

## £132,750 Shared Ownership

Ebbett Court, Victoria Road, London W3 6BX



- Guideline Minimum Deposit £13,275
- Eleventh Floor
- Open Plan Kitchen/Reception Room
- Minutes from North Acton Station
- Guide Min Income - Dual £42.9k Single £49.1k
- Approx. 460 Sqft Gross Internal Area
- Overlooks Central Square
- Central London/Westfield within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £295,000). This one-bedroom apartment is on the eleventh floor of a modern and conveniently-located development. The property has a twenty-three-foot, open-plan kitchen/reception room and overlooks the central courtyard. The hallway and principle rooms feature attractive flooring and the bathroom has a large overhead and separate hand-held shower. North Acton Station (Central line) is just minutes away for fast, frequent services into central London. White City (for Westfield shopping centre) is only two stops and Bond Street can be reached in just 17 minutes (TfL).

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (990 years from 2017).

**Minimum Share:** 45% (£132,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £451.21 per month (subject to annual review).

**Service Charge:** £167.19 per month (subject to annual review).

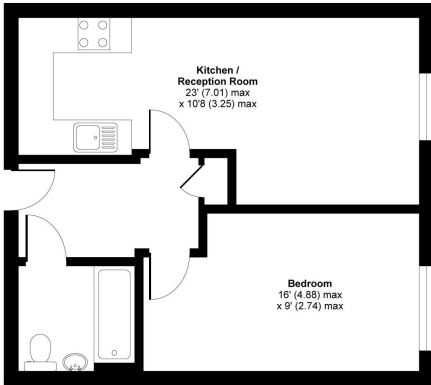
**Water Charge:** £37.63 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £42,900 | Single - £49,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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). There is no parking space offered with this property.

## DIMENSIONS



### ELEVENTH FLOOR

#### Entrance Hallway

#### Reception

23' 0" max. x 10' 8" max. (7.01m x 3.25m)

#### Kitchen

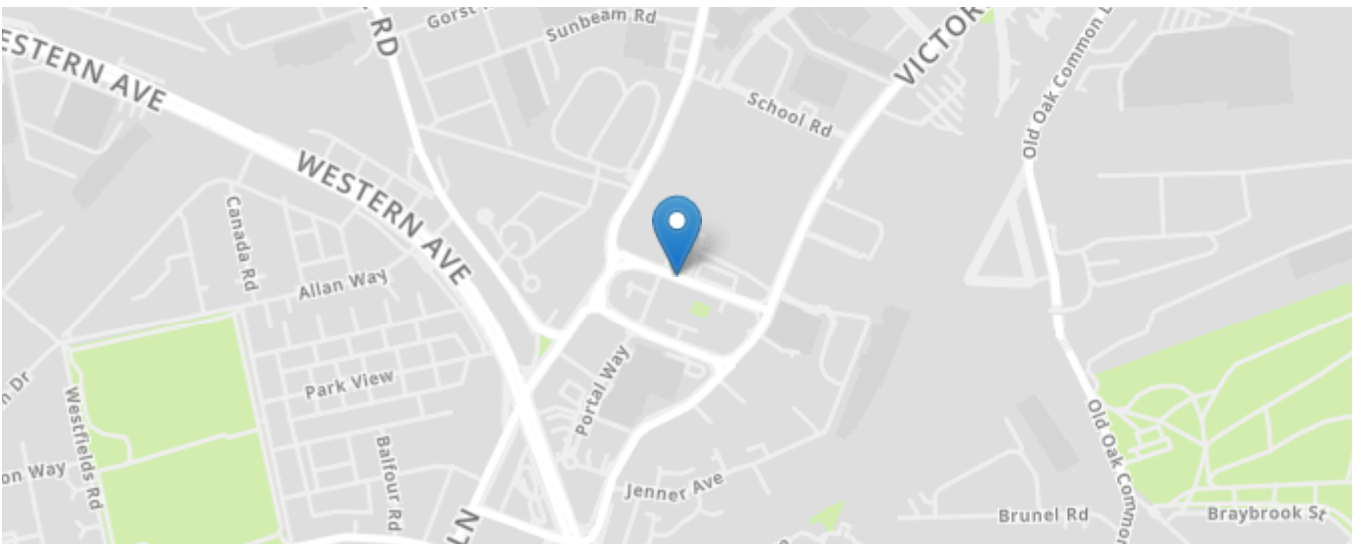
included in reception measurement

#### Bedroom

16' 0" max. x 9' 0" max. (4.88m x 2.74m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(69-80)	<b>C</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.