

£147,000 Shared Ownership

Monroe House, 7 Lorne Close, London NW8 7JN



- Guideline Minimum Deposit £14,700
- Ground Floor
- Small, South-West-Facing Balcony
- Minutes from Regent's Park
- Guide Min Income - Dual £60.7k Single £68.8k
- Approx. 498 Sqft Gross Internal Area
- Kitchen Separate from Reception Room
- Short Walk to Baker Street Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £490,000. This flat is at entrance level but with a spacious, south-west-facing reception room and small balcony which are effectively first floor due the height difference across the site. The kitchen is separate from the reception, there is a bedroom with fitted wardrobe, a pair of storage/utility cupboards in the hallway and a simple, white-tiled shower room with walk-in cubicle. Monroe House is part of a gated development, just off Park Road. Regent's Park is minutes away, to the north is Lord's cricket ground and Baker Street Station is a short walk to the south.

Housing Association: A2Dominion.

Tenure: Leasehold (currently 99 years from 2001, extension to 990 years in progress).

Minimum Share: 30% (£147,000). The housing association will expect that you will purchase the largest share affordable.

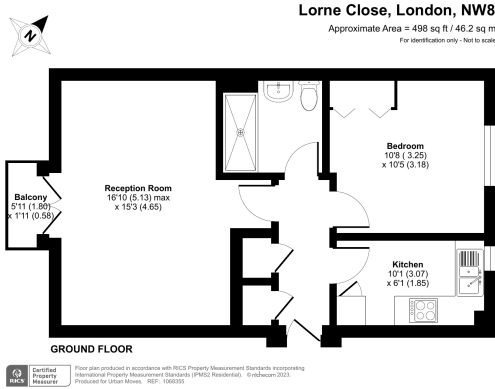
Shared Ownership Rent: £752.37 per month (subject to annual review).

Service Charge: £207.18 per month (subject to annual review).

Guideline Minimum Income: Dual - £60,700 | Single - £68,800 (based on minimum share and 10% deposit).

Council Tax: Band E, City of Westminster Council.

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. Permit parking within the development may be available.



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception Room

16' 10" max. x 15' 3" (5.13m x 4.65m)

Balcony

5' 11" x 1' 11" (1.80m x 0.58m)

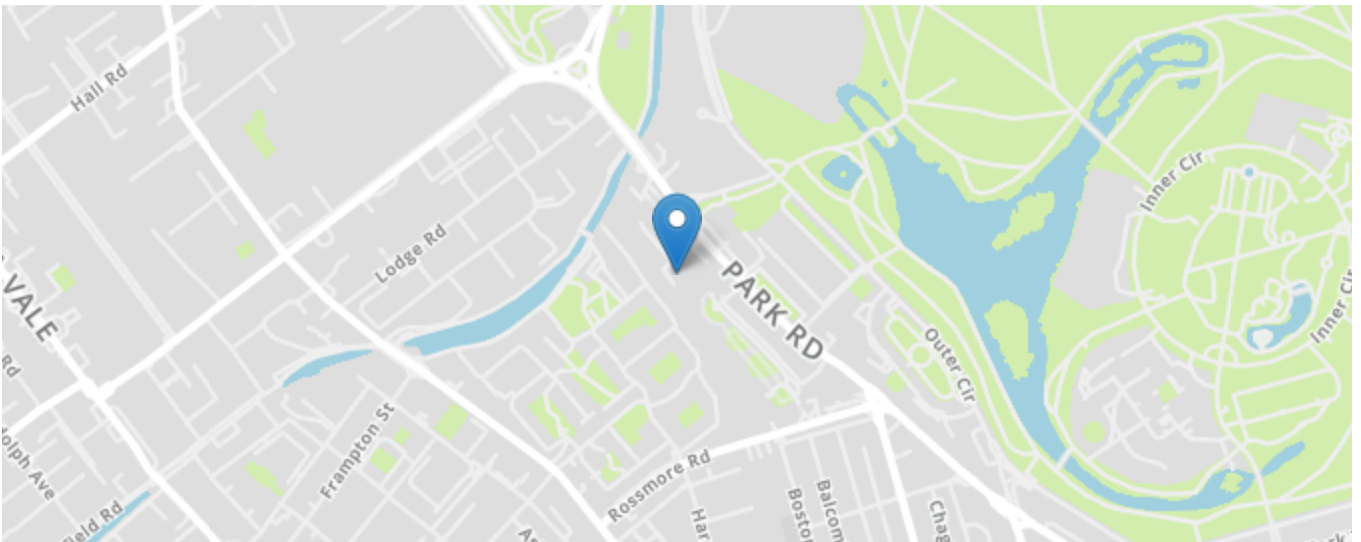
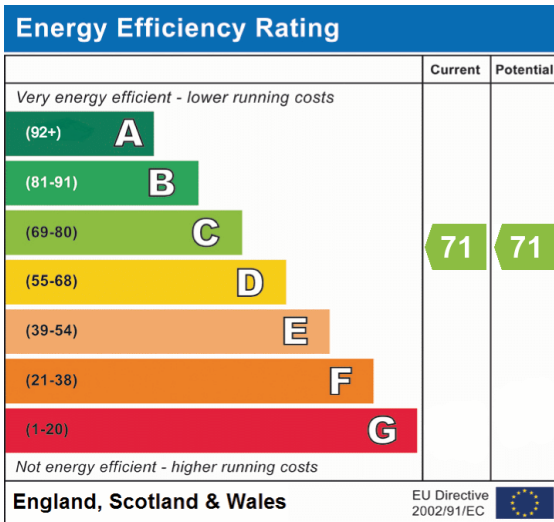
Kitchen

10' 1" x 6' 1" (3.07m x 1.85m)

Bedroom

10' 8" x 10' 5" (3.25m x 3.17m)

Bathroom



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.