

£291,000 Shared Ownership

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



- Guideline Minimum Deposit £29,100
- Third Floor (building has a lift)
- High Performance Glazing
- Large Balcony
- Guide Minimum Income £74.7k (Dual) £86.4k (Single)
- Approx. 779 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £485,000). This spacious apartment is on the third floor of a recently-constructed development and features a twenty-two-foot, dual-aspect reception room with a sleek, open-plan kitchen. A door leads from the living area out onto a generously-sized balcony overlooking the Grand Union Canal and Wembley Station. There is a main bedroom with en-suite shower room plus a second comfortable double bedroom. Both include fitted, full-height wardrobes. The bathroom is simple yet stylish and a large storage/utility cupboard has been provided in the entrance hallway. Well insulated walls and high performance glazing make for a good energy-efficiency rating. The property comes with use of a space within the gated car park plus Alperton Station, for the Piccadilly Line, is close by and Stonebridge Park and Hanger Lane (Central Line) stations are also in walking distance. Wembley Central (Bakerloo, London Overground, Southern and London Northwestern Rail) is also within walking distance or a brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2020).

Minimum Share: 60% (£291,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £473.48 per month (subject to annual review).

Service Charge: £27.07 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £74,700 | Single - £86,400 (based on minimum share and 10% deposit).

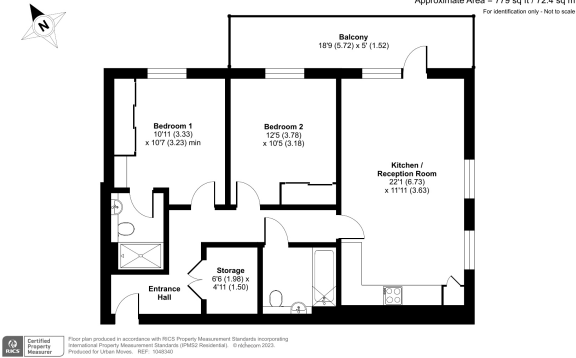
Council Tax: Band D, London Borough of Brent. Priority is given to applicants living and/or working in this local authority.

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 not permitted (except assistance animals)

DIMENSIONS

Mount Pleasant, HA0

Approximate Area = 779 sq ft / 72.4 sq m
For identification only - Not to scale



Approved Floor Plan
Floor plan produced in accordance with RICS Property Measurement Standards (accreditation number: 19001) and International Property Measurement Standards (IPMS) (accreditation number: 19001) and produced by Urban Moves. REF: 1008340

THIRD FLOOR

Entrance Hall

Reception

22' 1" x 11' 11" (6.73m x 3.63m)

Kitchen

included in reception measurement

Balcony

18' 9" x 5' 0" (5.71m x 1.52m)

Bedroom 1

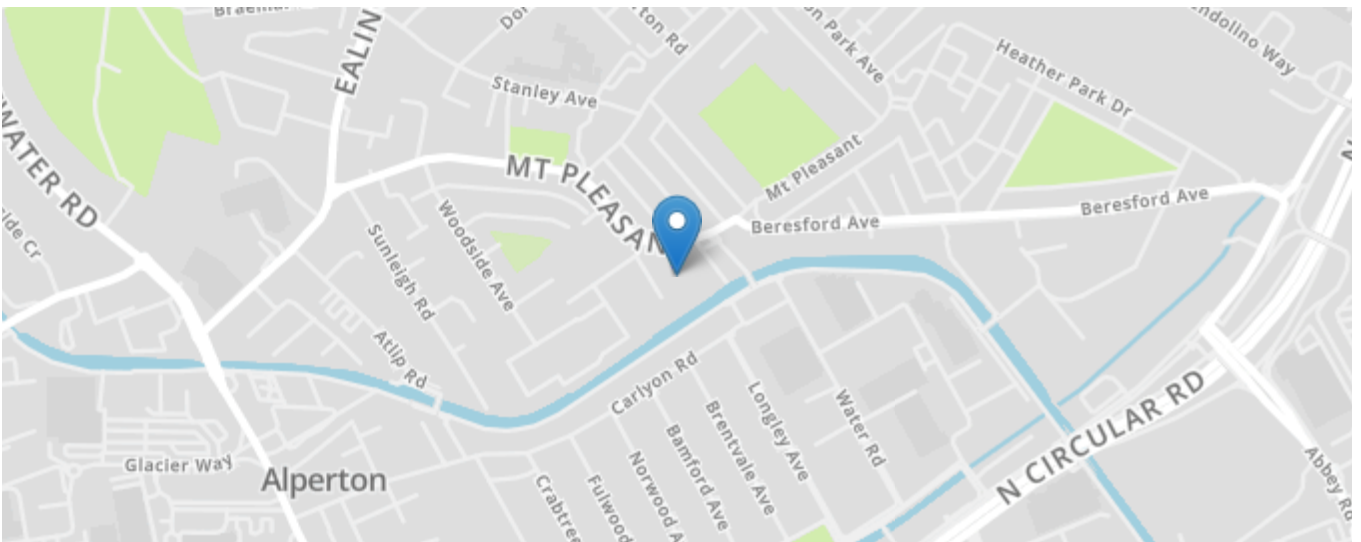
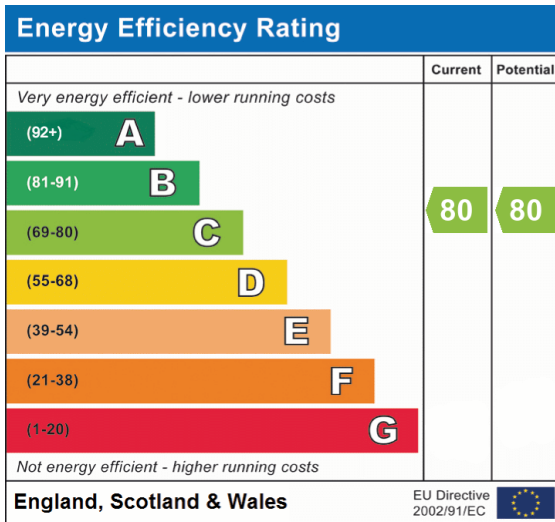
10' 11" x 10' 7" min. (3.33m x 3.23m)

En-Suite Shower Room

Bedroom 2

12' 5" x 10' 5" (3.78m x 3.17m)

Bathroom



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.