

## £130,000 Shared Ownership

Bramah Court, 2 Breakspear Gardens, London SW19 2FP



- Guideline Minimum Deposit £13,000
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £64.9k | Single £74.8k
- Approx. 746 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 £520,000). An attractively-presented apartment on the top floor of this recently-constructed building. The property has a twenty-four-foot reception with open-plan kitchen featuring sleek, white units and integrated appliances plus well-defined areas for dining and a home-office. A glazed door leads out onto a good-sized balcony. There is a spacious main bedroom plus a second comfortable double bedroom, a pristine, fully-tiled bathroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. Bramah Court 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'.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£130,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £1097.39 per month (subject to annual review).

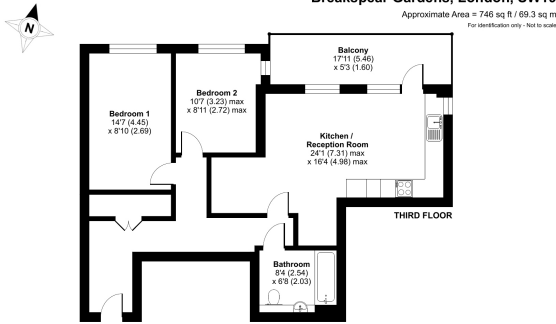
**Service Charge:** £89.55 per month (subject to annual review).

**Ground Rent:** £300.00 for the year.

**Guideline Minimum Income:** Dual - £64,900 | Single - £74,800 (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). There is no parking space offered with this property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced by Urban Moves. REF: 1215124

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception

24' 1" max. x 16' 4" max. (7.34m x 4.98m)

#### Kitchen

included in reception measurement

#### Balcony

17' 11" x 5' 3" (5.46m x 1.60m)

#### Bedroom 1

14' 7" x 8' 10" (4.45m x 2.69m)

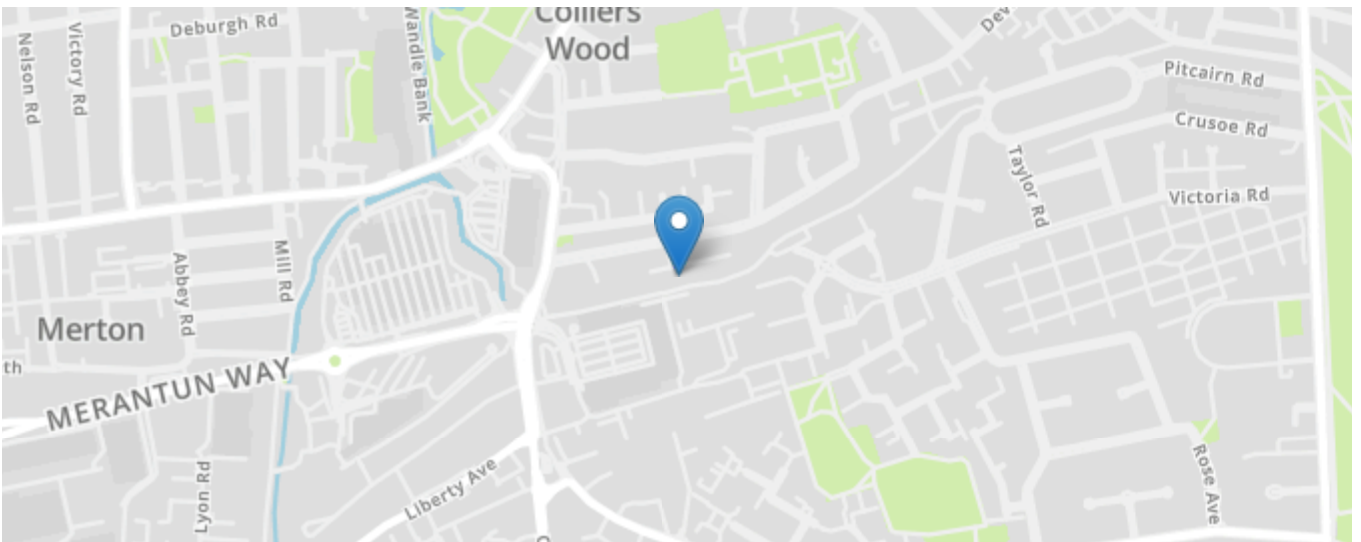
#### Bedroom 2

10' 7" max. x 8' 11" max. (3.23m x 2.72m)

#### Bathroom

8' 4" x 6' 8" (2.54m x 2.03m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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, Scotland &amp; Wales</b>		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.