

## £195,000 Shared Ownership

Katie Court, 7 Edwin Street, London E16 1XS



- Guideline Minimum Deposit £19,500
- Top Floor (fifth, building has a lift)
- Dual Aspect Reception Room
- Balcony
- Guide Min Income Dual £61k | Single £70.2k
- Approx. 676 Sqft Gross Internal Area
- High Performance Glazing
- Short Walk to Canning Town/Custom House

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £390,000). A well-presented apartment on the fifth floor, which is the top floor in that part of the building. The property has a dual-aspect reception room with attractive flooring and an open-plan kitchen area featuring handle-less units and integrated appliances. Double doors open onto a rear (east) facing balcony. The smaller of the two bedroom also allows access to the balcony while the large main bedroom has an additional Juliette balcony. There is a stylish, high-spec bathroom and a pair of hallway storage/utility cupboards. Modern insulation standards, high performance glazing and a communal heating and hot water system make for a good energy-efficiency rating. Katie Court has a cycle storage area plus Canning Town Station (Jubilee Line + DLR) and Custom House (Elizabeth Line + DLR) are both within easy walking distance.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2018).

**Minimum Share:** 50% (£195,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £598.33 per month (subject to annual review).

**Service Charge:** £113.26 per month (subject to annual review).

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

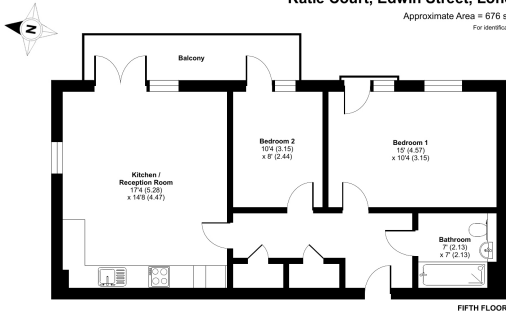
**Guideline Minimum Income:** Dual - £61,000 | Single - £70,200 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Newham. 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.

**Katie Court, Edwin Street, London, E16**

Approximate Area = 676 sq ft / 62.8 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (Incorporating International Property Measurement Standards (IPMS) Requirements). © Urban Moves Ltd. Produced for Urban Moves. REF: 1001450

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

#### Reception

17' 4" x 14' 8" (5.28m x 4.47m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1


15' 0" x 10' 4" (4.57m x 3.15m)

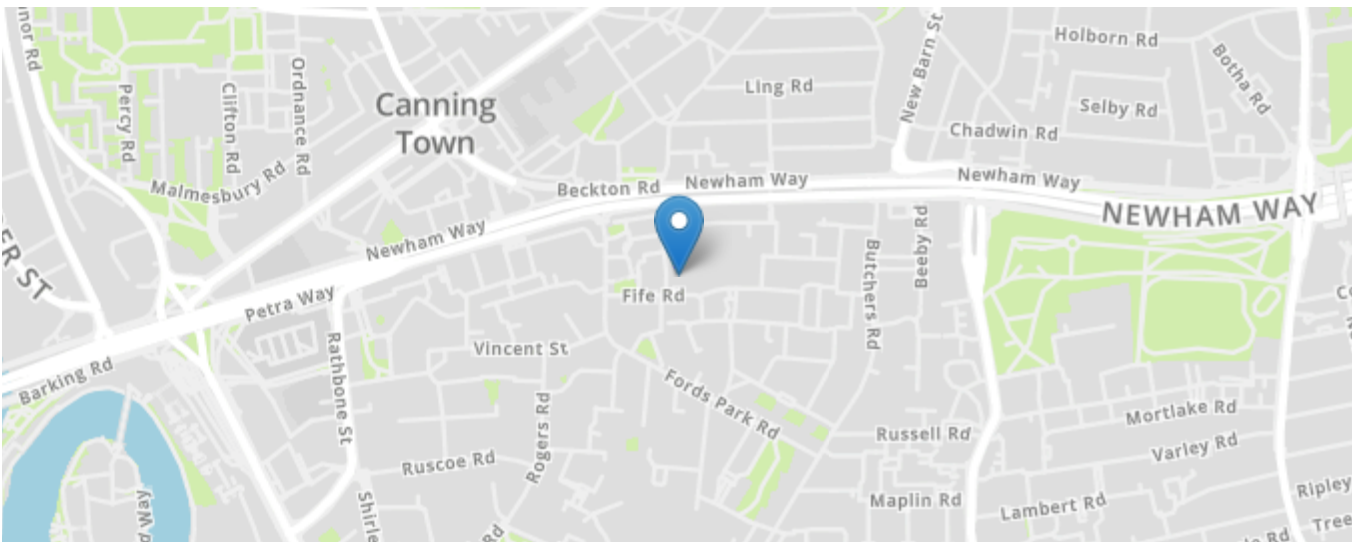
#### Bedroom 2

10' 4" x 8' 0" (3.15m x 2.44m)

#### Bathroom

7' 0" x 7' 0" (2.13m x 2.13m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(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.