

## £302,500 Shared Ownership

Bruce Court, Underhill Gardens, London W5 2TA



- Guide Dual Income £81.6k with 30% (£90.8k) deposit
- Fifth Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Secure Underground Parking Space
- Guide Single Income £83.3k with 40% (£121k) deposit
- Approx. 786 Sqft Gross Internal Area
- Balcony
- Short Walk to Ealing Broadway

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 55% share. Full market value £550,000). This smartly-presented apartment is on the fifth floor and has a twenty-foot, reception room with wood flooring and an open-plan kitchen area featuring sleek, white units. There are full-height windows on two sides plus a glazed door that leads out onto the balcony. The two bedrooms are very similar-sized doubles, the bathroom is stylish and the entrance hallway includes a built-in storage/utility cupboard. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Nearby Walpole Park offers beautiful, outside space to enjoy. West Ealing Station (Elizabeth Line) and Ealing Broadway (Elizabeth, Central and District Lines) are both just a short walk away. This particular apartment comes with an allocated space in the gated, underground car park.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/10/2014).

**Minimum Share:** 55% (£302,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £656.47 per month (subject to annual review).

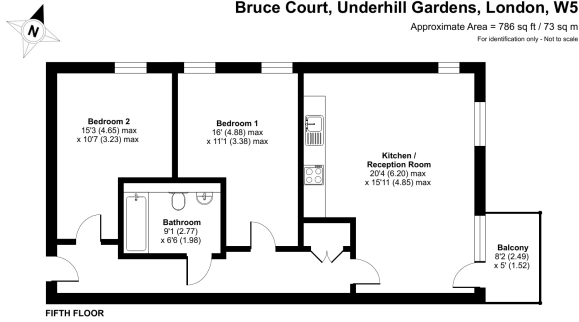
**Service Charge:** £404.44 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

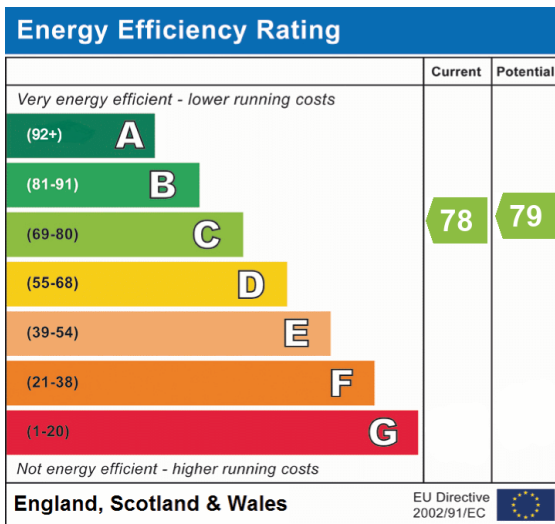
**Guideline Minimum Income:** Dual - £81,600 (based on minimum share and 30% deposit) | Single - £83,300 (minimum share, 40% deposit).

**Council Tax:** Band E, London Borough of Ealing. 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).



Ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Declaration. Produced for Urban Moves. REF: 1300051



## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

#### Bedroom 2

15' 3" max. x 10' 7" max. (4.65m x 3.23m)

#### Bathroom

9' 1" max. x 6' 6" max. (2.77m x 1.98m)

#### Bedroom 1

16' 0" max. x 11' 1" max. (4.88m x 3.38m)

#### Reception

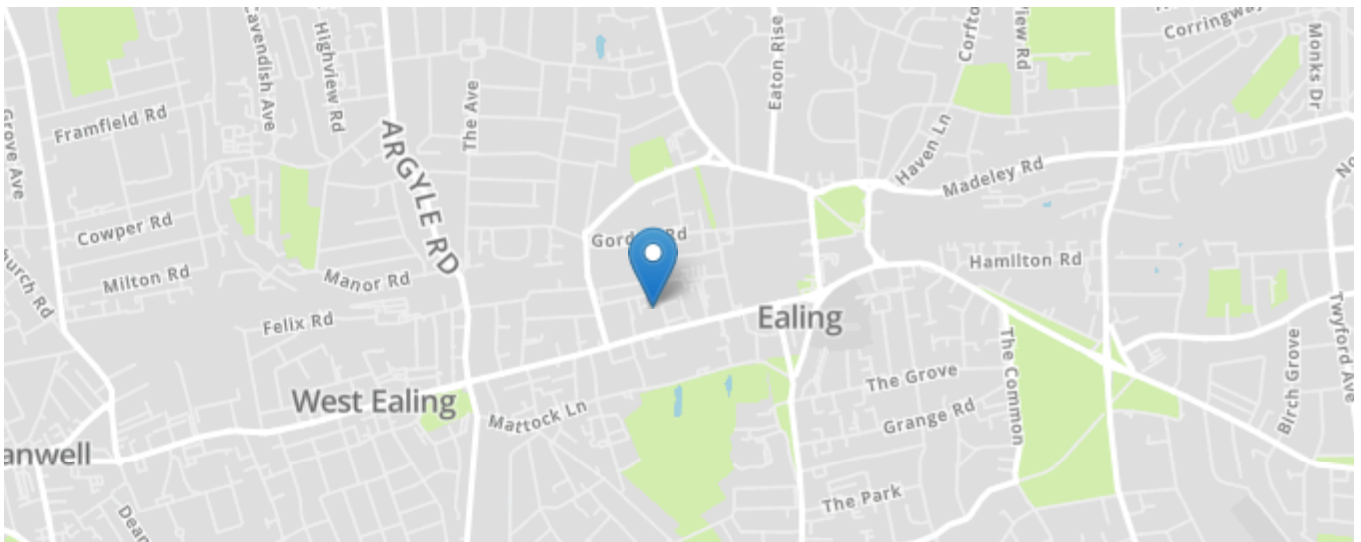
20' 4" max. x 15' 11" max. (6.20m x 4.85m)

#### Kitchen

included in reception measurement

#### Balcony

8' 2" x 5' 0" (2.49m x 1.52m)



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.