

£181,500 Shared Ownership

Mermaid Court, 8 Railway Approach, London N4 1RG



- Guideline Minimum Deposit £18,150
- Third (Top) Floor
- Dual/Triple Aspect Reception Room
- Good Energy Efficiency Rating
- Minutes from Harringay Station
- Guide Min Income Dual £40.3k | Single £46.6k
- Approx. 595 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen/Dining Room
- Secure Parking Space
- Short Walk from London Overground Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £330,000). A stylishly-presented flat on the top (third) floor of a development which is just minutes from Harringay Station. The property has a seventeen-foot, dual/triple-aspect reception room with attractive flooring and a spacious, semi-open-plan kitchen/dining room with two further windows. The bedroom is a good-sized double, there is a sleek, white bathroom and a storage cupboard/space has been provided in the entrance hallway. Well insulated walls and gas central heating make for a good energy-efficiency rating. The block has a gated car park which includes a space allocated to this flat. The green, open spaces, lake and extensive sports facilities of Finsbury Park are just to the south plus Harringay Green Lanes (London Overground) and Manor House (Piccadilly Line) offer alternative public transport options.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 05/11/2021).

Minimum Share: 55% (£181,500). The housing association will expect that you will purchase the largest share affordable.

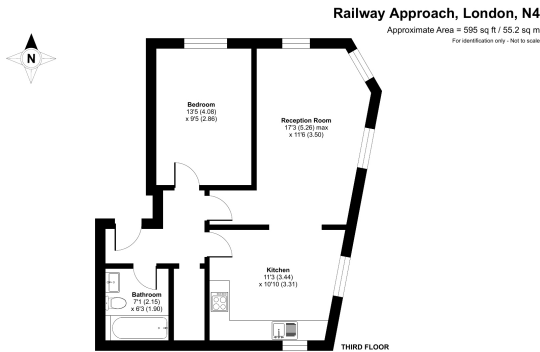
Shared Ownership Rent: £194.41 per month (subject to annual review).

Service Charge: £126.50 per month (subject to annual review).

Guideline Minimum Income: Dual - £40,300 | Single - £46,600 (based on minimum share and 10% deposit).

Council Tax: Band B, London Borough of Haringey. 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).



Plan also produced in accordance with PAS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 1470224

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Bedroom

13' 5" x 9' 5" (4.08m x 2.86m)

Reception Room

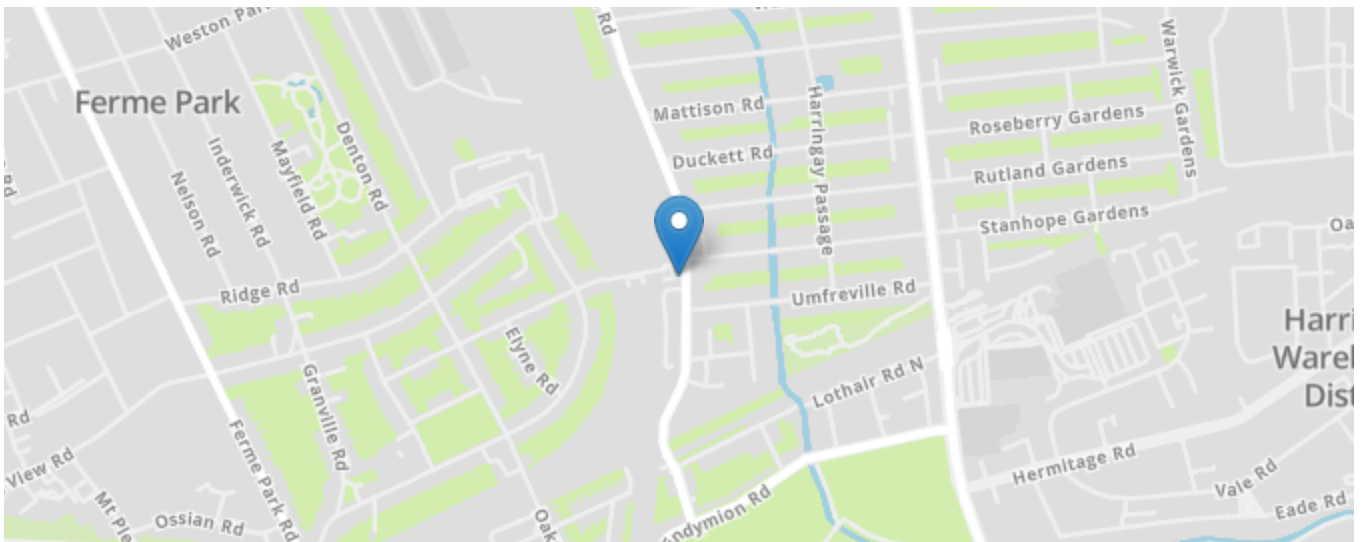
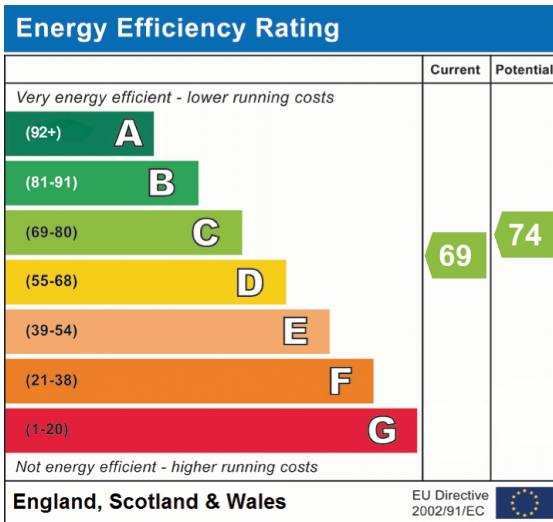
17' 3" x 11' 6" (5.26m x 3.50m)

Kitchen / Dining Room

11' 3" x 10' 10" (3.44m x 3.31m)

Bathroom

7' 1" max. x 6' 3" max. (2.15m x 1.90m)



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.