

£150,000 Shared Ownership

Myddleton House, 1 Breakspear Gardens, London SW19 2FP



- Guideline Minimum Deposit £15,000
- First Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Balcony and Parking Space
- Guide Min Income Dual £74.2k | Single £85.8k
- Approx. 924 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £600,000). A rare chance to buy a three-bedroom, shared-ownership apartment in a desirable area of south-west London. The property is on the first floor of a recently-constructed block and has a spacious, dual-aspect reception room with open-plan kitchen area and access to the balcony. There is main bedroom with stylish, en-suite shower room plus two further, good-sized, bedrooms and a sleek, fully-tiled family bathroom. A pair of large storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Myddleton House is part of a gated development that borders a small nature reserve just off Fortescue Road. Colliers Wood Station, for Northern Line services, is just a short walk away. Nearby Singlegate Primary School was Ofsted-reviewed in March 2024 and rated 'Outstanding'. The apartment comes with use of an allocated parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/07/2019).

Minimum Share: 25% (£150,000).

Shared Ownership Rent: £1204.87 per month (subject to annual review).

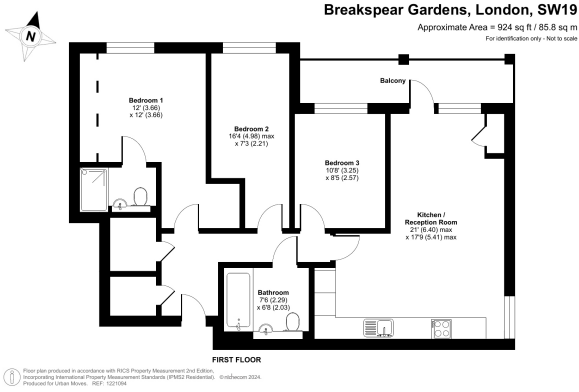
Service Charge: £99.31 per month (subject to annual review).

Ground Rent: £350.00 for the year.

Guideline Minimum Income: Dual - £74,200 | Single - £85,800 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Merton. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

21' 0" max. x 17' 9" max. (6.40m x 5.41 m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

12' 0" x 12' 0" (3.66m x 3.66m)

En-Suite Shower Room

Bedroom 2


16' 4" max. x 7' 3" (4.98m x 2.21m)

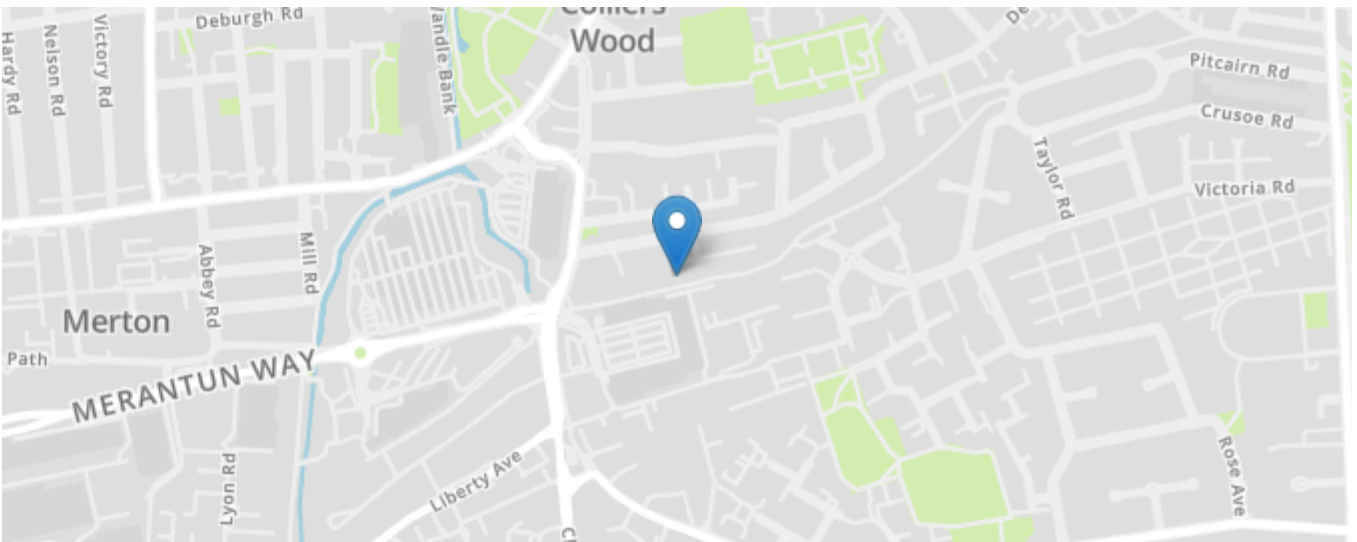
Bedroom 3

10' 8" x 8' 5" (3.25m x 2.57m)

Bathroom

7' 6" x 6' 8" (2.29m x 2.03m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.