

£322,000 Shared Ownership

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



- Guideline Minimum Deposit £32,200
- Ground Floor
- Open Plan Reception/Kitchen
- Parking Space
- Guideline Min. Household Income £65,050*
- Approx. 750 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £460,000). A very well-presented ground-floor apartment with a spacious open-plan reception/kitchen, two double bedrooms and a bathroom with marble style tiles. 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 glazing to all units and a communal heating and hot water system. There is a pretty communal garden and Hitchin Lane is just minutes from Canons Park station for Jubilee line trains to Stanmore or into central London. This apartment also comes with a parking space.

Tenure: Leasehold (125 years from 2011)

Share Available: 70% (£322,000)

Shared Ownership Rent: £213.27** per month (based on 70% ownership)

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

Guideline Minimum Household Income: £65,050*

Local Authority: Harrow***

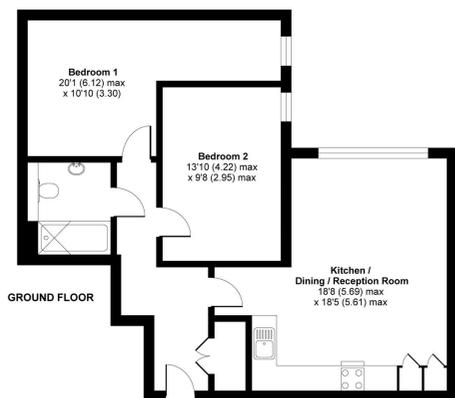
Council Tax: Band D (£1688.92 for 2018-19)

The property is offered for sale on a sold as seen basis. A2Dominion 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). Unless specifically mentioned in the details above, there is no parking with this property.

* Based on dual income with 10% deposit of 70% share

** Rent and service charges are subject to annual review.

*** Priority may be given to applicants that currently live or work in the London Borough of Harrow.

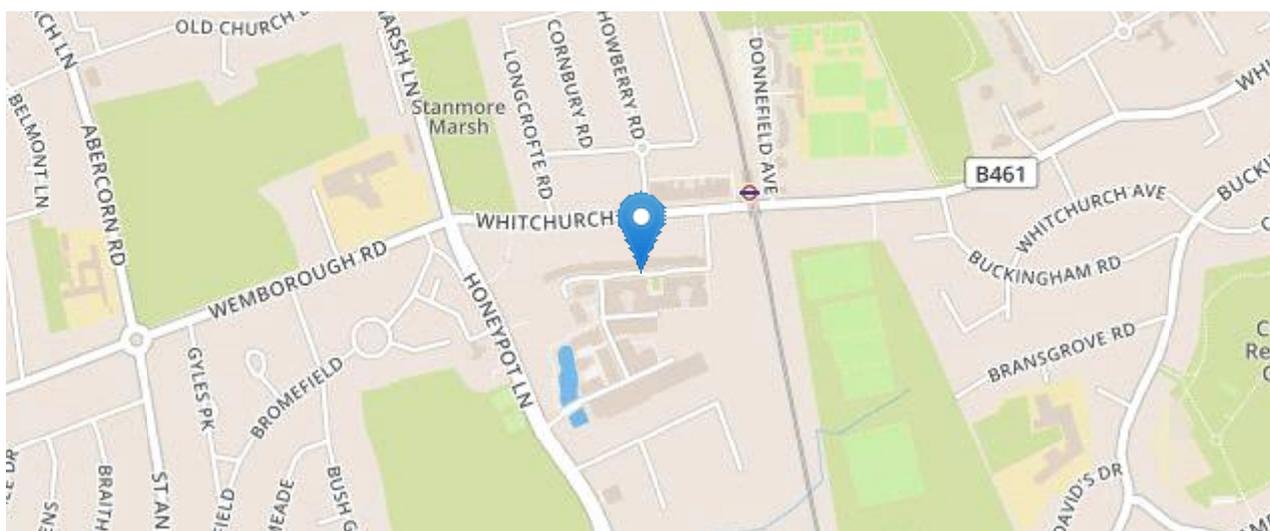


DIMENSIONS

- RECEPTION
18' 8" max. x 18' 5" max. (5.69m x 5.61m)
- KITCHEN
included in reception measurement
- BEDROOM 1
20' 1" max. x 10' 10" (6.12m x 3.30m)
- BEDROOM 2
13' 10" max. x 9' 8" max. (4.22m x 2.95m)
- BATHROOM

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
83	84
England, Wales & N.Ireland EU Directive 2002/91/EC 	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
78	79
England, Wales & N.Ireland 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.