

£90,000 Shared Ownership

Maestro Apartments, 55 Violet Road, London E3 3FW



- Guideline Minimum Deposit £9,000
- Fourth Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Good Energy Efficiency Rating
- Minutes from Devons Road DLR
- Guide Min Income Dual £39.8k | Single £46.1k
- Approx. 733 Sqft Gross Internal Area
- Spacious Main Bedroom
- Balcony
- Short Walk from Bromley-by-Bow Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £360,000). This fourth-floor apartment has a reception room with a glazed door that leads out onto a balcony on the west/south-west side of the building. The kitchen is semi-open-plan to the reception and features sleek, white units and pencil-mosaic splashbacks. There is an eighteen-foot main bedroom plus a smaller second bedroom, a good-sized bathroom and an entrance hallway with built-in storage/utility cupboard. The hallway, reception and bedrooms all have attractive, walnut-style flooring. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The development is located just to the north of Limehouse Cut, only a few minutes from Devons Road DLR. Bromley-by-Bow Station, for the District and Hammersmith & City Lines, is also within easy walking distance.

Housing Association: Clarion.

Tenure: Leasehold (130 years less 5 days from 01/01/2009).

Minimum Share: 25% (£90,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £472.52 per month (subject to annual review).

Service Charge: £341.58 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,800 | Single - £46,100 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Tower Hamlets. Priority is given to applicants living and/or working in this local authority.

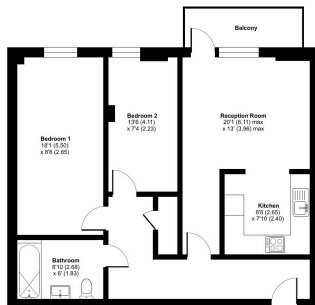
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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. There is no parking space offered with this property.



Violet Road, London, E3

Approximate Area = 733 sq ft / 68 sq m

For identification only - Not to scale



FOURTH FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMIS) (RICS Registered). © Urbanmoves 2025. Produced for Urban Moves. RPS: 1522862

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception Room

20' 1" max. x 13' 0" max. (6.11m x 3.96m)

Balcony

Kitchen

8' 8" x 7' 10" (2.65m x 2.40m)

Bedroom 1

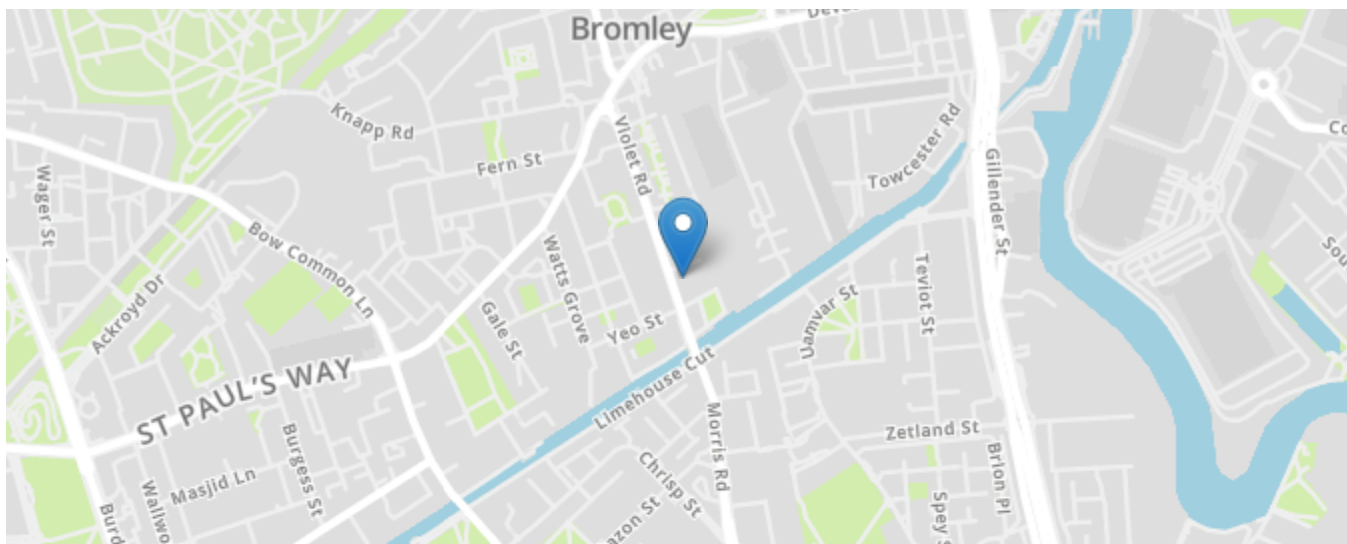
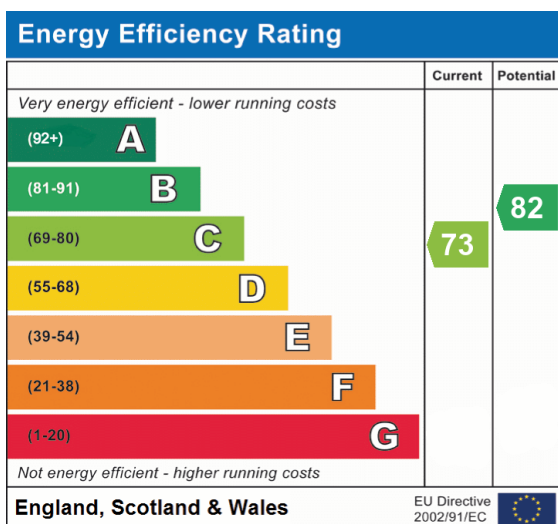
18' 1" x 8' 8" (5.50m x 2.65m)

Bedroom 2

13' 6" x 7' 4" (4.11m x 2.23m)

Bathroom

8' 10" x 6' 0" (2.69m x 1.83m)



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.