Peabody

Sydenham House

1 Bed, 1ST Floor Apartment with Balcony

50% Share - £147,500

17 George Peabody Street, London, E13 9DE

Bedrooms: 1
Bathroom: 1
Parking: Permit required
Nearest Station: 0.6 miles
Outdoor Space: Communal garden
Length of Lease: 122 years

Full Value: £295,000
Purchase Price: £147,500
Monthly Rent: £278.66
Monthly Service Charge: £133.04
Minimum Income: £34,000
Minimum Deposit: £14,750

The monthly mortgage, monthly rent, minimum household income and deposit required are all guide figures and will vary depending on your personal circumstances and the mortgage you are able to secure. Applicants will be required to attend a financial interview with a Mortgage Advisor appointed by Peabody to assess affordability in line with Affordable Homes guidelines set by the HCA/GLA. Speak to a member of the Peabody sales team for more details.

Date Produced: 02/05/18
www.peabodysales.co.uk

Living Area

Bedroom

Kitchen

This property is a two bedroom flat situated on the 1st floor of a six storey block. It benefits from a private balcony and communal garden. The lease remaining on the property is 122 years.

There are good transport links with Haggerston Rail Station 0.6 miles away, served by the Overground, and linking to Highbury and Islington in 10 minutes.

Local amenities are located 0.1 miles away along Southgate Road, and for leisure and enjoyment, Shoreditch Park is within 0.2 miles.

Nearest Tube station: Old Street (Zone 1) served by the Northern Line.
Nearest Station: Haggerston Rail – Overground
Bus routes nearby: Bus routes 21, 76, 141 & 812 from Canal Walk.

The property located on the 1st floor comprises:

- **Entrance:** Hallway with storage cupboard and video entry phone system leading to…
- **Living Room:** (6.40X5.20) Spacious lounge open plan to kitchen with door to balcony. Solid oak flooring.
- **Kitchen:** White gloss base and wall units with grey worktop and glass splashback. Integrated oven, hob, fridge freezer, dishwasher and (washer. Solid oak.
- **Bedroom:** (4 X 3.4) (Fitted Wardrobe). (Flooring type)
- **Bedroom 2:** (5.20 x 3).
- **Bathroom:** suite comprising panelled bath with shower head, WC and hand washbasin with and mirror over).. Tiled flooring

Outside: Large terrace

To view this property

If you're interested in viewing this property, you'll first need to register with us and complete a full Shared Ownership application form which allows us to assess your eligibility.

Use the register interest icon on the property page to register your interest and create a login. Once registered, please log in to your account and complete the full Shared Ownership application form. Once we have assessed your application, we will contact you to let you know whether we are able to invite you to a property viewing.

For any questions about the application process, please contact our resident sales team by email residential.sales@peabodysales.org.uk

IMPORTANT NOTICE
The details contained in these particulars are prepared with due care but are intended as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. All statements contained in these particulars as to this property are made without responsibility on the part of Family Mosaic or the Seller. Any areas, measurements or distances supplied are for general guidance and should not be relied upon for the purchase of carpets or any other fixtures or fittings. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. Lease details, service charges, rent and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange. All distances and maps have been taken from Google Maps.