

£216,000 Shared Ownership

Disraeli House, 3 Breakspear Gardens, London SW19 2FP



- Guide Dual Income £78.2k 10% deposit £21.6k
- Top Floor (third, building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Very Good Energy-Efficiency Rating
- Guide Single Income £87.2k 15% deposit £32.4k
- Approx. 778 Sqft Gross Internal Area
- Large, Wrap-Around Terrace
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £540,000). This apartment occupies a prime position on the top floor of a modern development and has an extensive, wrap-around terrace. Internal features include a twenty-three-foot, dual-aspect reception room with attractive flooring, sleek kitchen units and integrated appliances. The bedrooms are both good-sized doubles, there is a spacious and stylish bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Disraeli 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'.

Housing Association: Clarion.

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

Minimum Share: 40% (£216,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £911.85 per month (subject to annual review).

Service Charge: £110.45 per month (subject to annual review).

Ground Rent: £300.00 for the year.

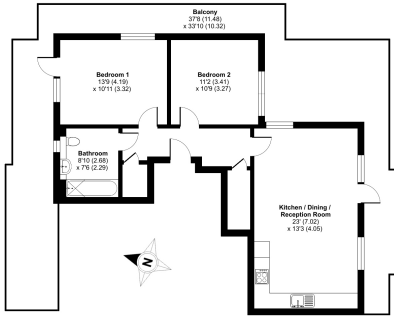
Guideline Minimum Income: Dual - £78,200 (based on minimum share and 10% deposit). Single - £87,200 (based on minimum share and 15% deposit)

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).

Breakspears Gardens, London, SW19

Approximate Area = 778 sq ft / 72.2 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (RICS Approved). Produced by Urban Moves. REF: 123200

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception
23' 0" x 13' 3" (7.01m x 4.04m)

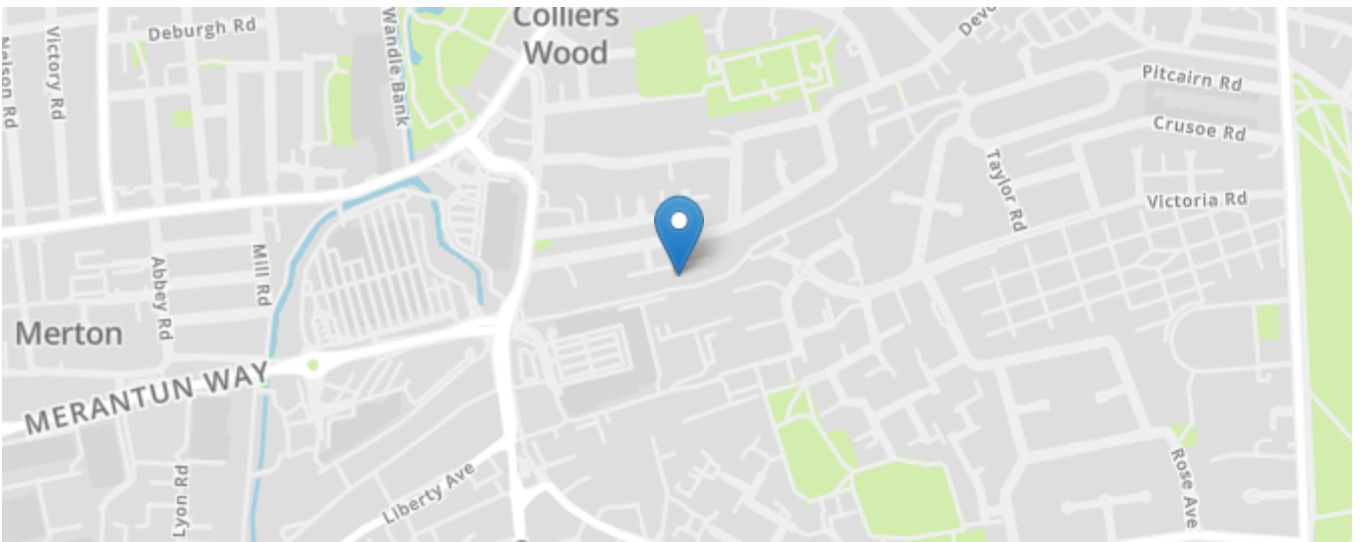
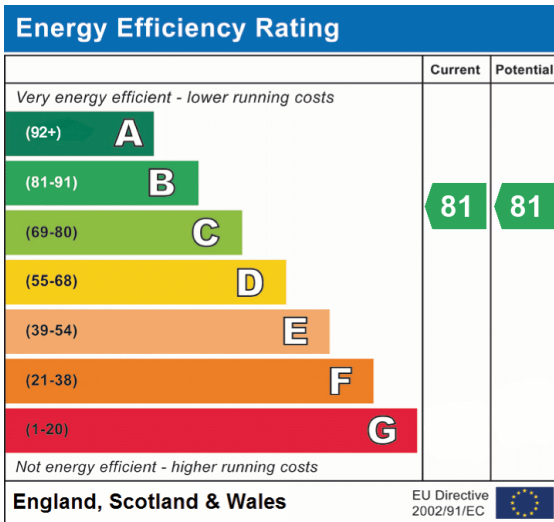
Kitchen
included in reception measurement

Bedroom 1
13' 9" x 10' 11" (4.19m x 3.33m)

Bedroom 2
11' 2" x 10' 9" (3.40m x 3.28m)

Bathroom
8' 10" x 7' 6" (2.69m x 2.29m)

Wrap-Around Terrace



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.