

## £280,000 Shared Ownership

Jantzen House, Ealing Road, Brentford, London TW8 0GF



- Guide Dual Income £86k with 10% (£28k) deposit
- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Single Income £86k with 20% (£56k) deposit
- Approx. 717 Sqft Gross Internal Area
- Balcony
- Short Walk to Brentford Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £400,000). A smartly-presented apartment on the fifth floor, which is the top floor in that part of the building. The property has an approximately twenty-one-foot reception room with sleek, open-plan kitchen area and a glazed door which leads out onto the balcony. The two bedrooms are evenly-sized doubles and one includes a fitted wardrobe. There is an attractive bathroom and a pair of storage/utility cupboards have been provided in the entrance hall. Well insulated walls and roof, modern double-glazing and a communal heating and hot water system make for a good energy-efficiency rating. The apartment comes with use of an allocated parking space and Brentford Railway Station, for services between Weybridge and Waterloo, is only a short walk away. Syon Park, Gunnersbury Park, the River Thames and Kew Gardens are all within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (156 years from 30/06/2009).

**Share Available:** 70% (£280,000).

**Shared Ownership Rent:** £327.51 per month (subject to annual review).

**Service Charge:** £521.56 per month (subject to annual review).

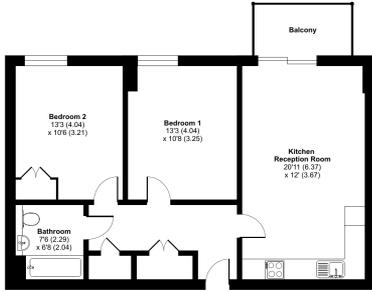
**Guideline Minimum Income:** Dual - £86,000 (based on minimum share and 10% deposit) | Single - £86,000 (minimum share, 20% deposit).

**Council Tax:** Band D, London Borough of Hounslow. 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).



**Ealing Road, Brentford, TW8**  
Approximate Area = 717 sq ft / 66.6 sq m  
For identification only - Not to scale



This plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), © inhouse 2022. Produced for Urban Moves. RDP: 12/2022

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>80</b>	<b>80</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	

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hall

#### Reception

20' 11" x 12' 0" (6.38m x 3.66m)

#### Balcony

#### Kitchen

included in reception measurement

#### Bedroom 1

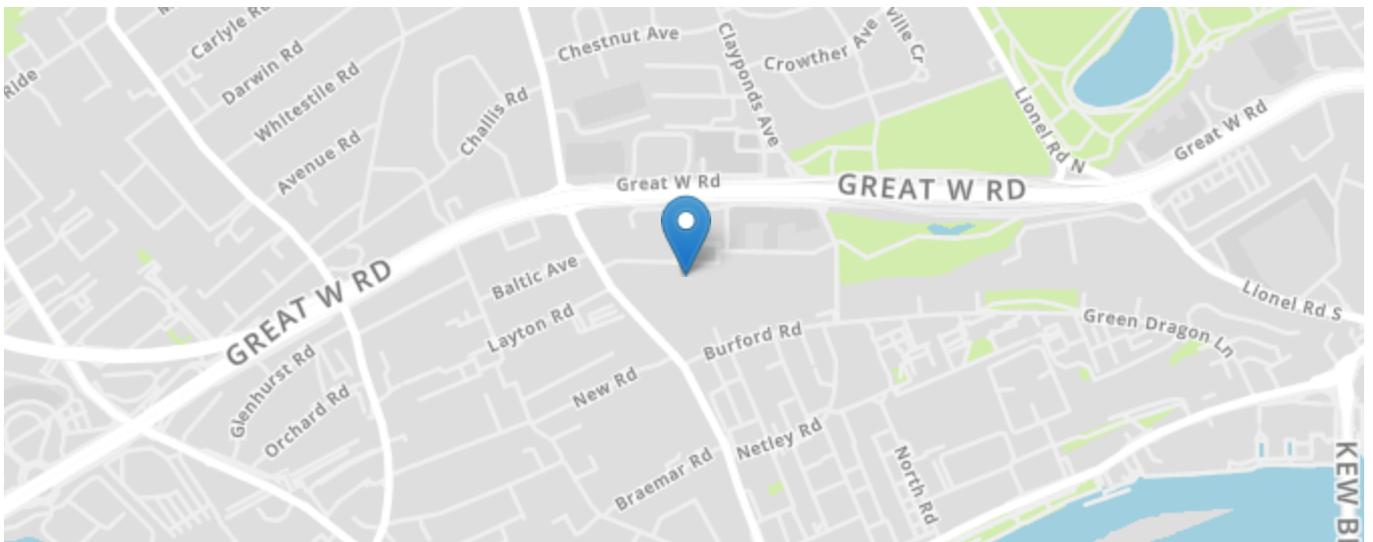
13' 3" x 10' 8" (4.04m x 3.25m)

#### Bedroom 2

13' 3" x 10' 6" (4.04m x 3.21m)

#### Bathroom

7' 6" x 6' 8" (2.29m x 2.04m)



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.