

## £175,000 Shared Ownership

Riddell Court, Campsbourne Road, London N8 7FA



- Guideline Minimum Deposit £17,500
- First Floor with Juliette Balcony
- High Performance Glazing
- Gas Central Heating
- Guide Min Income - Dual £53.3k Single £59.7k
- Approx. 572 Sqft Gross Internal Area
- Open-Plan Kitchen/Reception Room
- Short Walk to Hornsey Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £350,000). This generously-sized apartment is on the first floor of a modern development close to Alexandra Park & Palace. The property has a twenty-six-foot, open-plan kitchen/reception room with attractive units, integrated appliances and a Juliette balcony. There is a spacious bedroom with fitted wardrobe and a high spec bathroom with large format, limestone style tiles. Well insulated walls, gas central heating and high performance glazing make for a very good energy-efficiency rating. Hornsey Station (mainline services in to Moorgate or out towards Hertfordshire) is close by and Turnpike Lane (Piccadilly Line) is within comfortable walking distance or short bus ride. The boutiques, bookstores, artisan coffee shops and other amenities of Crouch End are also within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2017).

**Minimum Share:** 50% (£175,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £481.85 per month (figure is from April 2024 and subject to annual review).

**Service Charge:** £122.40 per month (figure is from April 2024 and subject to annual review).

**Guideline Minimum Income:** Dual £53,300 | Single £59,700 (based on minimum share and 10% deposit).

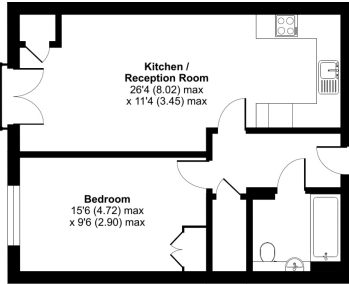
**Council Tax:** Band C, London Borough of Haringey. Priority is given to applicants living and/or working in this local authority.

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.



**Campsbourne Road, London, N8**

Approximate Area = 572 sq ft / 53.1 sq m  
For identification only - Not to scale



**FIRST FLOOR**

Report produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). ©richroom 2024. Produced for Urban Moves. PDF: 1088023

## DIMENSIONS

**FIRST FLOOR**

**Entrance Hallway**

**Reception**

26' 4" max. x 11' 4" max. (8.03m x 3.45m)

**Kitchen**

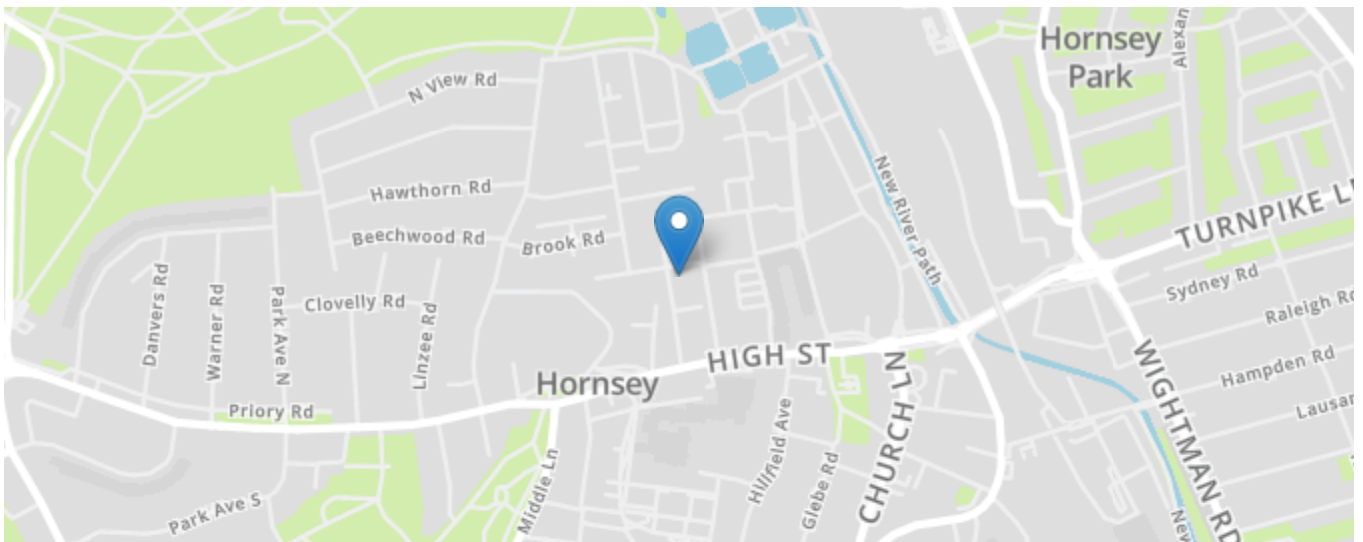
included in reception measurement

**Bedroom**

15' 6" max. x 9' 6" max. (4.72m x 2.90m)

**Bathroom**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.