

## £131,250 Shared Ownership

Cian House, 10 Bard Road, London W10 6TP



- Guideline Minimum Deposit £13,125
- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Two Good-Sized Double Bedrooms
- Secure, Allocated Parking Space
- Guide Min Income Dual £32.2k | Single £38.4k
- Approx. 755 Sqft Gross Internal Area
- West/South-West-Facing Balcony
- Very Good Energy Efficiency Rating
- Minutes from Latimer Road Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £525,000). This well-proportioned apartment is on the fifth floor and has a twenty-one-foot, dual-aspect reception room with open-plan kitchen area featuring a combination of white-gloss and walnut-style units. Double doors lead from the living/dining area out onto a west/south-west-facing balcony. There are two good-sized bedrooms, an attractive, spacious bathroom and a trio of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, modern glazing and gas central heating make for a very good energy-efficiency rating. Latimer Road Station, for Hammersmith & City and Circle Line services, is just a few minutes away, Westfield Shopping Centre is close by and Shepherd's Bush Station (Central and Overground) is within easy walking distance. The apartment comes with an allocated space in the gated car park.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2015).

**Minimum Share:** 25% (£131,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £246.95 per month (subject to annual review).

**Service Charge:** £147.65 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

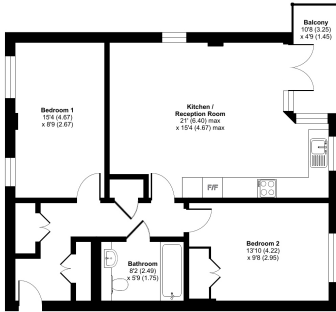
**Guideline Minimum Income:** Dual - £32,200 | Single - £38,400 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Royal Borough of Kensington & Chelsea. 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 not permitted (except assistance animals).



**Bard Road, London, W10**  
Approximate Area = 755 sq ft / 70.1 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. © Urban Moves 2020. Produced by Urban Moves. REF: 164892

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

#### Bedroom 1

15' 4" x 8' 9" (4.67m x 2.67m)

#### Reception

21' 0" max. x 15' 4" max. (6.40m x 4.67m)

#### Kitchen

included in reception measurement

#### Balcony

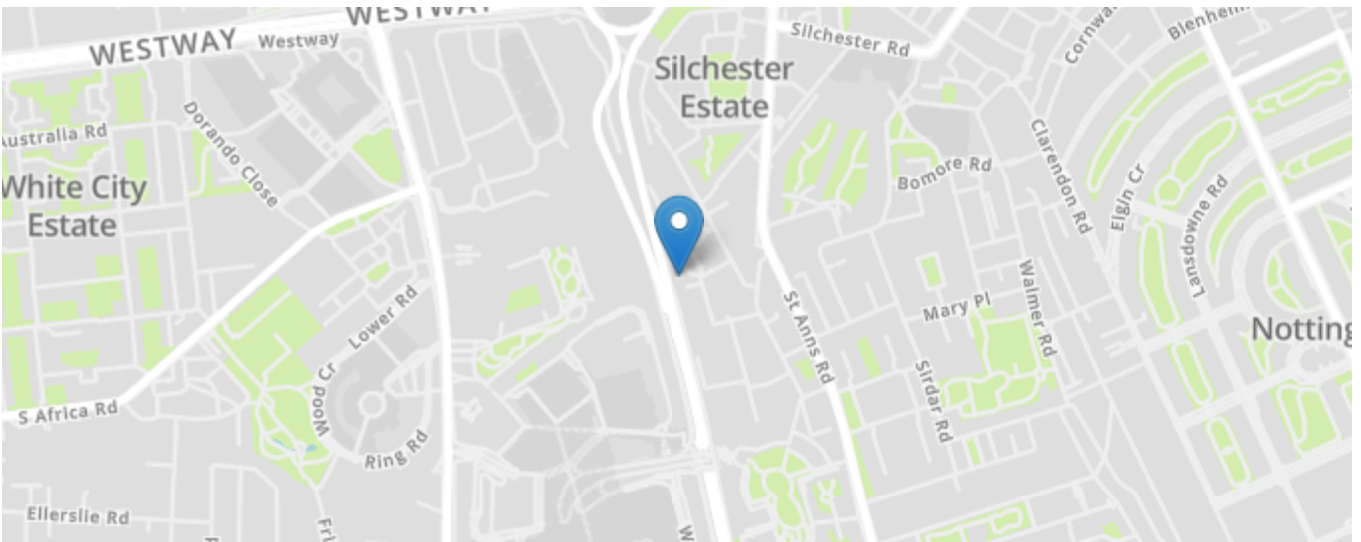
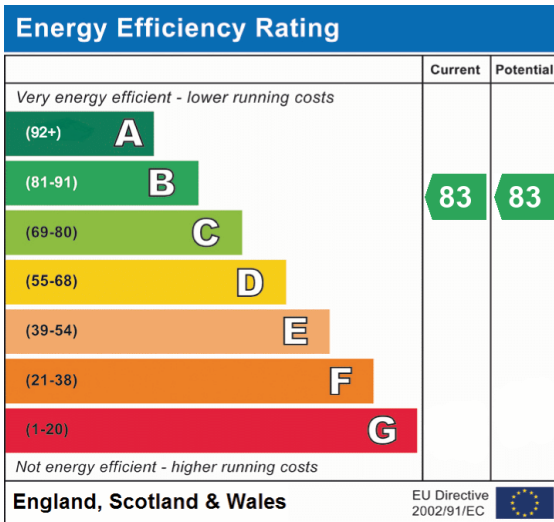
10' 8" x 4' 9" (3.25m x 1.45m)

#### Bedroom 2

13' 10" x 9' 8" (4.22m x 2.95m)

#### Bathroom

8' 2" max. x 5' 9" (2.49m x 1.75m)



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.