

## £88,750 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £8,875
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Spacious Main Bedroom
- Secure Parking Space
- Guide Min Income Dual £53.7k | Single £61.7k
- Approx. 680 Sqft Gross Internal Area
- Rear Facing Balcony
- Very Good Energy Efficiency Rating
- Short Walk to Canning Town/Custom House

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £355,000). A two-bedroom apartment on the third floor of a modern development just a short walk from both Canning Town Station (Jubilee Line + DLR) and Custom House (Elizabeth Line + DLR). The property has a spacious reception room with open-plan kitchen area featuring attractive units and integrated appliances. Glazed doors lead from the living area out onto a rear (east) facing balcony. The smaller of the two bedrooms also allows access to the balcony and the generously-sized main bedroom features a pair of Juliette balconies. There is a stylish bathroom and a pair of built-in storage/utility cupboards have been provided in the entrance hall. Well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Katie Court has a cycle storage area and a gated car park which includes a space allocated to this apartment.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2018).

**Minimum Share:** 25% (£88,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £1009.90 per month (subject to annual review).

**Service Charge:** £159.62 per month (subject to annual review).

**Ground Rent:** £300.00 for the year.

**Guideline Minimum Income:** Dual - £53,700 | Single - £61,700 (based on minimum share and 10% deposit).

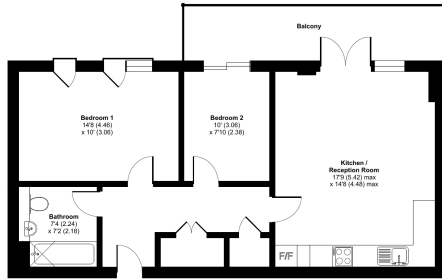
**Council Tax:** Band C, London Borough of Newham. Priority is given to applicants living and/or working in this local authority.

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).



### Edwin Street, London, E16

Approximate Area = 680 sq ft / 63.2 sq m  
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Promoting International Property Measurement Standards (IPMIS) (Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 1408863

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception

17' 9" max. x 14' 8" max. (5.42m x 4.48m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 2

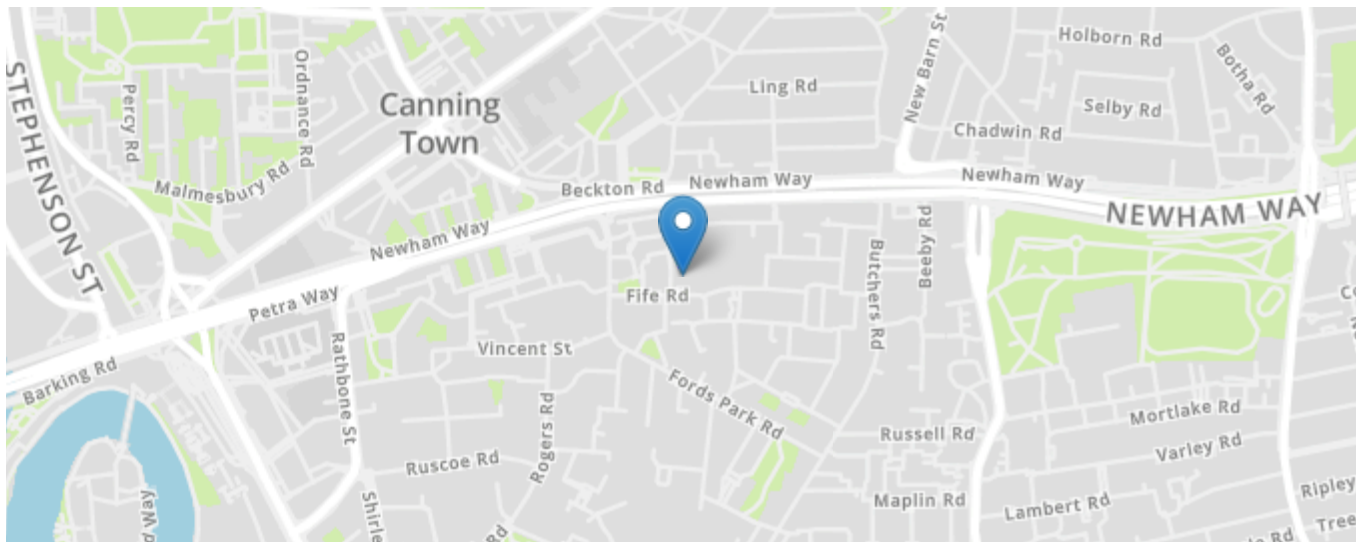
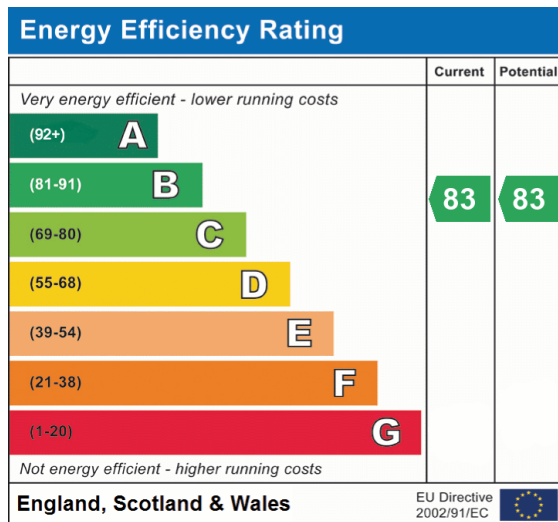
10' 0" x 7' 10" (3.06m x 2.38m)

#### Bedroom 1

14' 8" x 10' 0" (4.46m x 3.06m)

#### Bathroom

7' 4" max. x 7' 2" max. (2.24m x 2.18m)



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.