

## £210,000 Shared Ownership

Judd Apartments, Great Amwell Lane, London N8 7NP



- Guideline Minimum Deposit £21,000
- Ground Floor
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £68.7k | Single £79.3k
- Approx. 804 Sqft Gross Internal Area
- Spacious Double Bedrooms
- Short Walk from Hornsey Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £525,000). An attractively-presented apartment on the ground floor of a modern development close to Alexandra Palace and the surrounding park. The property has a spacious reception room with full-height, east-facing window and open-plan kitchen area. There is a nineteen-foot main bedroom with fitted wardrobe plus a generously-sized second double bedroom, a sleek, white-tiled bathroom and a large storage/utility cupboard in the entrance hallway. Judd Apartments has an underground car park which includes a space for this property. Alternatively, Hornsey Station, for services to a number of destinations, including regular trains into Moorgate, is within easy walking distance and Turnpike Lane (Piccadilly Line) only slightly further away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (lease recently extended - now 125 years from 28/05/2024).

**Minimum Share:** 40% (£210,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £621.75 per month (subject to annual review).

**Service Charge:** £197.44 per month (subject to annual review).

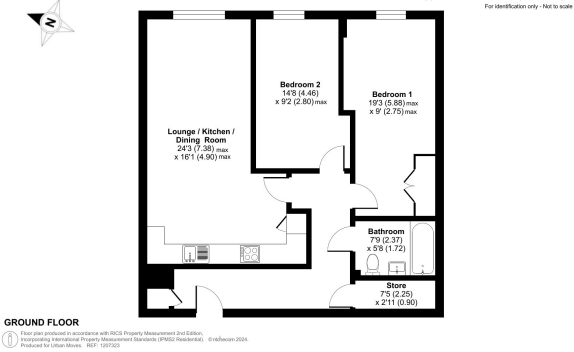
**Guideline Minimum Income:** Dual - £68,700 | Single - £79,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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).

## DIMENSIONS

Great Amwell Lane, London, N8  
Approximate Area = 804 sq ft / 74.6 sq m  
For identification only - Not to scale



### GROUND FLOOR

#### Entrance Hallway

#### Reception

24' 3" max. x 16' 1" max. (7.39m x 4.90m)

#### Kitchen

included in reception measurement

#### Bedroom 1

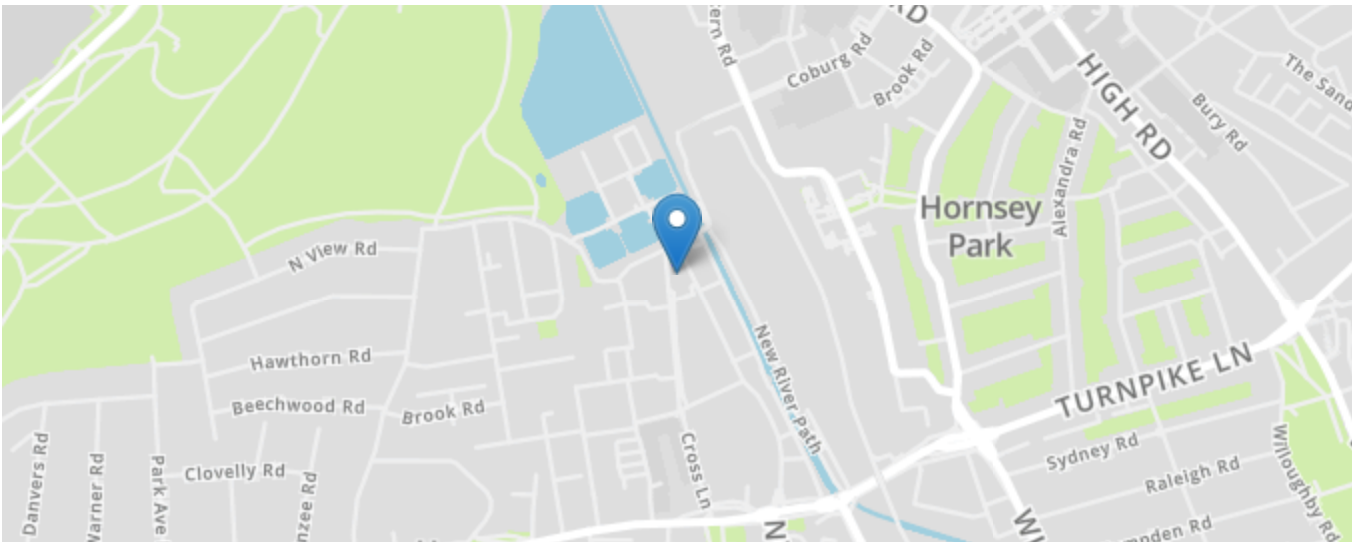
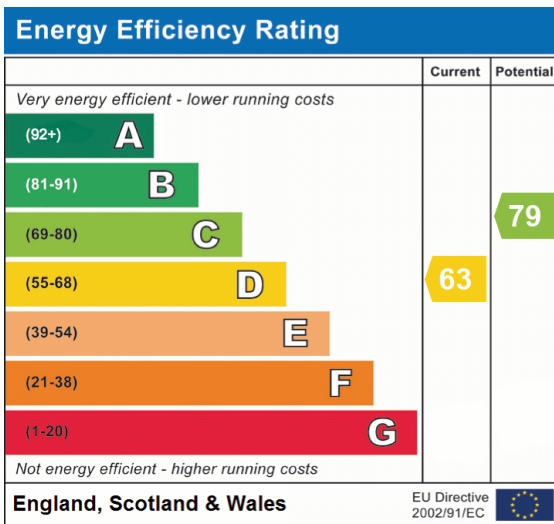
19' 3" x 9' 0" max. (5.87m x 2.74m)

#### Bedroom 2

14' 8" x 9' 2" max. (4.47m x 2.79m)

#### Bathroom

7' 9" x 5' 8" (2.36m x 1.73m)



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.