

## £127,500 Shared Ownership

Brindley Court, Hitchin Lane, Stanmore, Greater London, HA7 1FL



- Guideline Minimum Deposit £12,750
- Second Floor with Two Balconies
- High Performance Glazing
- Parking Space
- Min. Income Single £43.5k Dual £38.6k
- Approx. 735 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Minutes from Canons Park Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £425,000). A good-sized, two-bedroom apartment on the second floor (lift available) of this modern block. Brindley Court is part of the carefully laid-out and well-maintained Stanmore Place development. Considerable thought has been given to energy-efficiency with high-performance double glazing to all units and a communal heating and hot water system. This well-presented property features a reception room with open-plan kitchen and a balcony overlooking the communal garden. The bedrooms are both doubles and one has access to an additional balcony. There is a bathroom with marble style tiles and useful storage/utility cupboard in the hallway. This apartment has use of a parking space and is just minutes from Canons Park station (Jubilee line).

**Tenure:** Leasehold (125 years from 2011)

**Share Available:** 30% (£127,500)

**Shared Ownership Rent:** £520.64\* per month

**Service Charge:** £161.35\* per month, including sinking fund

**Guideline Minimum Household Income:** £38,600\*\*

**Local Authority:** Harrow\*\*\*

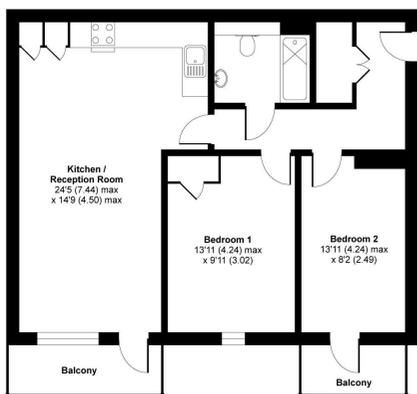
**Council Tax Band:** D (£1688.92 for 2018-19)

The property is offered for sale on a sold-as-seen basis. A2Dominion Homes do not offer any warranties on the domestic appliances in the property or undertake to carry out any remedial work or redecoration work of a cosmetic nature. Pets not permitted (except assistance animals).

\* The rent and service charge are subject to annual review.

\*\* Assumes dual incomes and a 10% deposit of 30% share. Equivalent single-income figure would be £43,450.

\*\*\* Priority will be given to applicants that currently live and/or work in the London Borough of Harrow.



## DIMENSIONS

**RECEPTION**  
24' 5" max. x 14' 9" max. (7.44m x 4.50m)

**BALCONY**

**KITCHEN**  
included in reception measurement

**BEDROOM 1**  
13' 11" max. x 9' 11" (4.24m x 3.02m)

**BEDROOM 2**  
13' 11" max. x 8' 2" (4.24m x 2.49m)

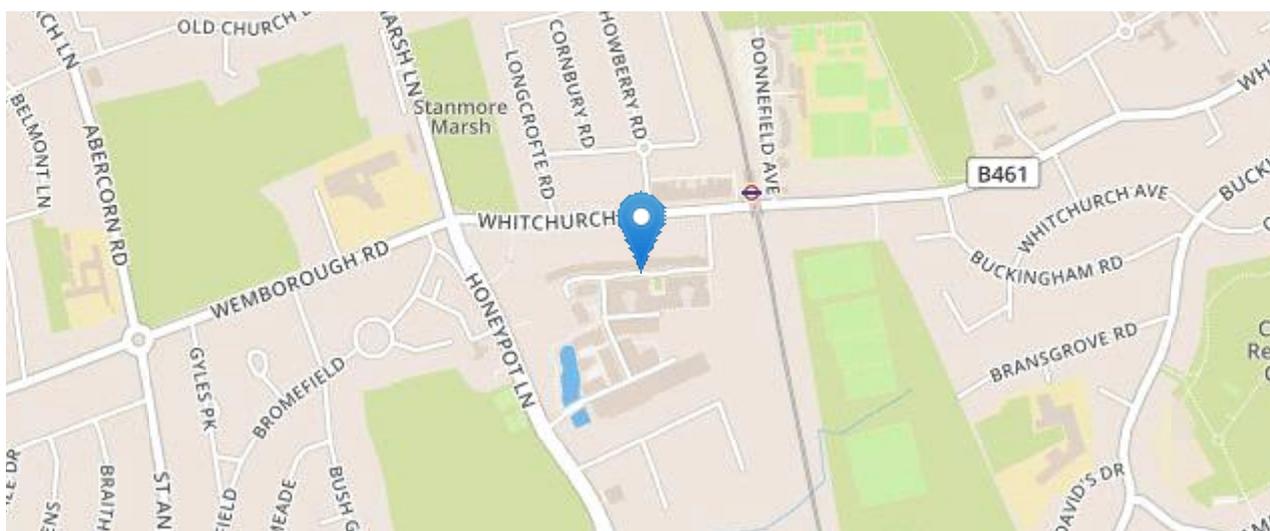
**BATHROOM**

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	87	88
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	82	83
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</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.