

## £250,000 Shared Ownership

Longthorpe Court, Invermead Close, London W6 0QH



- Guideline Minimum Deposit £37,500
- Top Floor (third, building has a lift)
- Shops/Restaurants Within Easy Reach
- Minutes from Stamford Brook Station
- Guide Min Income Dual £77.2k | Single £89.3k
- Approx. 511 Sqft Gross Internal Area
- South-Facing Balcony
- Close to Ravenscourt Park

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Theoretical full market value £500,000 but see 'Please Note' below). This smartly-presented property is on the third (top) floor has a good-sized reception/dining room with semi-open-plan kitchen. The bedroom features a built-in wardrobe and a sliding door leads out onto the south-facing balcony. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Stamford Brook Station (District Line) is just a short walk away, the lake and green, open spaces of Ravenscourt Park are close by and there is a wide selection of shops and restaurants on nearby Chiswick High Road and King Street. The current owner informs us that permit parking is available, within Invermead Close, at an annual cost of around £60.

**Please Note:** Staircasing is limited to 90% for this flat.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 27/08/2004).

**Minimum Share:** 50% (£250,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £693.09 per month (subject to annual review).

**Service Charge:** £187.93 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £77,200 | Single - £89,300 (based on minimum share and 15% deposit).

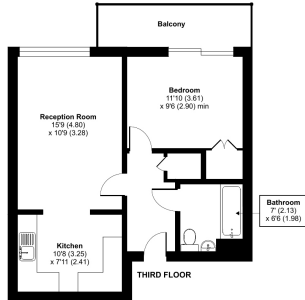
**Council Tax:** Band D, London Borough of Hammersmith & Fulham.

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).



## Longthorpe Court, Invermead Close, London, W6

Approximate Area = 511 sq ft / 47.5 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF: 1284364

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hall

#### Reception Room

15' 9" x 10' 9" (4.80m x 3.28m)

#### Kitchen

10' 8" x 7' 11" (3.25m x 2.41m)

#### Bedroom

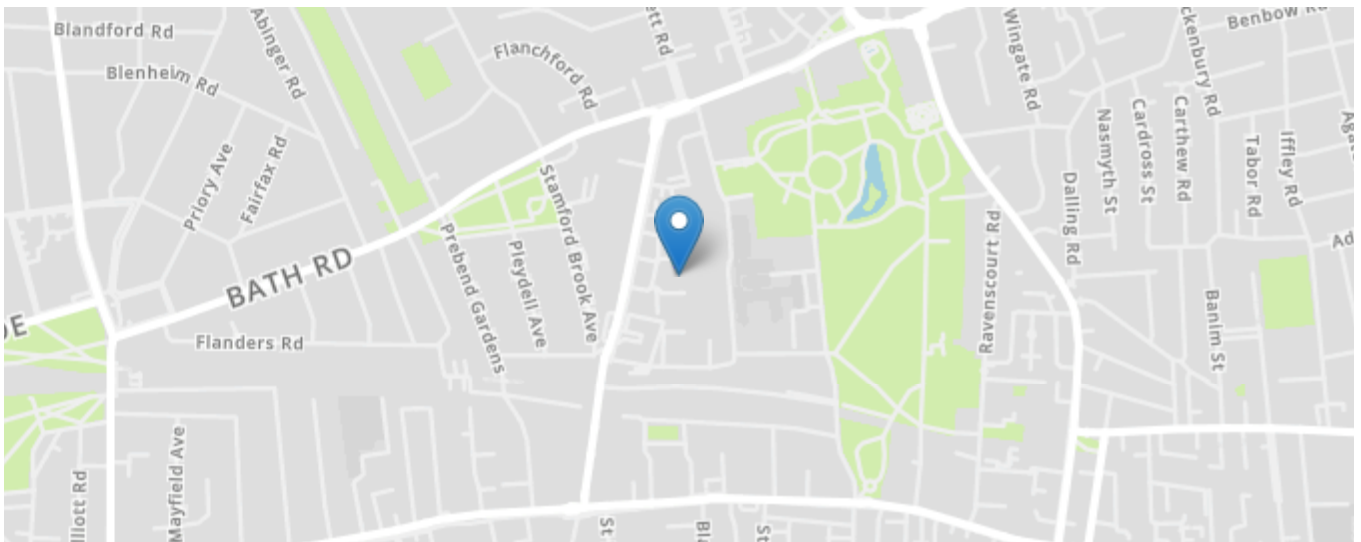
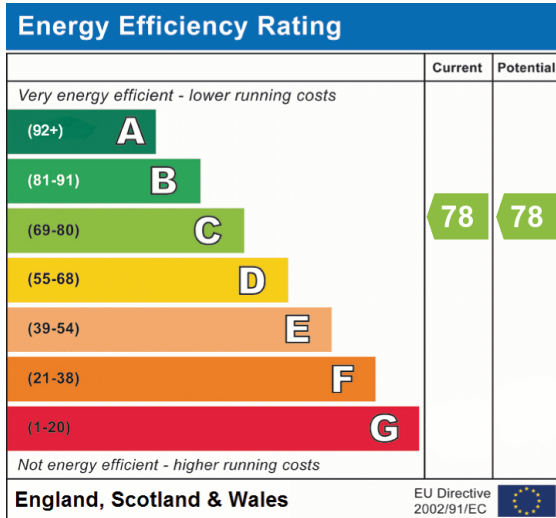
11' 10" x 9' 6" min. (3.61m x 2.90m)

#### Balcony

14' 6" x 4' 3" (4.42m x 1.30m)

#### Bathroom

7' 0" max. x 6' 6" max. (2.13m x 1.98m)



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.