

£107,500 Shared Ownership

Faraday House, 1 Velocity Way, Enfield, London EN3 7FE



- Guideline Minimum Deposit £10,750
- Second Floor with Juliette Balcony
- Open Plan Kitchen/Reception Room
- Good Energy Efficiency Rating
- Large Communal Garden
- Guide Min Income Dual £27.5k | Single £31.7k
- Approx. 427 Sqft Gross Internal Area
- Built-In Bedroom Wardrobe
- Parking Space
- Short Walk from Enfield Lock Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £215,000). This south-facing, one-bedroom flat is on the second floor and has a reception room with attractive flooring and a Juliette balcony. The kitchen is smart and open plan with a breakfast bar. There is a built-in wardrobe in the bedroom, a storage/utility cupboard in the entrance hallway and a simple yet stylish bathroom. Well insulated walls and modern double glazing make for a good energy-efficiency rating. Faraday House is part of a substantial development that features spacious grounds including a large communal garden. The flat comes with use of an allocated parking space plus Enfield Lock Station, for rail services out to Hertfordshire or in to Stratford or Liverpool Street, is only a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2006).

Minimum Share: 50% (£107,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £188.22 per month (subject to annual review).

Service Charge: £218.80 per month (subject to annual review).

Guideline Minimum Income: Dual - £27,500 | Single - £31,700 (based on minimum share and 10% deposit).

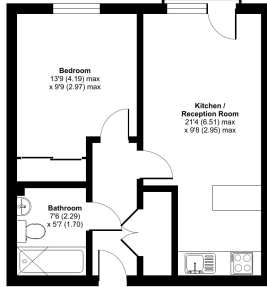
Council Tax: Band B, Enfield London Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



Velocity Way, Enfield, EN3

Approximate Area = 427 sq ft / 39.7 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves 2025. Produced for Urban Moves. REF: 1480480

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

21' 4" max. x 9' 8" max. (6.51m x 2.95m)

Kitchen

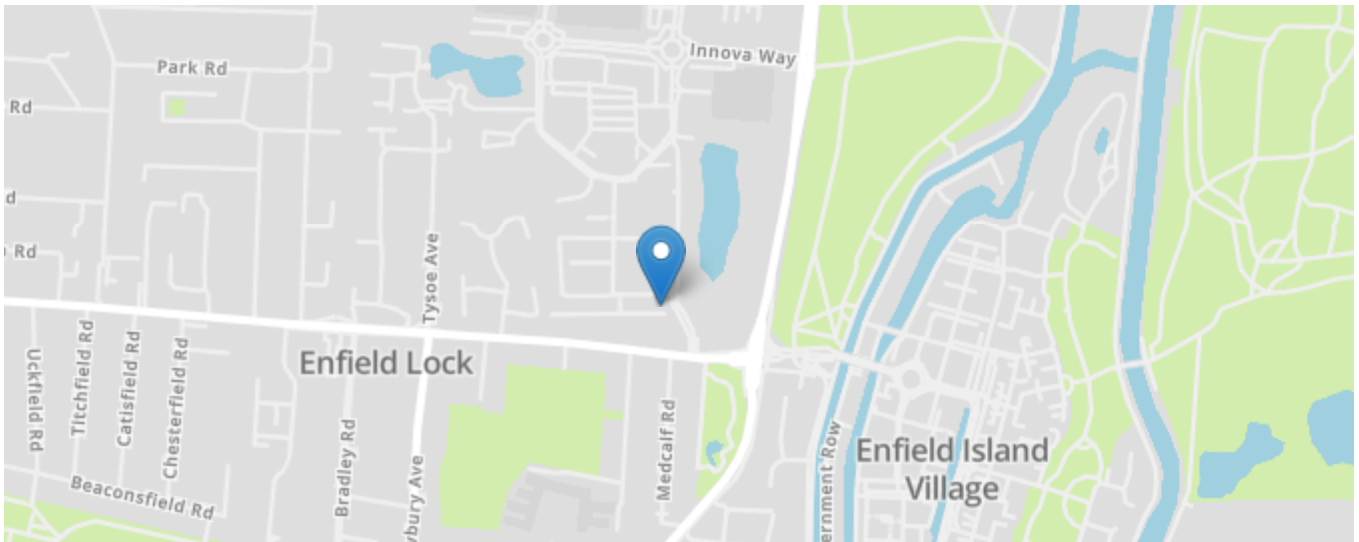
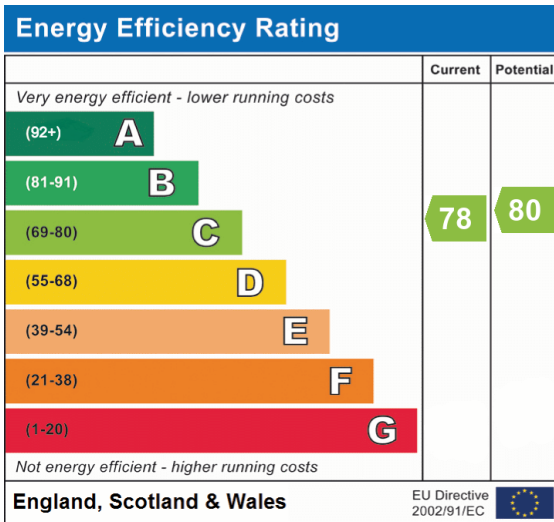
included in reception measurement

Bedroom

13' 9" max. x 9' 9" max. (4.19m x 2.97m)

Bathroom

7' 6" x 5' 7" (2.29m x 1.70m)



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.