urban moves
ALL THE RIGHT VALUES

£135,000 Shared Ownership

Harriet Court, 29 Pomeroy Street, London SE14 5BW






- Guide Min Income Dual £70k | Single £80.8k
- First Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Stylish Bathroom
- Large Balcony
- Guideline Minimum Deposit £13,500
- Approx. 809 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Short Walk to Queens Road Peckham Station

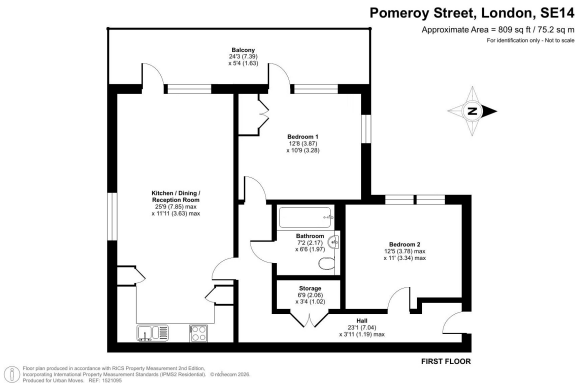
GENERAL DESCRIPTION

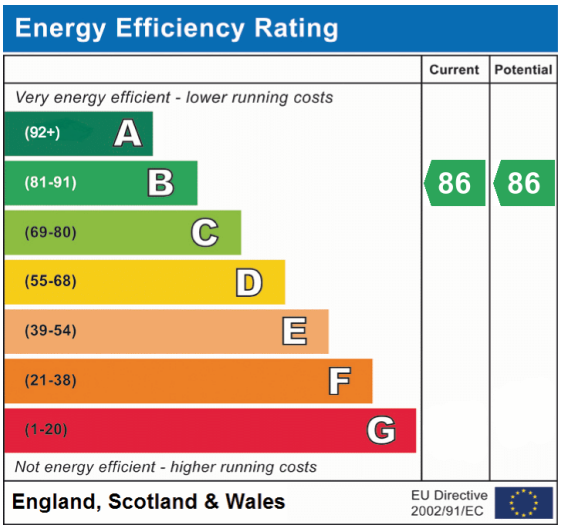
SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £450,000). A spacious apartment on the first floor of this modern development. The property has a twenty-five foot reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. There is a main bedroom with fitted wardrobe plus a very similar-sized second double bedroom, a stylish bathroom and a large hallway storage cupboard. A large balcony can be accessed from either the living room or the main bedroom. Harriet Court was built with well insulated walls and floor, high performance glazing and gas central heating systems resulting in a very good energy-efficiency rating. Queens Road Peckham Station, for London Overground trains plus Southern services between East Croydon/Beckenham Junction and London Bridge, is just a short walk away.

Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/07/2017).
Minimum Share: 30% (£135,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £1186.96 per month (subject to annual review).
Service Charge: £135.48 per month (subject to annual review).
Ground Rent: £250.00 for the year.
Guideline Minimum Income: Dual - £70,000 | Single - £80,800 (based on minimum share and 10% deposit).
Council Tax: Band C, London Borough of Lewisham. 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.

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DIMENSIONS

FIRST FLOOR

Entrance Hall

Bedroom 2
12' 5" max. x 11' 0" max. (3.78m x 3.34m)

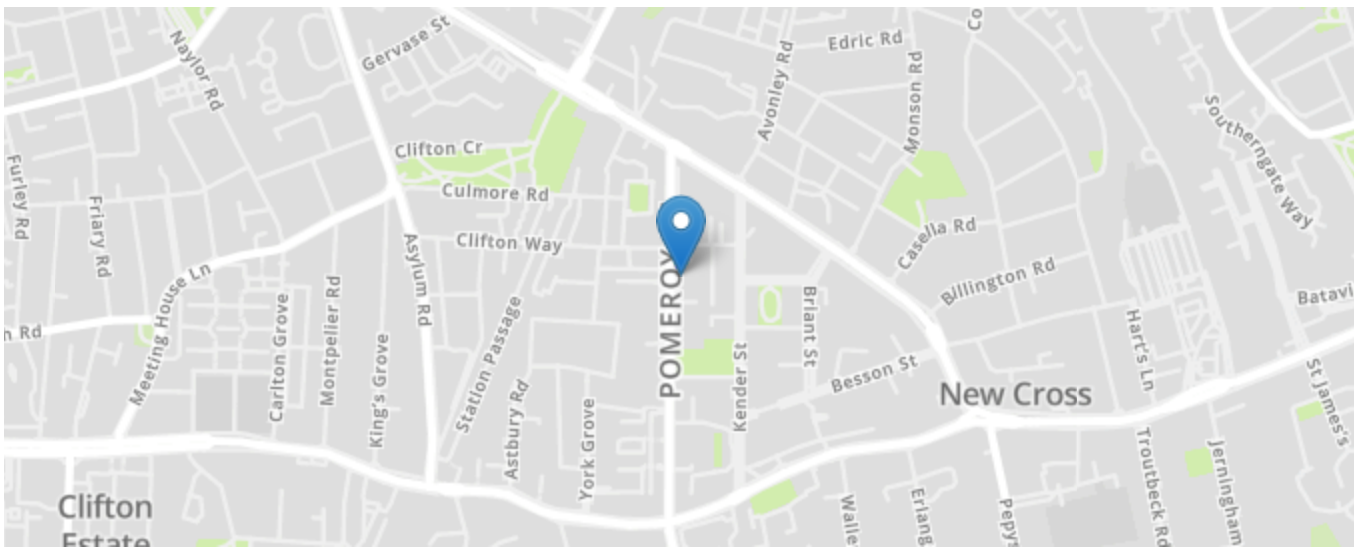
Reception
25' 9" x 11' 11" (7.85m x 3.63m)

Kitchen
included in reception measurement

Balcony
24' 3" x 5' 4" (7.39m x 1.63m)

Bedroom 1
12' 8" x 10' 9" (3.87m x 3.28m)

Bathroom
7' 2" max. x 6' 6" max. (2.17m x 1.97m)



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.