

£65,000 Shared Ownership

Meridian Heights, 201 Ealing Road, London HA0 4PZ



- Guideline Minimum Deposit £6,500
- Twelfth Floor (building has a lift)
- Dual Aspect Reception Room
- Spacious Bedroom with Fitted Wardrobe
- Communal Roof Terrace
- Guide Min Income Dual £37.3k | Single £43.5k
- Approx. 812 Sqft Gross Internal Area
- Large, South-East-Facing Balcony
- Very Good Energy Efficiency Rating
- Minutes from Alperton Station (Piccadilly Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £260,000). A rare chance to buy such a spacious one-bedroom apartment. The property is on the twelfth floor, which is the top floor in that part of the recently-constructed development. There is a thirty-one-foot, dual-aspect reception room with generously-sized kitchen area featuring sleek units and integrated appliances. A door leads from the living area out on a full-width, south-east-facing balcony, the elevation providing an impressive view of the surrounding area. The bedroom includes a fitted wardrobe and there is extensive built-in storage in the entrance hallway. Well insulated walls and roof, high performance glazing and a communal heating and hot water system have resulted in a very good energy-efficiency rating. Meridian Heights is located just to the north of the Grand Union Canal and only minutes from Alperton Station, for Piccadilly Line services. There are shops nearby and Hangar Lane Station (Central Line) is also within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 25/03/2022).

Minimum Share: 25% (£65,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £743.11 per month (subject to annual review).

Service Charge: £145.29 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,300 | Single - £43,500 (based on minimum share and 10% deposit).

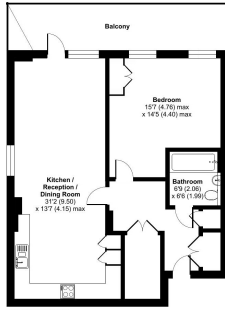
Council Tax: Band C, London Borough of Brent. Priority is given to applicants living and/or working in this local authority.

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.



Ealing Road, Wembley, HA0

Approximate Area = 812 sq ft / 75.4 sq m
For identification only - Not to scale



TWELFTH FLOOR

Plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) Residential. ©Urbanmoves 2022.
Produced for Urban Moves. REF:1526646

DIMENSIONS

TWELFTH FLOOR

Entrance Hallway

Reception

31' 2" x 13' 7" max. (9.50m x 4.15m)

Balcony

Kitchen

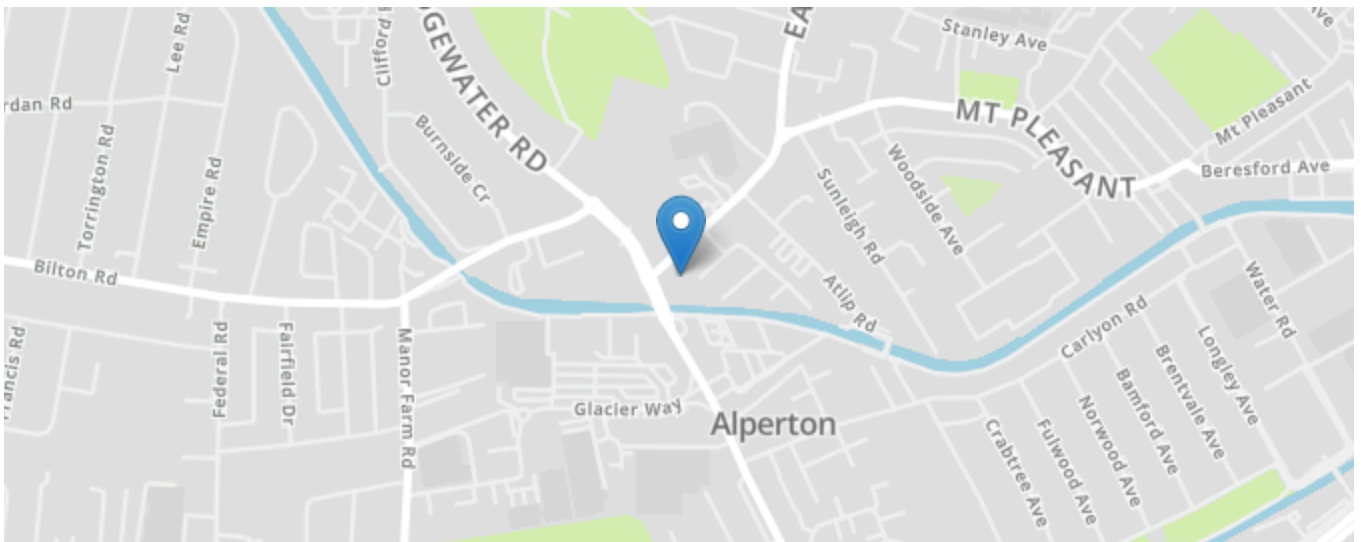
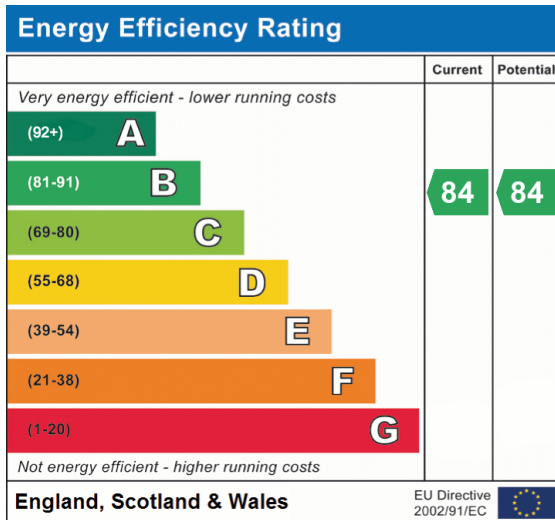
included in reception measurement

Bedroom

15' 7" max. x 14' 5" max. (4.76m x 4.40m)

Bathroom

6' 9" max. x 6' 6" max. (2.06m x 1.99m)



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.