

£156,000 Shared Ownership

Carney Place, London SW9 8GH



- Guideline Minimum Deposit £15,600
- Second Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Fitted Wardrobe in Bedroom
- Communal Courtyard/Garden
- Guide Min Income Dual £57.4k | Single £66k
- Approx. 562 Sqft Gross Internal Area
- South West Facing Balcony
- Stylish Bathroom
- Minutes from Brixton Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £390,000). This spacious and well-presented apartment is on the second floor of a recently-built development in the heart of Brixton. The property has an approximately twenty-five-foot reception room with attractive flooring and an open-plan kitchen featuring sleek units and integrated appliances. A door leads from the living area out onto a south-west-facing balcony. There is a good-sized bedroom, with fitted, mirror-fronted wardrobe, and a stylish, high-spec bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The development has a communal courtyard with a raised and decked seating area. Brixton Station (Victoria Line plus Southeastern Railway services) is just minutes away and Loughborough Junction (Thameslink) is within easy walking distance.

Housing Association: Sovereign Network Group.

Tenure: Leasehold (125 years from 31/03/2022).

Minimum Share: 40% (£156,000).

Shared Ownership Rent: £673.95 per month (subject to annual review).

Service Charge: £215.97 per month (subject to annual review).

Guideline Minimum Income: Dual - £57,400 | Single - £66,000 (based on minimum share and 10% deposit).

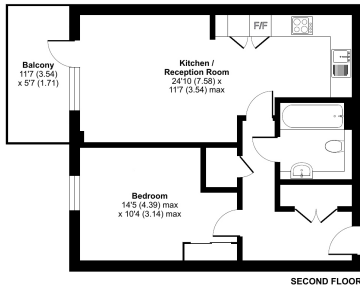
Council Tax: Band C, London Borough of Lambeth.

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). There is no parking space offered with this property.



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Approximate Area = 562 sq ft / 52.2 sq m
For identification only - Not to scale



SECOND FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Registered. © Urbanmoves 2021. Produced for Urbanmoves - REF: 1414184

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Bedroom

14' 5" max. x 10' 4" max. (4.39m x 3.14m)

Bathroom

Reception

24' 10" x 11' 7" max. (7.58m x 3.54m)

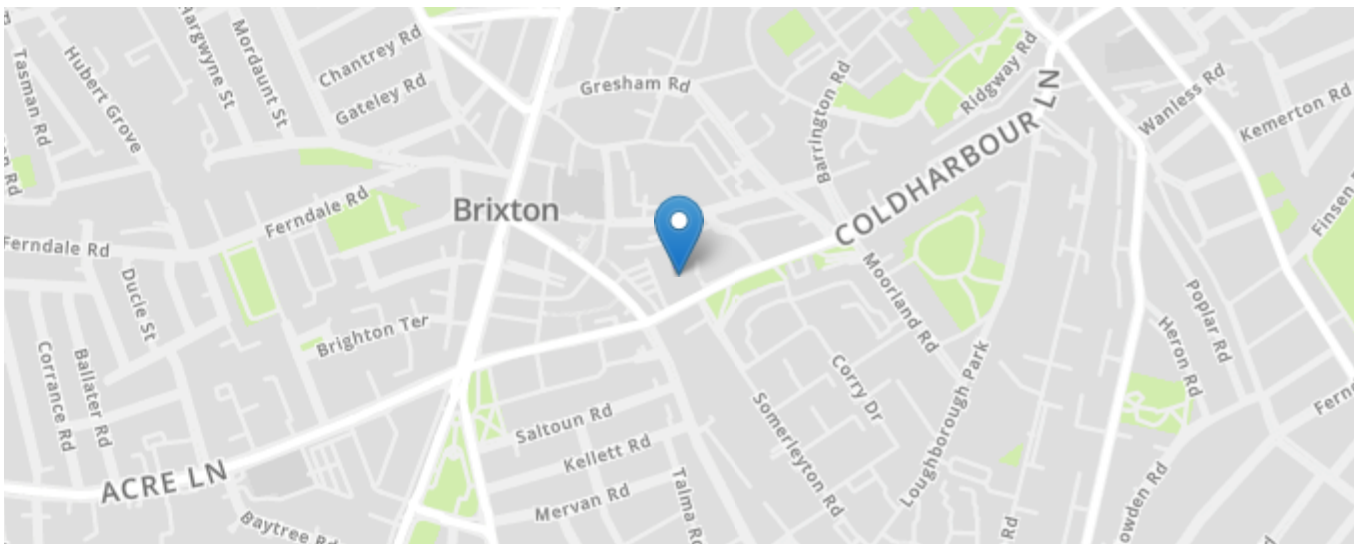
Kitchen

included in reception measurement

Balcony

11' 7" x 5' 7" (3.54m x 1.71m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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.