

£102,500 Shared Ownership

Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF



- Guideline Minimum Deposit £10,250
- Fourth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Two Good-Sized Double Bedrooms
- Secure, Underground Parking Space
- Guide Min Income Dual £55.2k | Single £63.4k
- Approx. 681 Sqft Gross Internal Area
- Large Balcony
- Stylish Bathroom
- Short Walk to Alperton Station (Piccadilly Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £410,000). This smartly-presented apartment is on the fourth floor of a recently-constructed development and has a twenty-two-foot reception room with open-plan kitchen featuring sleek units and integrated appliances. A door leads from the living area out onto a large balcony, the elevation providing a view over the top of the neighbouring, low-level housing. There is a main bedroom, with fitted wardrobe, plus a slightly smaller second double bedroom, a stylish bathroom and a hallway storage/utility cupboard. Demanding insulation standards and high performance glazing make for a good energy efficiency rating. Waterfront Heights takes its name from the Paddington Branch of the Grand Union Canal that it borders. The development has a central communal garden which overlooks the canal. Alperton Station, for the Piccadilly Line, is close by. Stonebridge Park (Bakerloo Line, London Overground) and Hanger Lane (Central Line) are also within walking distance or a brief cycle ride and Wembley Central offers additional mainline services. The property comes with use of an allocated space in the underground car park.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/09/2020).

Minimum Share: 25% (£102,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £933.86 per month (subject to annual review).

Service Charge: £196.64 per month (subject to annual review).

Guideline Minimum Income: Dual - £55,200 | Single - £63,400 (based on minimum share and 10% deposit).

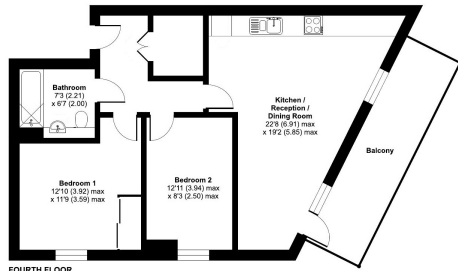
Council Tax: Band D, London Borough of Brent. Priority is given to applicants living and/or working in this local authority.

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 can only be obtained once you are the property owner).



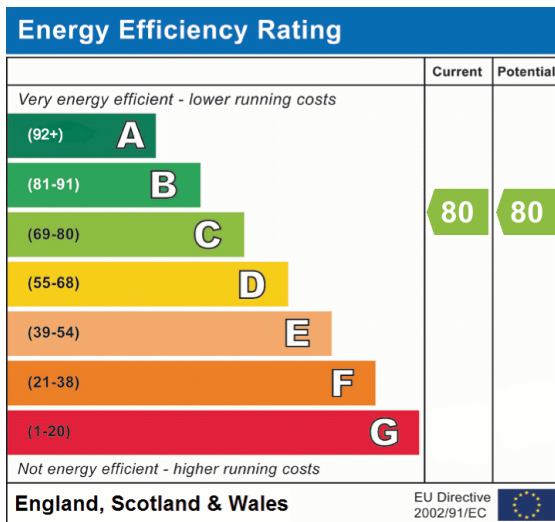
Mount Pleasant, Wembley, HA0

Approximate Area = 681 sq ft / 63.3 sq m
For identification only - Not to scale



FOURTH FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Dimensions). Produced for Urban Moves. REF: 1534516



DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Bathroom

7' 3" max. x 6' 7" max. (2.21m x 2.00m)

Bedroom 1

12' 10" max. x 11' 9" max. (3.92m x 3.59m)

Bedroom 2

12' 11" max. x 8' 3" max. (3.94m x 2.50m)

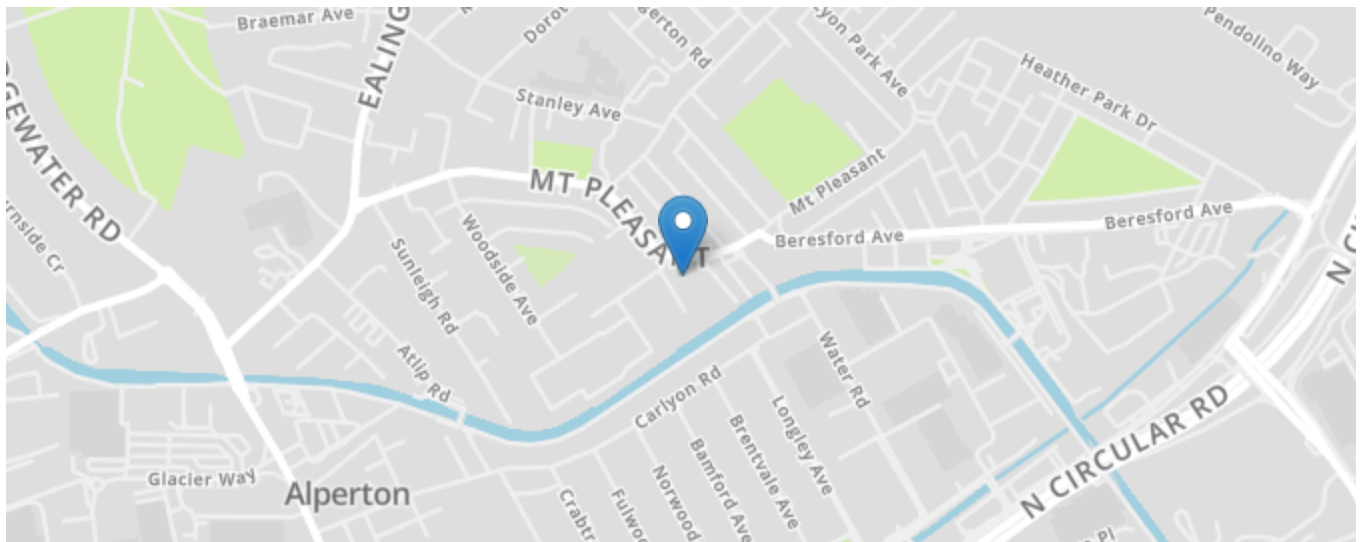
Reception

22' 8" max. x 19' 2" max. (6.91m x 5.85m)

Kitchen

included in reception measurement

Balcony



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.