

£115,000 Shared Ownership

Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF



- Guideline Minimum Deposit £11,500
- Top Floor (fifth - building has a lift)
- High Performance Glazing
- Balcony
- Guide Min Income - Dual £57.7k Single £66.4k
- Approx. 768 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £460,000). This smartly-presented apartment is on the top floor of a recently-constructed development and has a twenty-two-foot, dual-aspect reception room with sleek, semi-open-plan kitchen area featuring integrated appliances. A door leads out onto a large balcony overlooking the attractive communal courtyard. There is a main bedroom with fitted wardrobes and en-suite shower room plus a second comfortable double bedroom, a stylish bathroom and a storage/utility cupboard in the entrance hallway. The energy-efficiency rating is good, thanks to well insulated walls and roof and high performance glazing. The property comes with use of a parking space plus Alperton Station, for the Piccadilly Line, is close by. Wembley Central (Bakerloo, London Overground, Southern and London Northwestern Rail) is also within walking distance or a brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/09/2020).

Minimum Share: 25% (£115,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £964.86 per month (subject to annual review).

Service Charge: £129.42 per month (subject to annual review).

Ground Rent: £150.00 for the year.

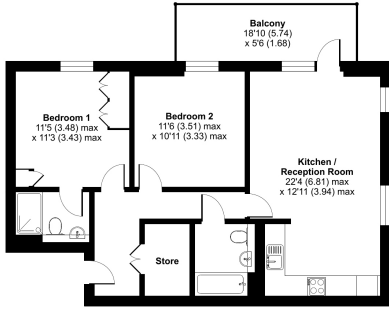
Guideline Minimum Income: Dual - £57,700 | Single - £66,400 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Brent. 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 without the prior written consent of the Landlord (except assistance animals).



Mount Pleasant, Wembley, HA0
Approximate Area = 768 sq ft / 71.3 sq m
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 4th Edition 2018. Produced by Urban Moves REF: 1124174

FIFTH FLOOR

DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception

22' 4" max. x 12' 11" max. (6.81m x 3.94m)

Kitchen

included in reception measurement

Balcony

18' 10" x 5' 6" (5.74m x 1.68m)

Bedroom 1

11' 5" max. x 11' 3" max. (3.48m x 3.43m)

En-Suite Shower Room

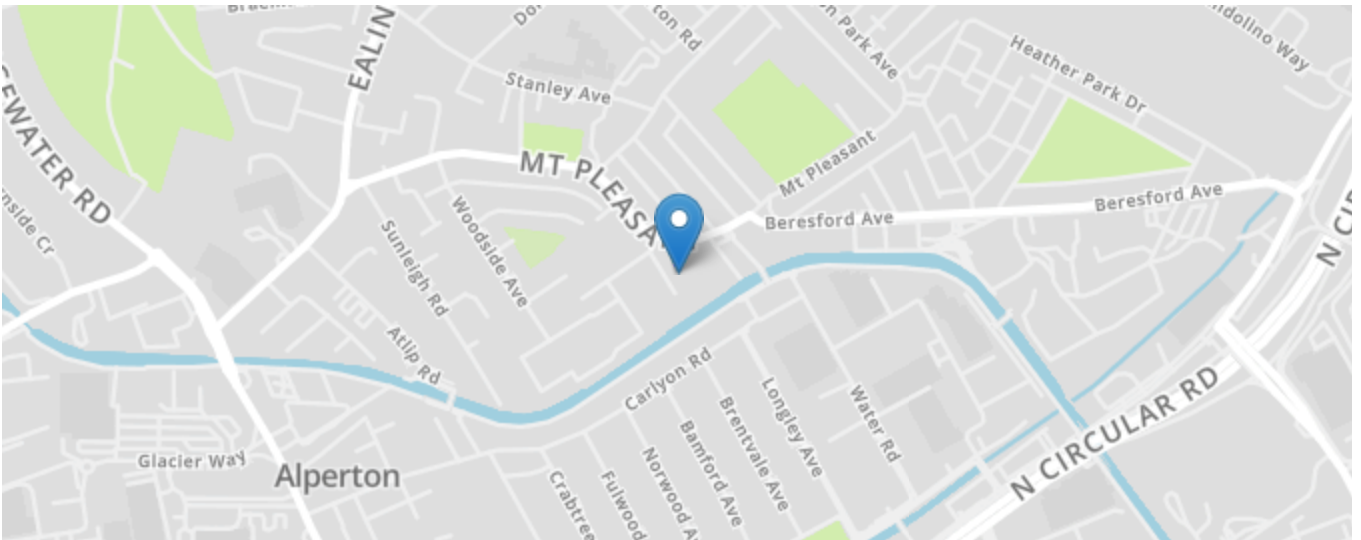
Bedroom 2

11' 6" max. x 10' 11" max. (3.51m x 3.33m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(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.