

## £122,500 Shared Ownership



- Guideline Minimum Deposit £12,250
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception
- Minutes from Devons Road DLR
- Guide Min Income - Dual £47.5k Single £51.4k
- Approx. 560 Sqft Gross Internal Area
- Balcony
- Short Walk from Bromley-by-Bow Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £350,000). This apartment is on the second floor of a modern development just to the north of Limehouse Cut. The property has a spacious reception room with double doors that open onto a balcony which overlooks the central courtyard. The semi-open-plan kitchen features sleek, white units and contrasting worktops. There is a generously-sized bedroom, a bathroom with overhead and separate hand-held shower and a fitted storage/utility cupboard in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy efficiency rating. Maestro Apartments is located only a few minutes from Devons Road DLR. Bromley-by-Bow Station, for the District and Hammersmith & City Lines, is also within easy walking distance.

**Housing Association:** Clarion.

**Tenure:** Leasehold (130 years less 5 days from 01/01/2009).

**Minimum Share:** 35% (£122,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £450.06 per month (subject to annual review).

**Service Charge:** £280.45 per month (subject to annual review).

**Ground Rent:** £200.00 per year.

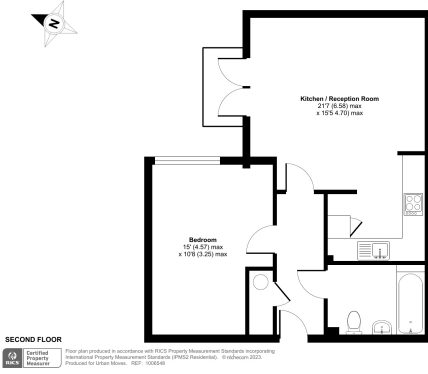
**Guideline Minimum Income:** Dual - £47,500 | Single - £51,400 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Tower Hamlets. 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). There is no parking space offered with this property.

**Maestro Apartments, 55 Violet Road, London, E3**

Approximate Area = 590 sq ft / 52 sq m  
For identification only - Not to scale



## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

21' 7" max. x 15' 5" max. (6.58m x 4.70m)

#### Kitchen

included in reception measurement

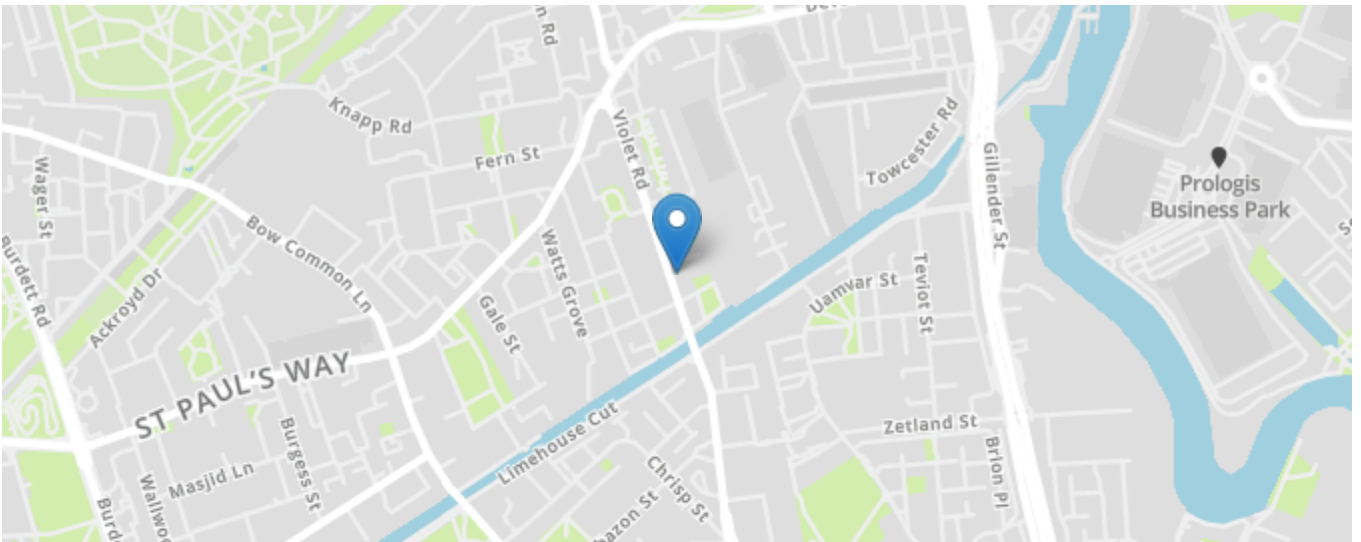
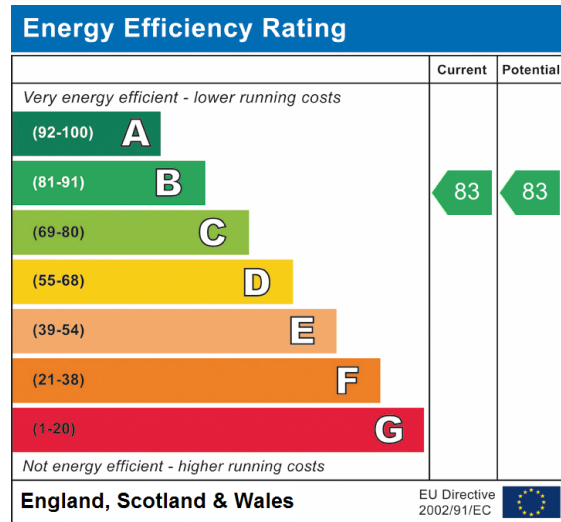
#### Balcony

#### Bedroom

15' 0" max. x 10' 8" max. (4.57m x 3.25m)

#### Bathroom

SECOND FLOOR  
Floor plan produced in accordance with RICS Property Measurement Standards (Approved) (International Property Measurement Standards (IPMS) Residential) (1st Edition 2023) (Professional Edition) (RPS) (000000)



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.