

£270,000 Shared Ownership

Devonshire House, 50 Putney Hill, London SW15 6DJ



- Guide Dual Income £87.9k 25% deposit £67.5k
- Second Floor with Balcony
- Very Good Energy-Efficiency Rating
- Communal Garden and Roof Terrace
- Guide Single Income £89.7k 40% deposit £108k
- Approx. 723 Sqft Gross Internal Area
- Concierge Service and Residents' Gym
- Minutes from Putney/East Putney Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £600,000). A great opportunity to buy a shared ownership property in this highly-desirable location. Devonshire House is part of a modern development, just minutes from Putney Station (SWR services in to Clapham Junction/Waterloo) and East Putney (District line). North is Putney High Street and the Thames. To the South, the green spaces of Putney Heath and only slightly further away, Wimbledon Common and Richmond Park. The block is built to high standards of energy-efficiency and features a communal heating and hot water system. The smartly-presented apartment is on the second floor and has a twenty-five-foot reception room with open-plan kitchen featuring sleek, white units and integrated appliances. A sliding door leads from the living room area out onto an east/south-east-facing balcony. The bedrooms both include fitted, mirror-fronted wardrobes and one has an en-suite shower room. There is also an attractive main bathroom. Residents of the block can enjoy use of the concierge service, gym, cycle store, well-tended communal grounds and a roof terrace with far-reaching views of the London skyline.

Housing Association: A2Dominion.

Tenure: Leasehold (155 years less 5 days from 01/01/2011)

Minimum Share: 45% (£270,000). The housing association will expect that you will purchase the largest share affordable.

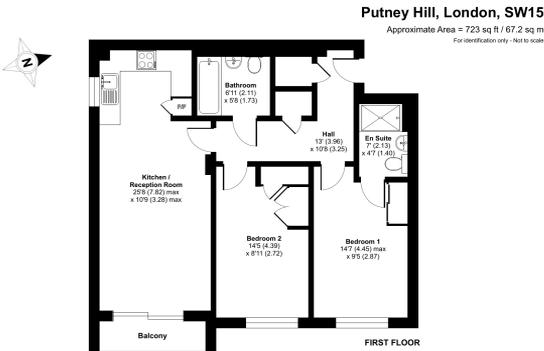
Shared Ownership Rent: £826.32 per month (subject to annual review).

Service Charge: £387.48 per month (subject to annual review).

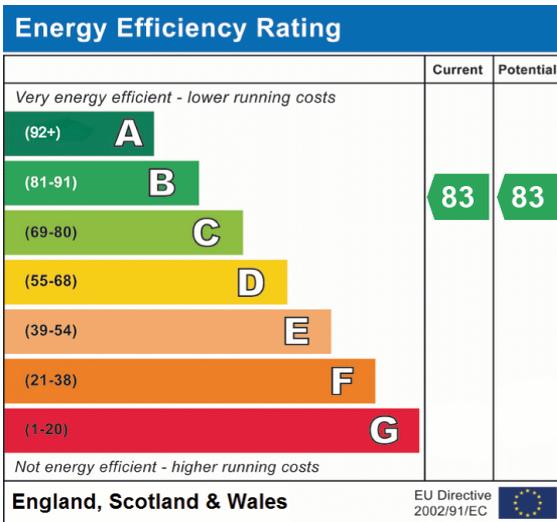
Guideline Minimum Income: Dual £87,900 (based on 45% share and 25% deposit £67,500) | Single - £89,700 (45% share, 40% deposit £108,000).

Council Tax: Band F, London Borough of Wandsworth. 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).



Plan also produced in accordance with RICS Property Measurement 2nd Edition (Residential) and RICS Measurement Standards (RMS) (Residential) © Urban Moves 2023. Produced for Urban Moves. REF: 123249



DIMENSIONS

SECOND FLOOR

Entrance Hall
13' 0" max. x 10' 8" max. (3.96m x 3.25m)

Reception
25' 8" max. x 10' 9" max. (7.82m x 3.28m)

Balcony

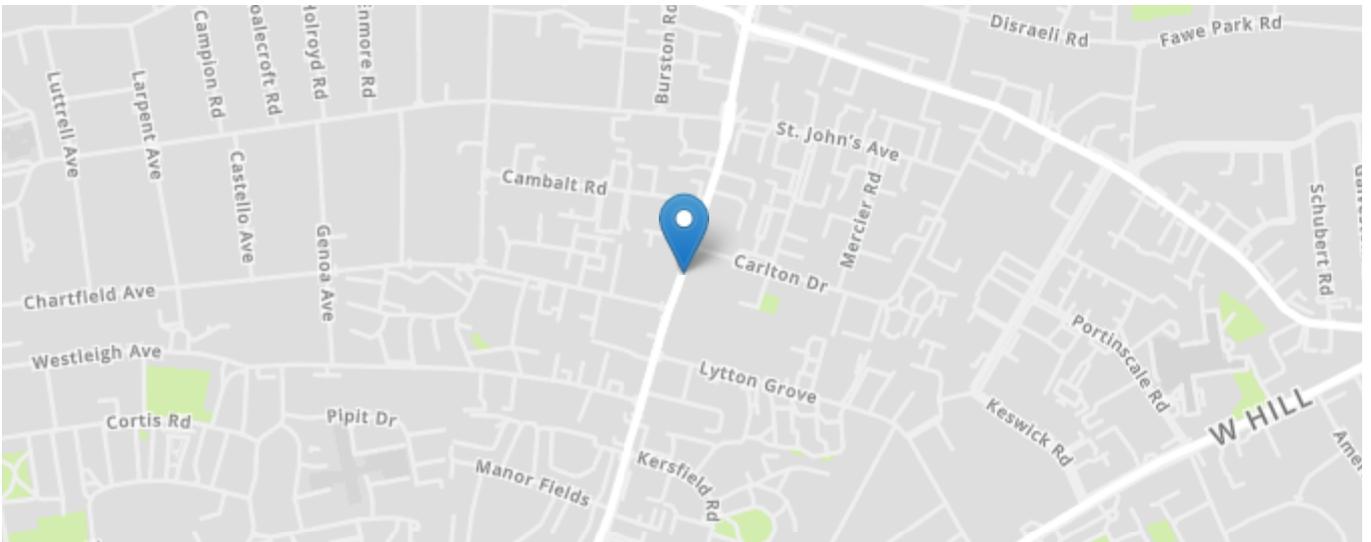
Kitchen
included in reception measurement

Bedroom 1
14' 7" max. x 9' 5" (4.45m x 2.87m)

En-Suite Shower Room
7' 0" x 4' 7" (2.13m x 1.40m)

Bedroom 2
14' 5" x 8' 11" (4.39m x 2.72m)

Bathroom
6' 11" x 5' 8" (2.11m x 1.73m)



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.