

## £130,500 Shared Ownership

Disraeli House, 3 Breakspear Gardens, London SW19 2FP



- Guideline Minimum Deposit £13,050
- Lower Ground Floor
- Open Plan Kitchen/Reception Room
- Balcony/Small Terrace
- Guide Min Income Dual £56.9k | Single £65.4k
- Approx. 664 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Colliers Wood Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £435,000). This apartment is one floor below entrance level but could be considered ground floor due to the height variation across the site. The smartly-presented property has a twenty-three-foot reception room with access to a east and south-facing balcony. The open-plan kitchen features sleek, white units and integrated appliances. There is a spacious main bedroom with triangular bay window plus a good-sized second double bedroom and a sleek, full-tiled bathroom. A large storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls and floor, high performance glazing and gas central heating. Disraeli House is part of a gated development that borders a small nature reserve just off Fortescue Road. Colliers Wood Station, for the Northern Line, is just a short walk away. There are shops nearby and Wandle Park offers green, open space to enjoy.

**Housing Association:** Clarion.

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

**Minimum Share:** 30% (£130,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £874.72 per month (subject to annual review).

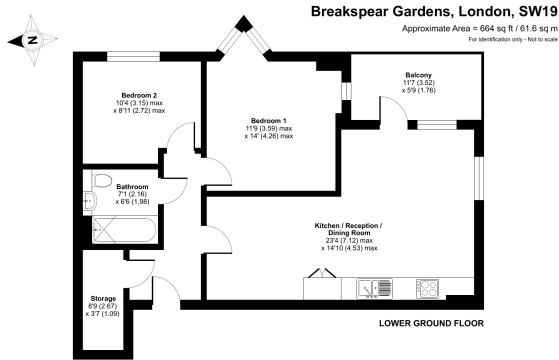
**Service Charge:** £108.46 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £56,900 | Single - £65,400 (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.



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Standards for Space Measurement (ISSM) Standards. © Urban Moves 2022. Produced for Urban Moves. REF: 1467746

## DIMENSIONS

### LOWER GROUND FLOOR

#### Entrance Hallway

**Reception**  
23' 4" max. x 14' 10" max. (7.11m x 4.52m)

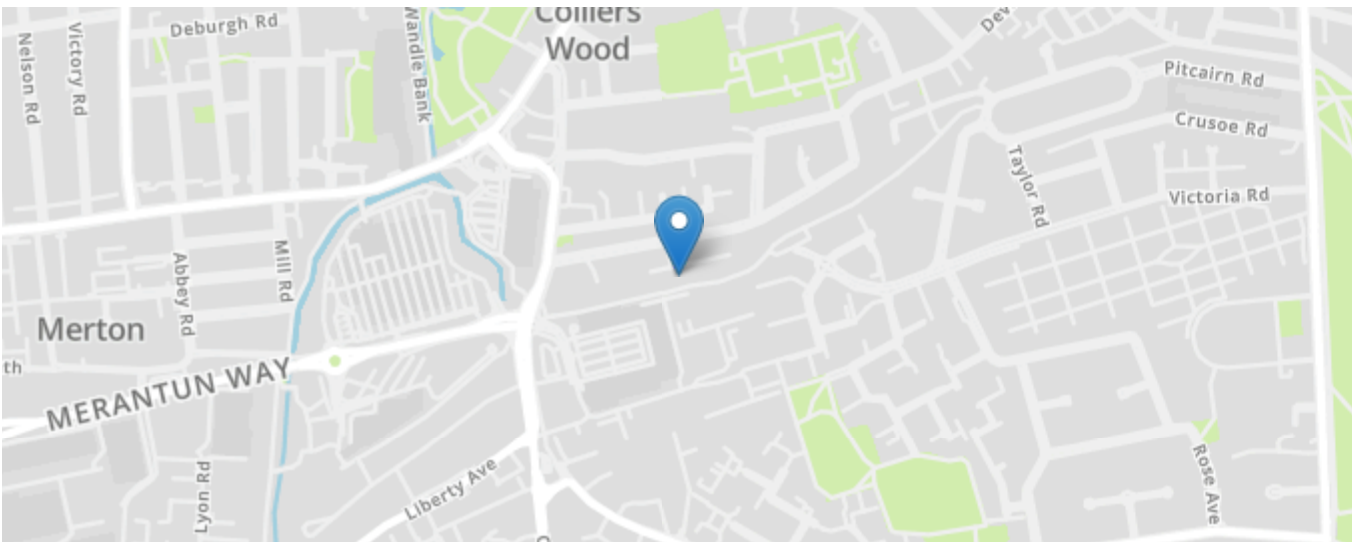
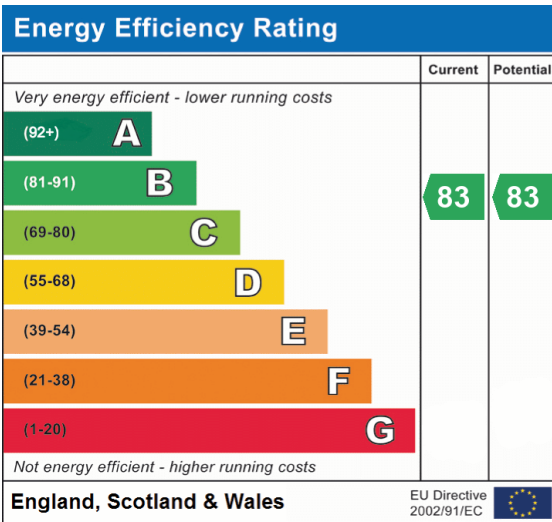
**Patio**  
11' 7" x 5' 9" (3.53m x 1.75m)

**Kitchen**  
included in reception measurement

**Bedroom 1**  
11' 9" max. x 14' 0" max. (3.58m x 4.27m)

**Bedroom 2**  
10' 4" max. x 8' 11" max. (3.15m x 2.72m)

**Bathroom**  
7' 1" max. x 6' 6" max. (2.16m x 1.98m)



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.