

## £110,000 Shared Ownership

Nara Building, Conington Road, London SE13 7FH



- Guideline Minimum Deposit £11,000
- Fourth Floor (building has a lift)
- Open-Plan Reception/Kitchen
- Minutes from Elverson Road DLR
- Guide Min Income Dual £31.7k | Single £38k
- Approx. 455 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Short Walk from Lewisham Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £275,000). This smartly-presented, south-west-facing apartment features a twenty-two-foot reception room with attractive, open-plan kitchen area. The property has a good-sized bedroom, a simple, white-tiled bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Nara Building is part of the Silkworks development which has an attractive communal courtyard/garden. Elverson Road DLR is the nearest station with Lewisham, for services into London Bridge/Waterloo East/Charing Cross/Cannon Street/Victoria also just a short walk away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 1st of January 2009).

**Minimum Share:** 40% (£110,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £266.67 per month (subject to annual review).

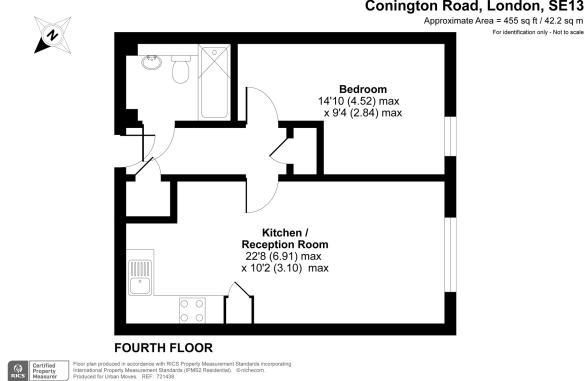
**Service Charge:** £198.82 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,700 | Single - £38,000 (based on minimum share and 10% deposit).

**Council Tax:** Band B, London Borough of Lewisham. 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



### FOURTH FLOOR

#### Entrance Hall

#### Reception

22' 8" max. x 10' 2" max. (6.91m x 3.10m)

#### Kitchen

included in reception measurement

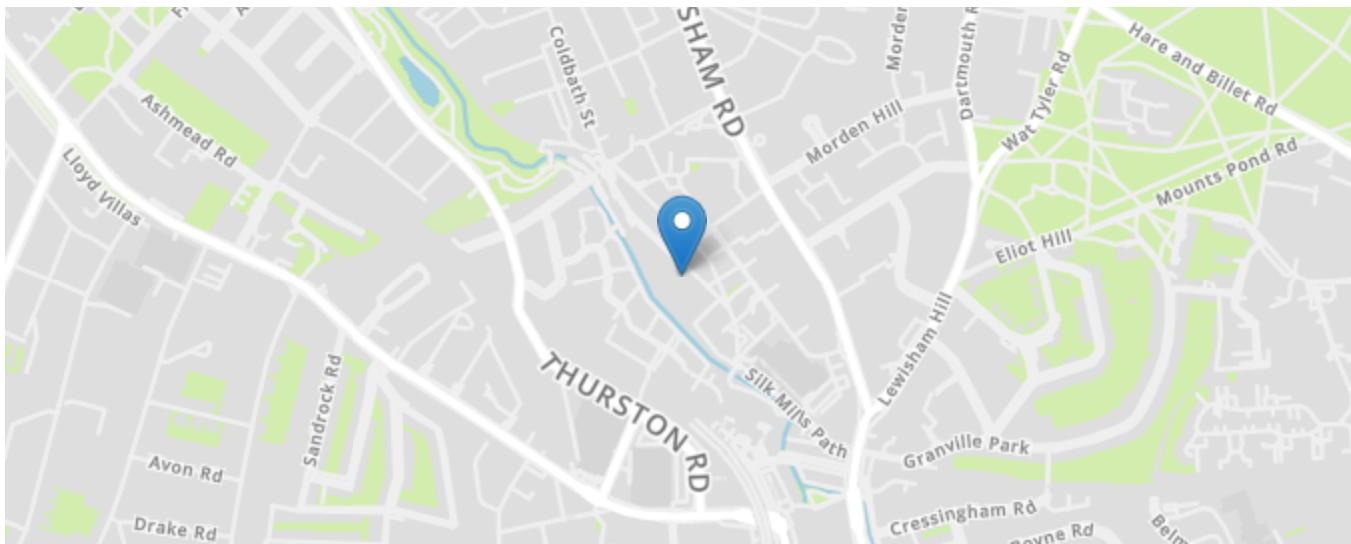
#### Bedroom

14' 10" max. x 9' 4" max. (4.52m x 2.84m)

#### Bathroom

### Energy Efficiency Rating

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