

£187,500 Shared Ownership

Ebbett Court, Victoria Road, London W3 6BX



- Guideline Minimum Deposit £18,750
- Tenth Floor with Balcony
- Open-Plan Reception/Kitchen
- Minutes from North Acton Station
- Guideline Income £57.5k (dual) | £66.2k (single)
- Approx. 645 Sqft Gross Internal Area
- Good Energy-Efficiency Rating
- Central London/Westfield within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £375,000). A two-bedroom apartment on the tenth floor of this striking building. The property features a good-sized, open-plan kitchen/reception room with a glazed door that leads out onto the balcony. There is a bathroom with mosaic tiles and a pair of storage/utility cupboards in the entrance hallway. A Tesco Express is conveniently located on the ground floor of the development and a selection of other shops/cafes are in the immediate vicinity. North Acton Station (Central line) is just minutes away for fast, frequent services into central London. White City (for Westfield Shopping Centre) is only two stops and Bond Street can be reached in just 18 minutes (TfL). Acton Mainline Station is within walking distance providing access to the Elizabeth Line which has fast connections to Paddington and central London.

Housing Association: A2Dominion.

Tenure: Leasehold (extension in progress, will be 990 years from 2007).

Minimum Share: 50% (£187,500).

Shared Ownership Rent: £502.05 per month (subject to annual review).

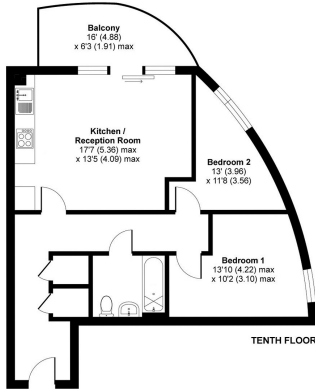
Service Charge: £167.19 per month (subject to annual review).

Water Charge: £37.63 per month (subject to annual review).

Guideline Minimum Income: Dual - £57,500 | Single - £66,200 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Ealing. 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). There is no parking space offered with this property.



DIMENSIONS

TENTH FLOOR

Entrance Hallway

Reception

17' 7" max. x 13' 5" max. (5.36m x 4.09m)

Kitchen

included in reception measurement

Balcony

16' x 6' 3" max. (4.88m x 1.91m)


Bedroom 1

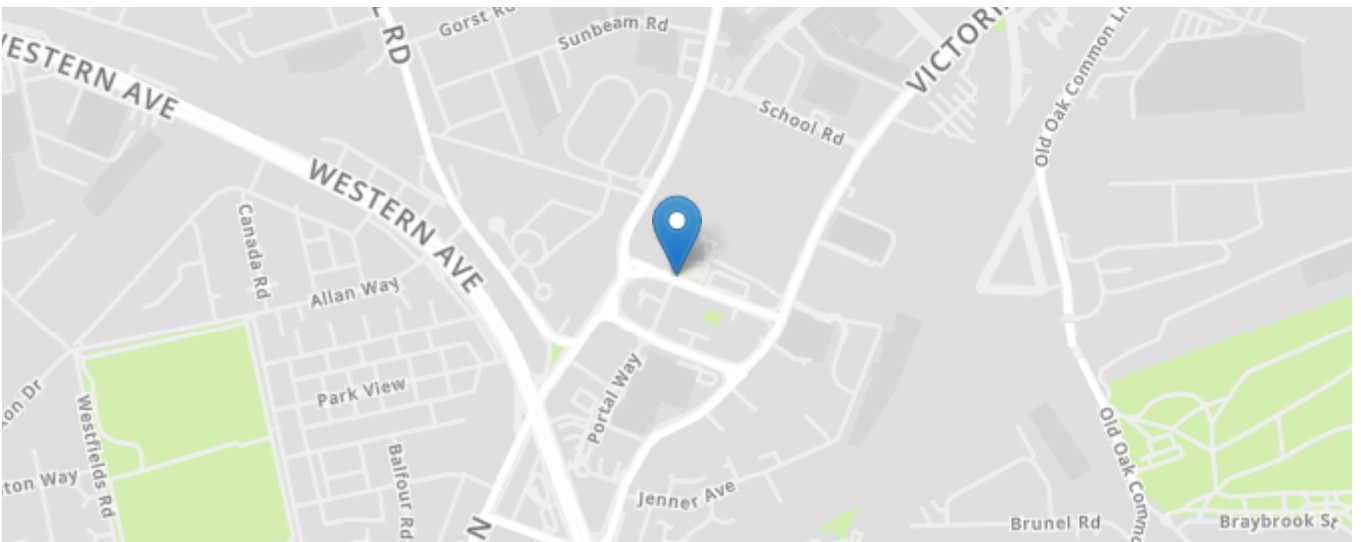
13' 10" max. x 10' 2" max. (4.22m x 3.10m)

Bedroom 2

13' x 11' 8" (3.96m x 3.56m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.