefit from a very pleasant communal garden and the open, green spaces and sports facilities of Battersea Park within easy walking distance.

Housing Association: Clarion.

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

Minimum Share: 25% (£173,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £714.84 per month (subject to annual review).

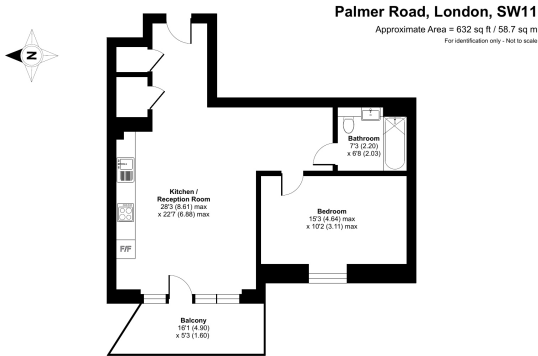
Service Charge: £212.85 per month (subject to annual review).

Personal Heating and Hot Water Charge: £39.02 per month (subject to annual review).

Guideline Minimum Income: Dual - £62,800 | Single - £72,300 (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.



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Endorsed). Produced for Urban Moves. REF: 147669

DIMENSIONS

EIGHTH FLOOR

Reception
28' 3" max. x 22' 7" max. (8.61m x 6.88m)

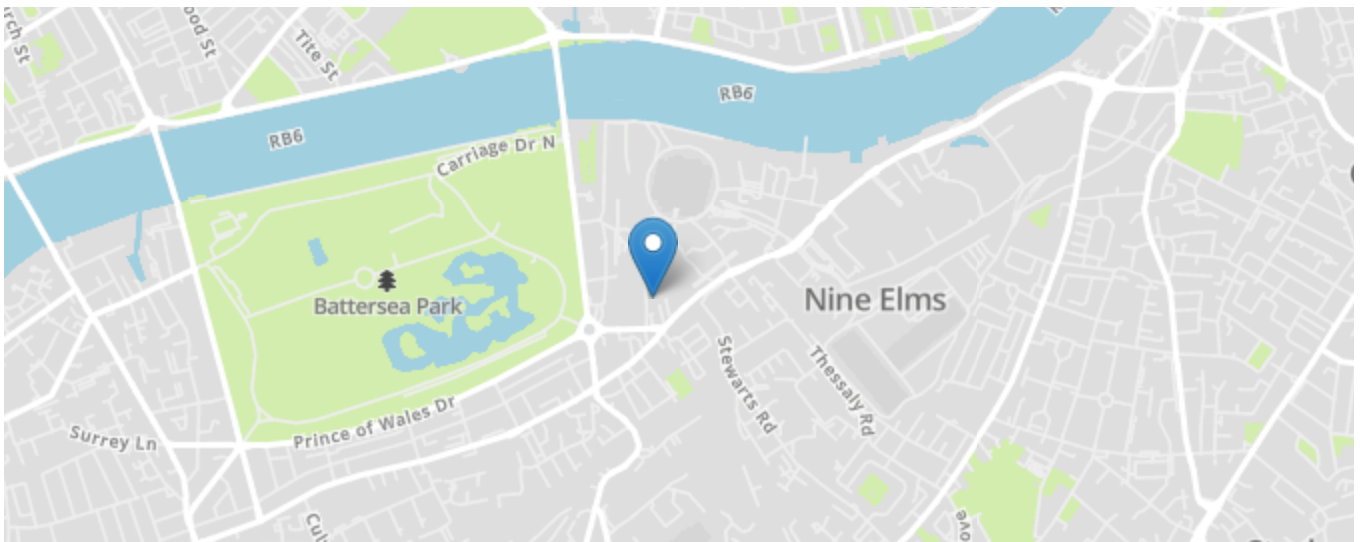
Kitchen
included in Reception

Balcony
16' 1" x 5' 3" (4.90m x 1.60m)

Bedroom
15' 3" max. x 10' 2" max. (4.64m x 3.11m)

Bathroom
7' 3" max. x 6' 8" max. (2.20m x 2.03m)

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