urban moves
ALL THE RIGHT VALUES

£105,000 Shared Ownership

William Beveridge House, 60 Vernon Road, London E3 5GS






- Guideline Minimum Deposit £10,500
- Second Floor (building has two lifts)
- Open Plan Kitchen/Reception Room
- Good Energy Efficiency Rating
- Short Walk to Bow Road or Bow Church Station
- Guide Min Income Dual £56.9k | Single £65.4k
- Approx. 713 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Balcony
- 'Outstanding' Local Primary School

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £420,000). This smartly-presented property is on the second floor and has a dual-aspect reception room with open-plan kitchen area and double doors leading out onto the balcony. Both bedrooms are comfortable doubles and one includes a fitted, mirror-fronted wardrobe. The hallway provides useful built-in storage space as well as access to the bathroom. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Bow Road, Bow Church and Mile End Stations (for District/Hammersmith & City Lines, DLR and Central Line respectively) are all within easy reach and the local buses and cycle superhighway routes offer other options. An Anytime Fitness gym and a Tesco Express occupy the ground-floor retail units of the development and there many other shops/amenities close by. Old Ford Primary School, which just a short walk away, is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.
Tenure: Leasehold (125 years less 3 days from 01/07/2013).
Minimum Share: 25% (£105,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £927.17 per month (subject to annual review).
Service Charge: £233.38 per month (subject to annual review).
Guideline Minimum Income: Dual - £56,900 | Single - £65,400 (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 may be permitted but only with prior consent from Clarion (which can only be obtained once you are the property owner). There is no parking space offered with this property.

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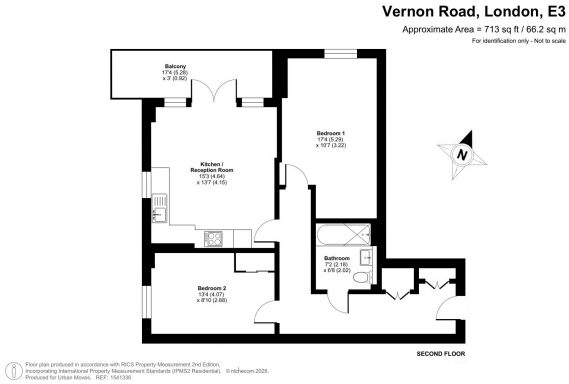
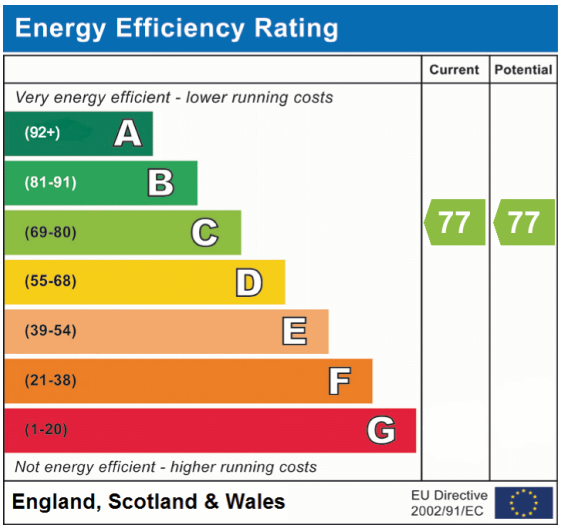




DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception
15' 3" x 13' 7" (4.64m x 4.15m)

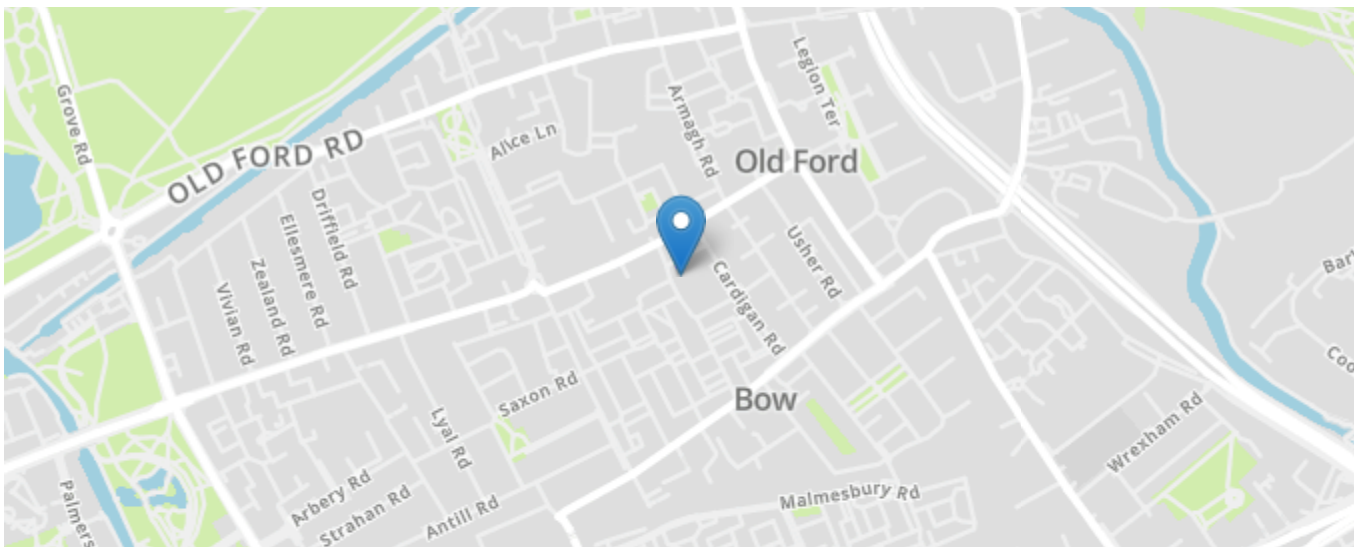
Kitchen
included in reception measurement

Balcony
17' 4" x 3' 0" (5.28m x 0.92m)

Bedroom 1
17' 4" x 10' 7" (5.29m x 3.22m)

Bedroom 2
13' 4" x 8' 10" (4.07m x 2.68m)

Bathroom
7' 2" max. x 6' 8" max. (2.18m x 2.02m)



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.