



Ainsworth Road, London, E9

£265,000

Shared ownership

Tenure: Leasehold, **Bedrooms:** 1

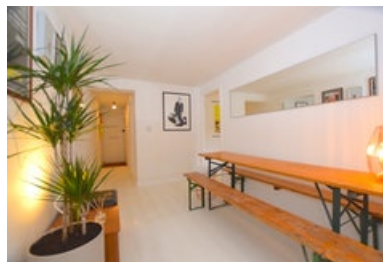
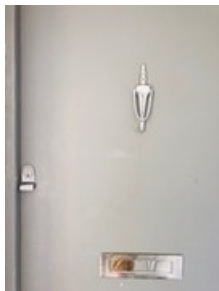
HouseSimple is pleased to present this property in Victoria Park, Hackney, London. This recently renovated, currently one bedroom, apartment in a characterful period terrace is located on a peaceful road in the Victoria Park neighbourhood of Hackney. Just a 2 minute walk from Victoria Par

Key features:

- Private entrance
- Private Garden
- Large secure storage cupboard
- Amazing location

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band c (£75.00 per-month)
- **Double Glazing:** None
- **Heating:** Gas
- **Parking:** Permit Holder
- **Lease info:** 71 years remaining
- **Maintenance:** £306.00 per-month
- **Maintenance Company:** Sanctuary Housing



HouseSimple is pleased to present this property in Victoria Park, Hackney, London.

This one bedroom apartment in a characterful period terrace is located on a peaceful road in the Victoria Park neighbourhood of Hackney. Just a 2 minute walk from Victoria Park itself and 5 minutes from London Fields.

It is a 50% shared ownership property, so the asking price is for the seller's 50%.

Only approximately £306 pcm to be paid to Sanctuary Housing in rent for the other 50% (this also includes the ground rent, no other costs).

The buyer would have the right to 'Staircase' up to owning the full 100% over time if desired.

The flat can be sold fully furnished as the owner is moving overseas, so what you see is what you get!

The property has it's own entrance so no communal areas before access.

Viewing is strongly advised as the affordability of the 50% share, along with the layout, condition, size, storage space and location of the property means it will not be on the market for long. It is an ideal choice for those wishing to get on the property ladder in an affordable way in a very attractive location.

An open house is scheduled for Saturday 18th and Sunday 19th May, between noon and 6pm, for any interested buyers.

Energy Performance Certificate:

Energy Performance Certificate

Flat A, 45, Ainsworth Road, LONDON, E9 7JE

Dwelling type: Basement flat	Reference number: 8393-5976-2129-8797-3283
Date of assessment: 13 December 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 December 2018	Total floor area: 50 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,296
Over 3 years you could save	£ 237

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 237 over 3 years </div>
Heating	£ 963 over 3 years	£ 726 over 3 years	
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
Totals	£ 1,296	£ 1,059	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
72	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

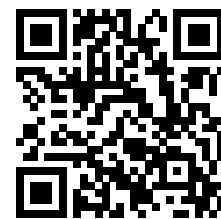
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 60
2 Internal or external wall insulation	£4,000 - £14,000	£ 48
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 126

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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