

£232,000 Shared Ownership

Columbine Way, Lewisham Road, London SE13 7LQ



- Guideline Minimum Deposit £23,200
- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom plus Downstairs Shower Room
- South West Facing Rear Garden
- Guide Min Income Dual £57.9k | Single £66.6k
- Approx. 1117 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Lewisham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £580,000). A rare chance to buy a shared-ownership house in London. This smartly-presented, three-bedroom property is part of a modern terrace and has a sleek kitchen with handle-less units and integrated appliances. The full-width reception/dining room can be accessed either from the hallway or directly from the kitchen via double doors. On the first floor are two, generously-sized, bedrooms with fitted wardrobes plus a smaller third bedroom with bay window. There is simple yet stylish bathroom plus a ground-floor shower room. Demanding insulation standards, high performance glazing, gas central heating and roof-mounted solar panels all contribute towards an excellent energy-efficiency rating. The house has a small front garden and a split-level, south-west-facing rear garden. There is a large supermarket close by and Lewisham Station, for Southeastern trains in to London Bridge/Waterloo East/Charing Cross/Cannon Street plus DLR services, is also just a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/06/2016, freehold transferable once 100% owned).

Minimum Share: 40% (£232,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £395.52 per month (subject to annual review).

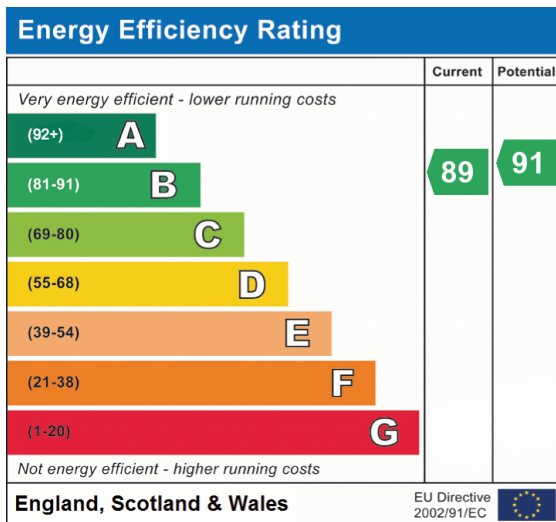
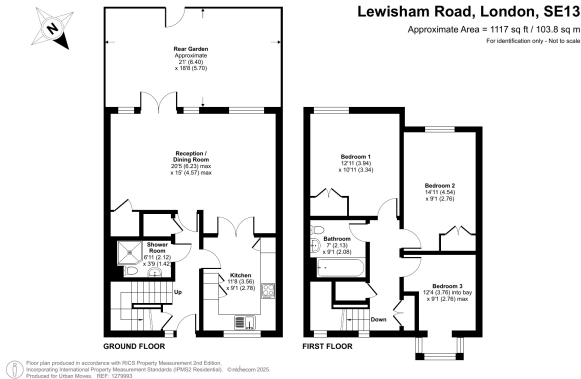
Service Charge: £25.20 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £57,900 | Single - £66,600 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Lewisham. 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. There is no parking space offered with this property. On-street residents' permit parking may be available.



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen

11' 8" x 9' 1" (3.56m x 2.78m)

Shower Room

6' 11" max. x 3' 9" max. (2.11m x 1.14m)

Reception / Dining Room

20' 5" max. x 15' 0" max. (6.22m x 4.57m)

Rear Garden

approximately 21' 0" x 18' 8" (6.40m x 5.69m)

FIRST FLOOR

Landing

Bedroom 1

12' 11" x 10' 11" (3.94m x 3.33m)

Bedroom 2

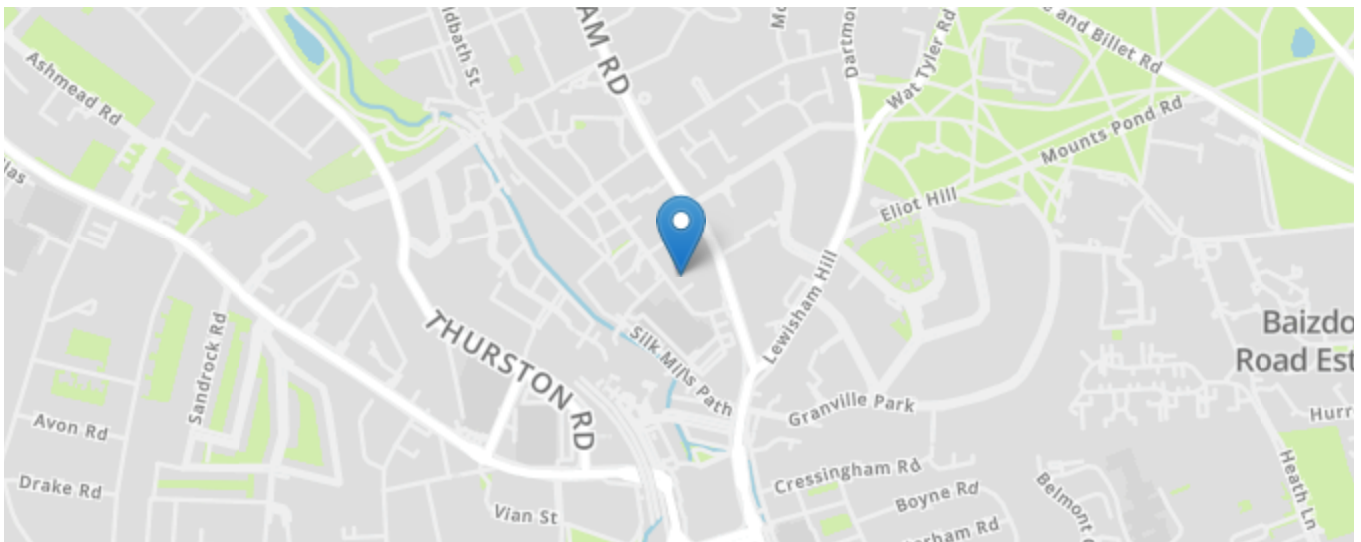
14' 11" x 9' 1" (4.55m x 2.77m)

Bedroom 3

12' 4" into bay x 9' 1" max. (3.76m x 2.77m)

Bathroom

7' 0" max. x 6' 10" max. (2.13m x 2.08m)



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.