

£137,500 Shared Ownership

Malvern House, 2 Palmer Road, London SW11 4GJ



- Guideline Minimum Deposit £13,750
- Eighth Floor with Balcony
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Minutes from Battersea Park
- Guide Min Income Dual £56.5k | Single £64.9k
- Approx. 584 Sqft Gross Internal Area
- Underfloor Heating Throughout
- Communal Garden
- Short Walk from Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £550,000). This generously-sized apartment is on the eighth floor of a recently-built block which forms part of the Prince of Wales Drive development. The property has a twenty-one-foot reception room with open-plan kitchen area, full-height windows and a glazed door that leads out onto the east-facing balcony. The bedroom includes a bank of fitted wardrobes, additional storage space has been provided in the entrance hall and the bathroom is stylish and high-spec. Well insulated walls, high performance glazing and underfloor heating fed from a communal hot water system all contribute towards a very good energy-efficiency rating. The development has a very pleasant communal garden plus Battersea Park is only a few minutes away, offering a lake, sports facilities and green, open spaces. Battersea Park Station and Queenstown Road are close and the redeveloped Battersea Power Station site provides restaurants, bars and stores as well as the Northern Line station. Alternatively, Vauxhall Station is only a brief bus/bike ride away. Food shopping is convenient with an on-site Tesco Express, plus Waitrose and Sainsbury's supermarkets in the local area. Nearby Chelsea Bridge means areas north of the Thames are also within easy reach.

Housing Association: Clarion.

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

Minimum Share: 25% (£137,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £760.28 per month (subject to annual review).

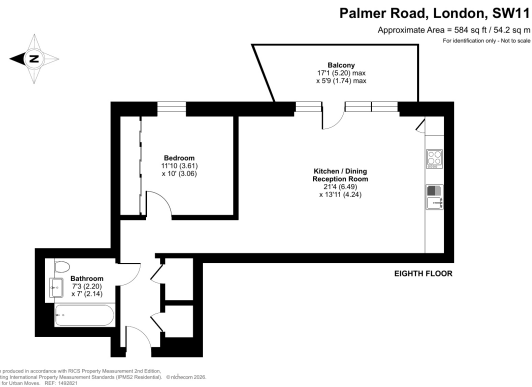
Service Charge: £208.95 per month (subject to annual review).

Personal Heating and Hot Water Charge: £41.26 (subject to annual review).

Guideline Minimum Income: Dual - £56,500 | Single - £64,900 (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.



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	

DIMENSIONS

EIGHTH FLOOR

Entrance Hall

Bathroom

7' 3" max. x 7' 0" max. (2.20m x 2.14m)

Bedroom

11' 10" x 10' 0" (3.61m x 3.06m)

Reception

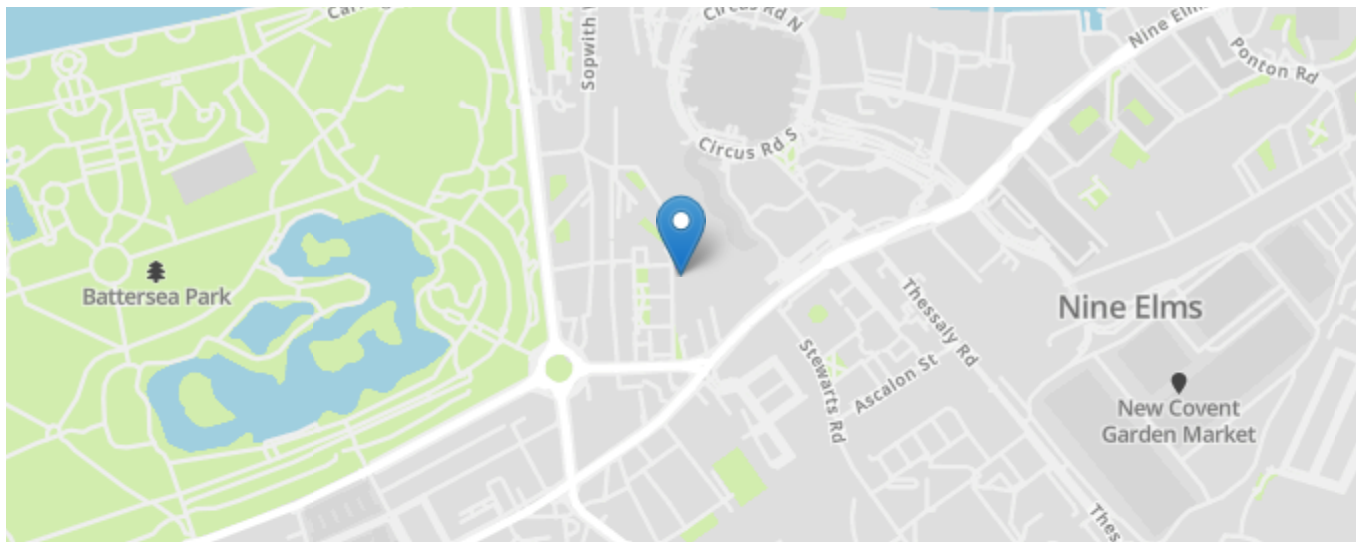
21' 4" x 13' 11" (6.49m x 4.24m)

Kitchen

included in reception measurement

Balcony

17' 1" max. x 5' 9" max. (5.20m x 1.74m)



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.