



Total Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**£195,000**

Leasehold

50% Shared Ownership

- Beautiful One Bedroom Flat
- Within Short Walk of Transport Links
- Immaculately Presented Throughout
- Large Kitchen/Lounge With Dining Space
- 506 Sq. Ft
- Chain Free Availability





This beautifully presented one bedroom flat is situated within a small residential block on Bouverie Road - an highly sought after location, placed within short walking distance of both Stoke Newington Church Street's popular offering of amenities, in addition to being within close proximity of Clissold Park and excellent transport links into The City & West End with both Stoke Newington overground and Finsbury Park (Piccadilly Line) both within short walking distance .

Set on the top floor (third floor) , the property benefits from welcoming entrance hallway with convenient storage and leading into bright and spacious accommodation, offering a wonderful open plan kitchen/lounge with dining space, featuring ceiling height windows and Juliet balcony, followed by a generously sized bedroom, and a fully fitted bathroom. There is also the added benefit of access to secure bike storage to the rear of the building.

### Key Information

Leasehold -107 years remaining

506 Sq. Ft

Service Charge - £1,670 p/a

Rent Payable on 50% Non-Owned - £554.52

### Shared Ownership Criteria

- Household income must not exceed £80,000 (outside of London) or £90,000 (in London)
- No cash buyers
- No pets
- Applicants must be able to afford their purchase and sustain their housing costs.
- Applicants are primarily expected to be first time buyers, though some applicants who own or have previously owned a home may be eligible, including existing shared owners.
- Applicants must be unable to purchase a property suitable to meet their needs on the open market

