

37 Frost Court | 7 Salk Close | London | NW9 5XH

Two Bedroom First Floor Flat

£121,100 based on 40% share of the full market value of £298,000
(Including £3,000 worth of leaseholders improvements)



Key Features

- Parking Space
- Central heating

Description

Ground floor

Stairs and lift available to;

First Floor

Living room, kitchen, 2 bedrooms and bathroom/ W.C.

G.I.A

58 sq. m (622 sq. f) as per RICS valuation

Accessibility rating

F – General Needs

EPC rating

B

Length of lease

123 years

Borough

Barnet

To book a viewing please call 020 8357 4444

Ref. no: FRO1375

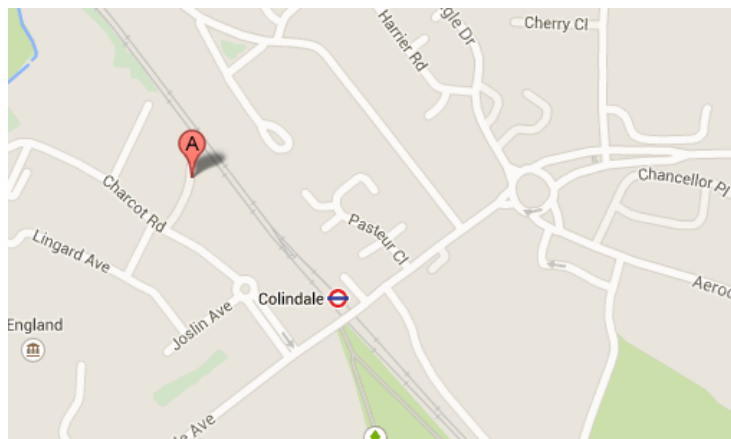
For more information email sales@nhhg.org.uk

Please quote the unique reference number when calling or emailing us

You can view this property on our website by visiting www.nhhg.org.uk/fro1375

London's Shared Ownership Experts

Location and Transport



0.1 miles

Source: <http://maps.google.co.uk>

Affordability

Full Market Price	£298,000
Improvement Value	£3,000
Share	40%
Equity Price	£121,200
Minimum Income	£43,900
Monthly Mortgage*	£700
Monthly Rent	£415.75
Service Charge	£13.13
Fairview (Agent) Service Charge	£68.83
Council Tax	£116.75
Estimated Total (per month)*	£1,314

*Estimate –

The monthly mortgage is based on an interest rate of 6.0% with a capital and interest repayment over 25 years. It is based on a 90% mortgage. The rent may increase each year, the increase calculation will be specified in the lease.

Details correct as at March 2015

Eligibility

You will need to be earning a minimum income of at least £43,900. You will also need access to savings of £4,000 to cover the cost of buying the home, a minimum 10% deposit at £12,450 and £1,800 to cover the cost of improvements, making a total of £14,320.

Applicants must be earning under £66,000 to be eligible for one and two bedroom apartments, and under £80,000 for three and four bedroom apartments.

If you are an existing homeowner we will not be able to allocate you a home unless you have found a buyer for your existing home and are deemed to be in need of housing by your local council

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Remember: Your home is at risk if you do not or cannot keep up repayments on your mortgage or other loan secured on it.

Notting Hill Home Ownership has written these details using the description and details in the seller's valuation report and photographs provided by the valuer. Although the seller has confirmed these details are accurate, Notting Hill Home Ownership have not visited the home and we strongly recommend you check all the details – number of rooms, storage cupboards, parking facilities, and so on – before you buy. We cannot be held responsible if the details in the seller's valuation report are not accurate. The electrics, plumbing, heating and drains have not been checked. We also advise you to contact your solicitor to confirm that the ground rent, service charge, parking facilities, and lease details are correct. Services, fixtures and fittings have not been tested (unless specified) and no warranties can be given. Accordingly the prospective buyer(s) must make their own enquiries to the leaseholder regarding such matters. These details form no part of an offer or contract.

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