



Located in the heart of a popular north London neighborhood, a brand-new collection of 81 contemporary one and two bedroom Shared Ownership apartments at Harrow and Wealdstone Heights. From 25% Share

Shared ownership information

Shared ownership is a part buy part rent property from Origin Housing
 You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.
 Minimum Share of 25% - £104,375

Open Market Value: £417,500
 Rent per month: £718
 Service Charges per month: £185

These costs will increase each year with inflation

Description

This apartment located on the third floor. Flat type 3

Perfect for commuters, the development is located just a few minutes walk from Harrow and Wealdstone Station. Residents will benefit from easy connections into central London, with journeys to Euston taking just 12 minutes. Nearby Kenton station provides direct links into the West End and Oxford Circus. By car, the M1, M25, M40 and North Circular routes can be accessed in around 30 minutes.

Nearby open green spaces, include Harrow Recreation Park and Kenton Recreation Ground. Meanwhile, Harrow's buzzing local high street is just around the corner, offering a wide array of convenience stores. You will also find international eateries and independent boutiques and coffee shops there too. Local Ofsted Outstanding schools include Marlborough Primary school and Vaughan Primary School, as well as the renowned secondary school, Harrow School.

- Fitted cabinets by Howdens finished in Super Matt Grey
- Grey glass effect work surfaces
- Integrated appliances including stainless steel oven, ceramic hob, stainless steel-finished extractor fan, fridge/freezer and dishwasher
- Worn Ash wood-effect vinyl flooring by Antico
- Balcony to every apartment
- 721 sqft.

Origin Housing

Two can be proud to be advertising these properties on behalf of Origin Housing, who will facilitate any viewings and assess eligibility for shared ownership.

Artists Impressions

All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus,

equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Key Information Shared Ownership

Key Information for Shared Owners

This note is intended as a brief guide for Leaseholders (i.e., shared owners) of the key provisions of the Shared Ownership Lease.

All Leaseholders should carefully consider the terms of this note and the attached lease and discuss any issues that arise with his or her solicitor before entering into the lease.

1 HOW DOES SHARED OWNERSHIP WORK?

Under a shared ownership lease, the Leaseholder buys a 'share' of the property and pays rent on the remaining share of the property (which remains in the ownership of the Landlord).

The Leaseholder can buy further shares in the property at the market value of those shares at the time of purchase. Buying further shares is referred to as 'staircasing'. When the Leaseholder owns 100%, he or she can acquire the freehold in the property for no charge.

As the Leaseholder buys further shares, the rent will be reduced proportionately to reflect the fact that the Landlord's interest in the property has reduced.

2 STANDARD LEASE OBLIGATIONS

Although initially the property is not owned outright, the Leaseholder does have the normal responsibilities of a full owner. This means, for example, that the Leaseholder will be obliged to pay 100% of the outgoings relating to the property and to keep the property in good and substantial repair and condition.

The lease also contains other 'standard' obligations on the Leaseholder. For example, the Leaseholder will:

- if applicable, need to contribute towards the costs incurred by the Landlord in providing services;
- need to seek the Landlord's consent before making certain alterations; and
- if applicable, comply with regulations relating to the management of the estate of which the property forms part.

3 RENT REVIEW

The rent will be reviewed periodically at the times set out in the lease. Typically, the rent will be reviewed every year. The reviewed rent will be increased in line with any proportionate increases in the retail prices index (RPI).

The rent will be reviewed on an 'upwards only' basis. This means that the level of rent will not go down when it is reviewed. However, any increase in the rent will be capped at a figure representing the RPI increase plus 0.5%. This means that where the RPI is zero or negative the most the rent can increase by is 0.5%.

A worked example demonstrating how the rent is recalculated at review is set out in Appendix 2 of the lease.

