urban moves
ALL THE RIGHT VALUES

£405,000 Shared Ownership

Mellish Close, Whetstone, London N20 0FD






- Guide Dual Income £88.1k 30% deposit £121.5k
- Two Storey, Mid Terrace House
- Kitchen plus Reception/Dining Room
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Guide Single Income £90k 40% deposit £162k
- Approx. 936 Sqft Gross Internal Area
- Two Generously-Sized Bedrooms
- Excellent Energy-Efficiency Rating
- Parking Space

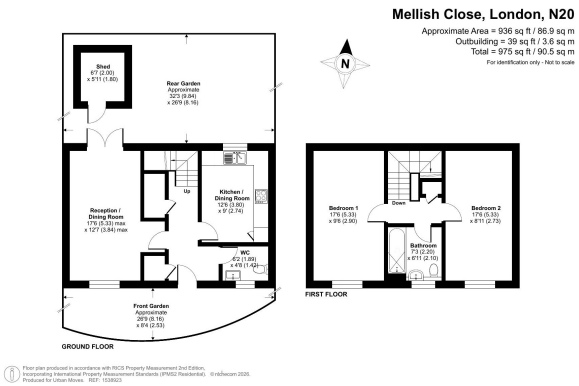
GENERAL DESCRIPTION

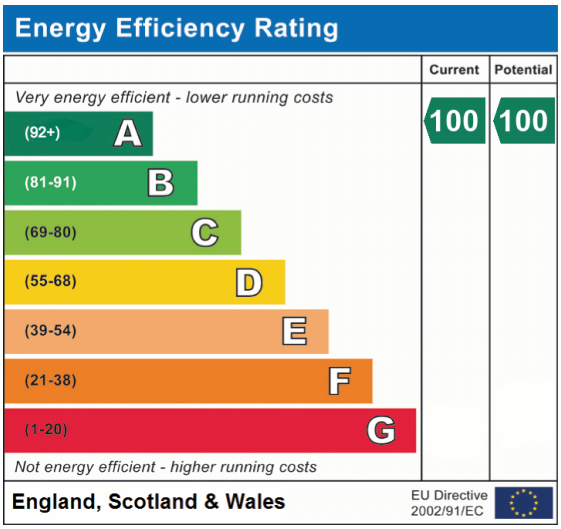
SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £675,000). A rare chance to buy a shared-ownership house in London, especially one with such a high energy-efficiency rating. The double-fronted, mid-terrace property has a smart, naturally-lit cloakroom/WC and an attractive kitchen with integrated appliances. The full-length, dual-aspect reception/dining room features patio doors that open onto the rear garden. Upstairs, on the first floor, there is a stylish bathroom and two generously-sized bedrooms. The property comes with use of an allocated parking space and is also just a short walk from Totteridge & Whetstone Station, for access to the Northern Line and walkable distance to Oakleigh Road rail station. The nearby shops are a mix of local independents and familiar high-street names, including a Waitrose supermarket. Ofsted list five primary schools within a half-mile radius, all rated 'Good'.

Housing Association: Clarion.
Tenure: Leasehold (249 years from 01/04/2021). Freehold transferred on 100% ownership.
Minimum Share: 60% (£405,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £741.45 per month (subject to annual review).
Service Charge: £41.83 per month (subject to annual review).
Guideline Minimum Income: Dual - £88,100 (minimum share, 30% deposit) | Single - £90,000 (minimum share, 40% deposit).
Council Tax: Band E, London Borough of Barnet. 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.

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DIMENSIONS

GROUND FLOOR

Front Garden
approximately 26' 9" x 8' 4" max. (8.16m x 2.53m)

Entrance Hall

W.C.
6' 2" x 4' 8" (1.89m x 1.42m)

Kitchen
12' 6" x 9' 0" (3.80m x 2.74m)

Reception / Dining Room
17' 6" x 12' 7" max. (5.33m x 3.84m)

Rear Garden
approximately 32' 3" x 26' 9" (9.84m x 8.16m)

FIRST FLOOR

Landing

Bedroom 1
17' 6" x 9' 6" (5.33m x 2.90m)

Bathroom
7' 3" max. x 6' 11" max. (2.20m x 2.10m)

Bedroom 2
17' 6" x 8' 11" (5.33m x 2.73m)



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.