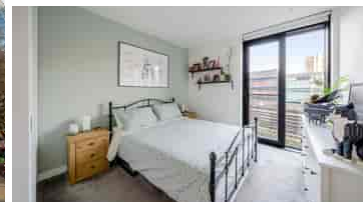


## £137,500 Shared Ownership

Albert Embankment, London SE1 7AP



- Guide Dual Income £82.4k 10% deposit £13.7k
- Third Floor (building has a lift)
- East/South-East Facing Juliette Balconies
- Concierge
- Guide Single Income £89.2k 25% deposit £34.4k
- Approx. 591 Sqft Gross Internal Area
- Impressive, Recently-Built Development
- Short Walk to Vauxhall Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £550,000). A rare chance to buy a shared-ownership property in such a desirable, central location. This recently-constructed development features an impressive entrance lobby and is located opposite Tate Britain, minutes from Lambeth Bridge and only a short walk from Vauxhall Station. A huge range of sights, attractions and transport options are within easy reach. The apartment available is on the third floor and has a twenty-five-foot reception with stylish, high-spec kitchen area featuring handle-less units, integrated appliances and glass splashbacks. The bedroom includes a fitted wardrobe and the bathroom is smart and modern. The reception and bedroom both have east/south-east-facing Juliette balconies. Four built-in storage/utility cupboards have been provided and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a communal heating/hot water system.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2020).

**Minimum Share:** 25% (£137,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £1211.78 per month (subject to annual review).

**Service Charge:** £371.25 per month (subject to annual review).

**Ground Rent:** £300.00 for the year.

**Guideline Minimum Income:** Dual - £82,400 (minimum share and 10% deposit) | Single - £89,200 (minimum share, 25% deposit).

**Council Tax:** Band G, London Borough of Lambeth. 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

### THIRD FLOOR

#### Entrance Hallway

#### Reception

31' 11" max. x 12' 0" max. (9.73m x 3.66m)

#### Kitchen

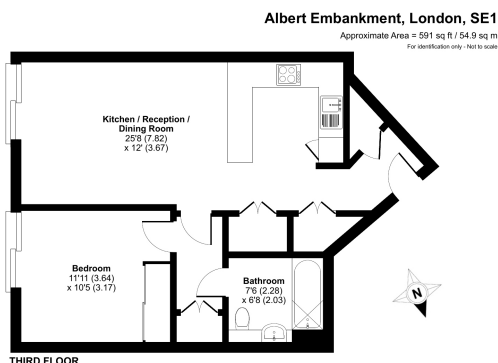
included in reception measurement

#### Bedroom

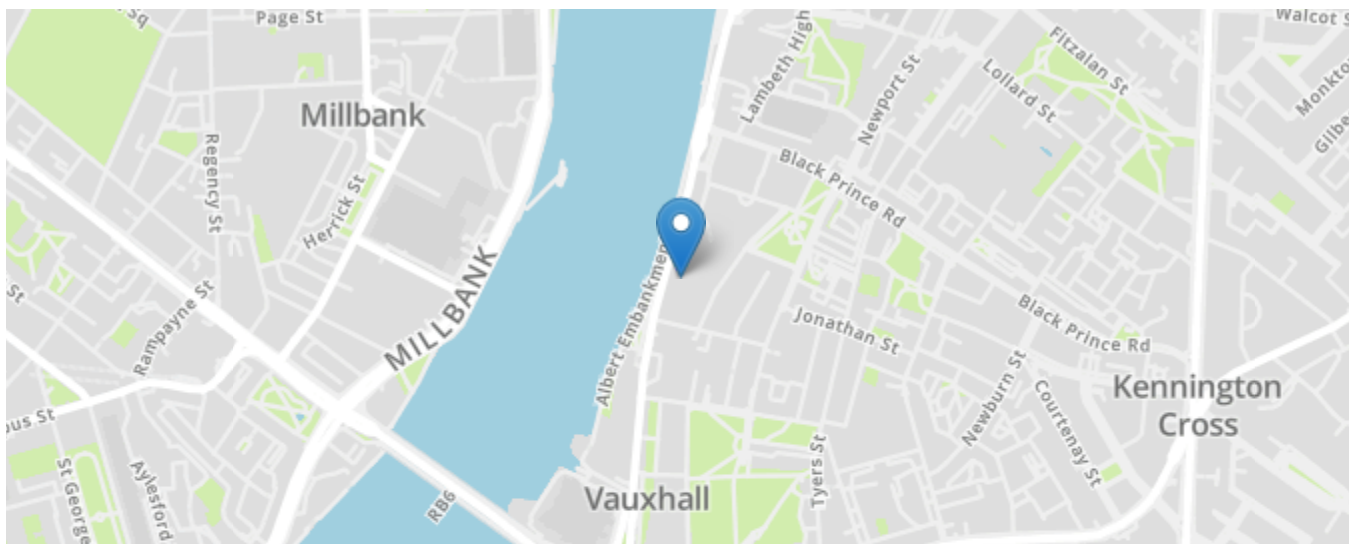
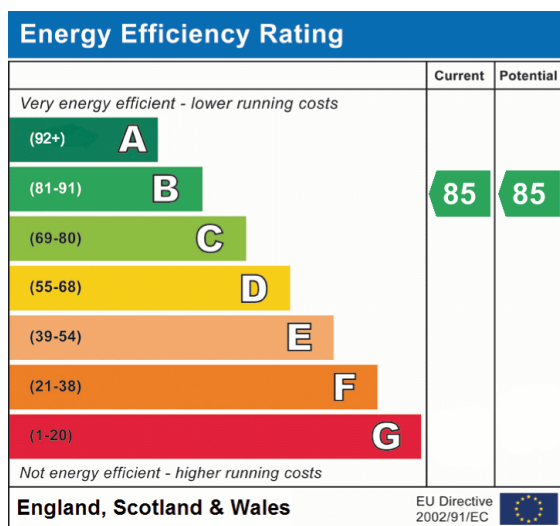
11' 11" x 10' 5" (3.63m x 3.17m)

#### Bathroom

7' 6" max. x 6' 8" max. (2.29m x 2.03m)



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves Ltd. Produced for Urban Moves. REP: 1255957



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.