

£96,000 Shared Ownership

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



- Guideline Minimum Deposit £9,600
- Third Floor (building has a lift)
- Fitted Wardrobe in Bedroom
- South West Facing Balcony
- Guide Min Income - Dual £41.5k Single £47.1k
- Approx. 555 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk to Alperton Station (Piccadilly Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £320,000). A spacious apartment on the third floor of a recently-constructed development. The property has a twenty-two-foot reception room with semi-open-plan kitchen area featuring sleek units and integrated appliances. A glazed door leads out onto a south-west-facing balcony. There is a good-sized bedroom with fitted, mirror-front wardrobe, a stylish bathroom and a large storage/utility cupboard has been provided in the entrance hallway. The energy-efficiency rating is very good, thanks to modern insulation standards and high performance glazing. 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.

Housing Association: Clarion.

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

Minimum Share: 30% (£96,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £640.87 per month (subject to annual review).

Service Charge: £166.98 per month (subject to annual review).

Guideline Minimum Income: Dual - £41,500 | Single - £47,100 (based on minimum share and 10% deposit).

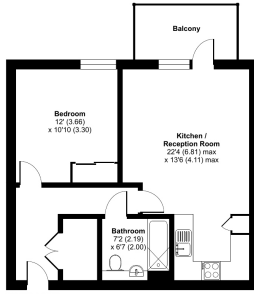
Council Tax: Band C, London Borough of Brent. Priority is given to applicants living and/or working in this local authority.

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. There is no parking space offered with this property. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



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Approximate Area = 555 sq ft / 51.6 sq m
For identification only - Not to scale



THIRD FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REF: 1381852

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Bedroom

12' 0" x 10' 10" (3.66m x 3.30m)

Bathroom

7' 2" max. x 6' 7" max. (2.19m x 2.00m)

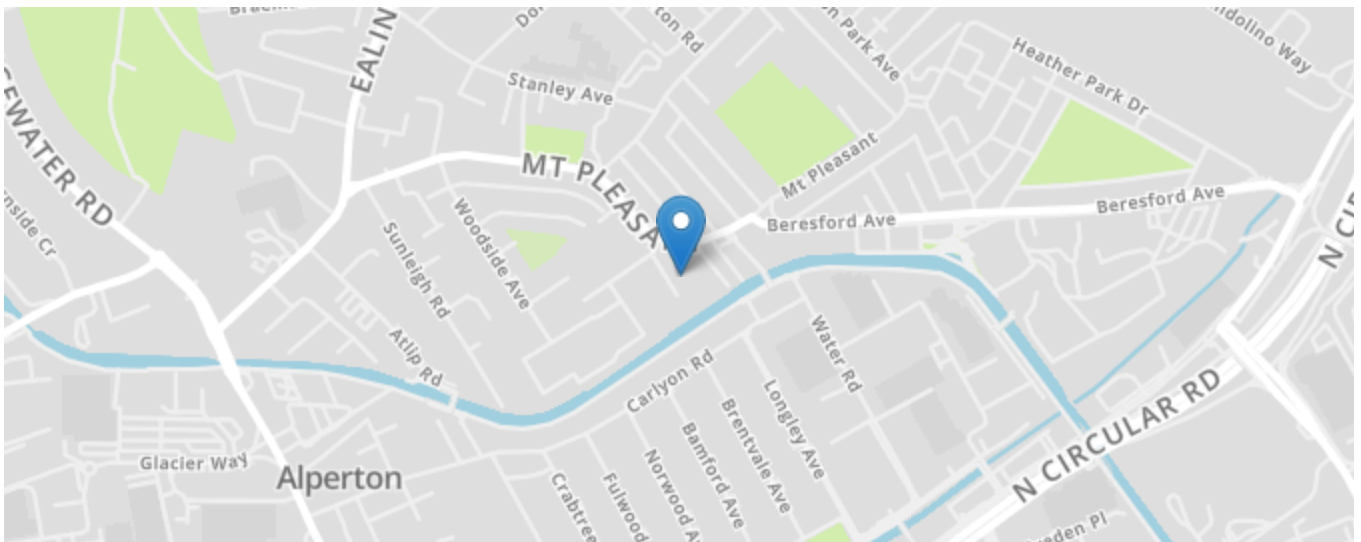
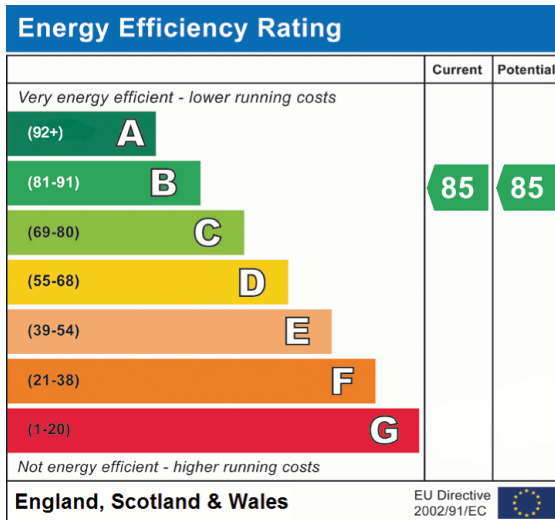
Reception

22' 4" max. x 13' 6" max. (6.81m x 4.11m)

Balcony

Kitchen

included in reception measurement



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.