

## £184,500 Shared Ownership

Packham Mews, Pears Road, Hounslow, London TW3 1AQ



- Guideline Minimum Deposit £18,450
- First Floor with Balcony
- Bathroom plus En-Suite Shower Room
- Parking Space, Communal Garden, Bike Store
- Guideline Income £62.3k (dual) | £71.8k (single)
- Approx. 791 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Short Walk from Hounslow East Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £410,000). An attractively-presented flat on the first floor of a modern development which is located on a quiet cul-de-sac between Pears Road and Inwood Park. The property has a twenty-four-foot, semi-open-plan kitchen/reception room featuring sleek, handle-less units and integrated appliances. A door leads out onto a west/south-west-facing balcony. There is a main bedroom with fitted wardrobe and high-spec, en-suite shower room plus a generously-sized second double bedroom and a family bathroom. Storage/utility cupboards have been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, modern double glazing and gas central heating. The flat comes with use of a parking space plus access to the communal cycle store and communal garden. Packham Mews is also just a short walk from Hounslow East Station for Piccadilly Line services. The Treaty Shopping Centre is close by and Ofsted list three primary schools and a secondary within a half-mile radius, all rated either 'Good' or 'Outstanding'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 29/09/2017).

**Minimum Share:** 45% (£184,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £599.07 per month (subject to annual review).

**Service Charge:** £206.92 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £62,300 | Single - £71,800 (based on minimum share and 10% deposit).

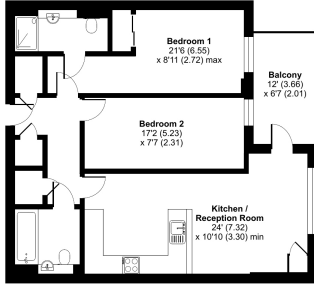
**Council Tax:** Band D, London Borough of Hounslow. Priority is given to applicants living and/or working in this local authority.

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 not permitted (except assistance animals).



**Packham Mews, Pears Road, Hounslow, TW3**

Approximate Area = 791 sq ft / 73.5 sq m  
For identification only - Not to scale



**FIRST FLOOR**

Plans produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves 2024. Produced for Urban Moves. REF: 110000

## DIMENSIONS

### FIRST FLOOR

**Entrance Hallway**

**Reception**  
24' 0" x 10' 10" min. (7.32m x 3.30m)

**Kitchen**  
included in reception measurement

**Balcony**  
12' 0" x 6' 7" (3.66m x 2.01m)

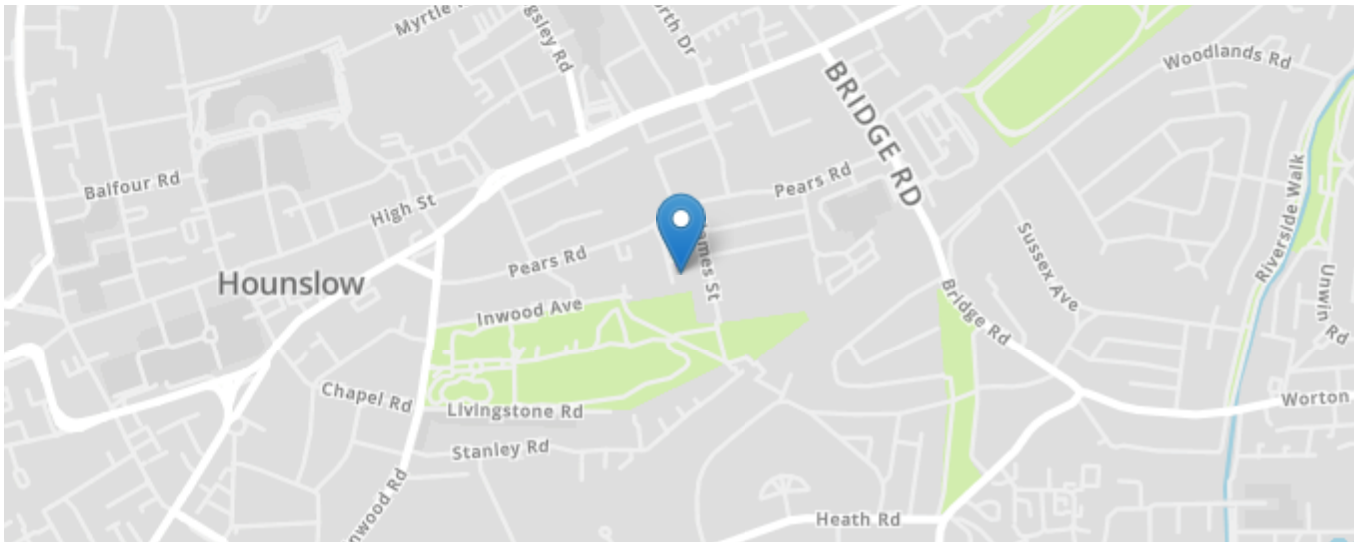
**Bedroom 1**  
21' 6" max. x 8' 11" max. (6.55m x 2.72m)

**En-Suite Shower Room**

**Bedroom 2**  
17' 2" x 7' 7" (5.23m x 2.31m)

**Bathroom**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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.