

## £127,500 Shared Ownership

Woods House, 7 Gatliff Road, London SW1W 8DE



- Guideline Minimum Deposit £12,750
- Approx. 485 Sqft Gross Internal Area
- Close to Chelsea Bridge
- Short Walk to Sloane Square (Circle/District line)
- Guide Min Income - Dual £66k Single £74.4k
- Fourth Floor with Juliette Balcony
- Part of Grosvenor Waterside Development
- Victoria Station within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £510,000. Applicants MUST currently live and/or work in the City of Westminster borough). Woods House is part of the Grosvenor Waterside development located near to the Thames. Just to the south, over Chelsea Bridge, are the green spaces, sports facilities and boating lake of Battersea Park while to the north lie Sloane Square and Victoria. The apartment available is on the fourth floor and has a very pleasant aspect over the raised communal courtyard. The kitchen is open-plan and there is a fitted wardrobe in the bedroom and a simple, modern bathroom. The building has been constructed to high energy-efficiency standards with heating and hot water supplied from a communal system. Both the block and wider development are very well maintained and make for an extremely desirable property.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 2009).

**Minimum Share:** 25% (£127,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £859.47 per month (subject to annual review).

**Service Charge:** £333.26 per month, including heating and water (subject to annual review).

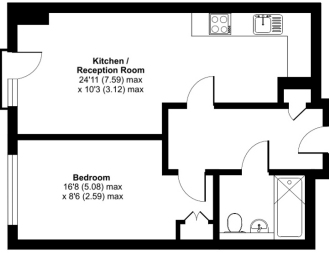
**Guideline Minimum Income:** Dual - £66,000 | Single - £74,400 (based on minimum share and 10% deposit).

**Council Tax:** Band D, City of Westminster Council. Applicants must be living or working in Westminster and should be registered with them. [<https://www.homesforwestminster.co.uk/register>]

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.

**Gatliff Road, London, SW1W**

Approximate Area = 486 sq ft / 45.1 sq m  
For identification only - Not to scale



**FOURTH FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Urban Moves. REF: 1901444

**DIMENSIONS**

**FOURTH FLOOR**

**Entrance Hallway**

**Reception**

24' 11" max. x 10' 3" max. (7.59m x 3.12m)

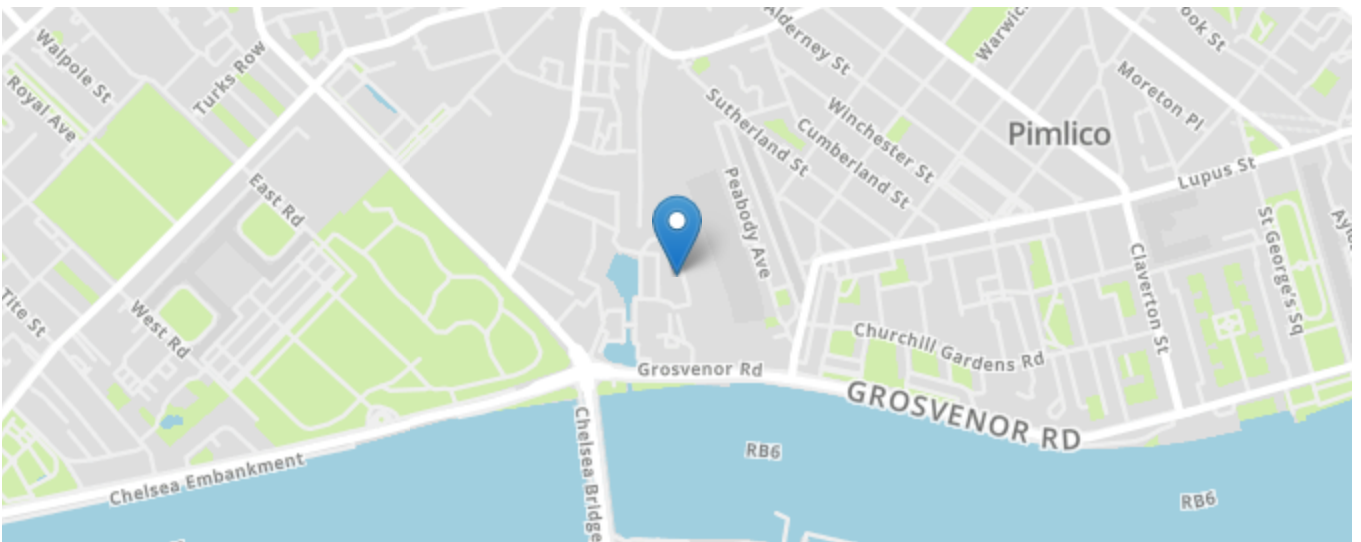
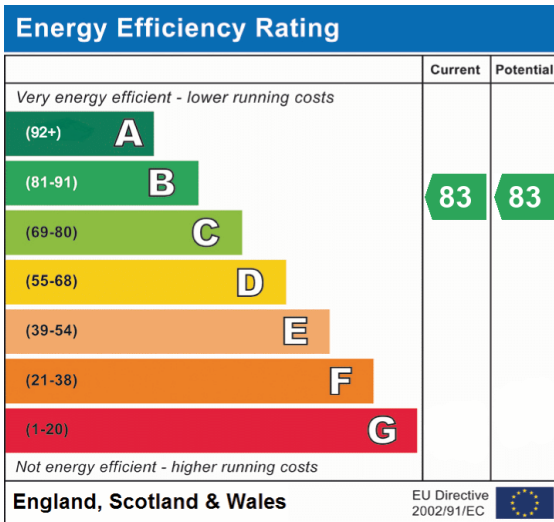
**Kitchen**

included in reception measurement

**Bedroom**

16' 8" max. x 8' 6" max. (5.08m x 2.59m)

**Bathroom**



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.