

## £105,000 Shared Ownership

Disraeli House, 3 Breakspear Gardens, London SW19 2FP



- Guideline Minimum Deposit £10,500
- Approx. 418 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Short Walk from Colliers Wood Station
- Second Floor (building has a lift)
- En-Suite Shower Room
- South/South-East-Facing Balcony
- Guide Min Income - Dual £39.8k Single £46.1k

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £300,000). A south/south-east-facing apartment on the second floor of this recently-constructed development. The property has an L-shaped main room with a generously-sized kitchen area featuring sleek, white units and integrated appliances. Double doors lead out onto a full-width balcony with a leafy aspect. There is a bay window and a bank of fitted wardrobes in the bedroom plus a stylish, en-suite shower room and a storage/utility cupboard in the entrance hall. Well insulated walls, 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 the Northern Line, is just a short walk away. There are shops nearby and Wandle Park offers pleasant, green, open space to enjoy.

**Housing Association:** Clarion.

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

**Minimum Share:** 35% (£105,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £606.99 per month (subject to annual review).

**Service Charge:** £96.19 per month (subject to annual review).

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

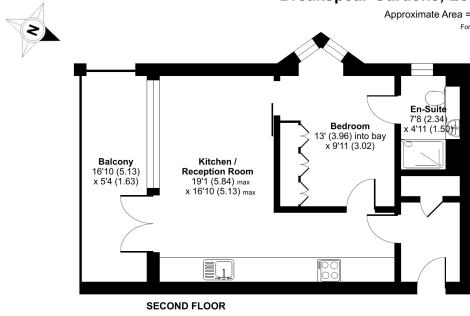
**Guideline Minimum Income:** Dual - £39,800 | Single - £46,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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.

**Breakspears Gardens, London, SW19**

Approximate Area = 418 sq ft / 38.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2024. Produced for Urban Moves. REF: 1221004

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

19' 1" max. x 16' 10" max. (5.82m x 5.13m)

#### Kitchen

included in reception measurement

#### Balcony

16' 10" x 5' 4" (5.13m x 1.63m)

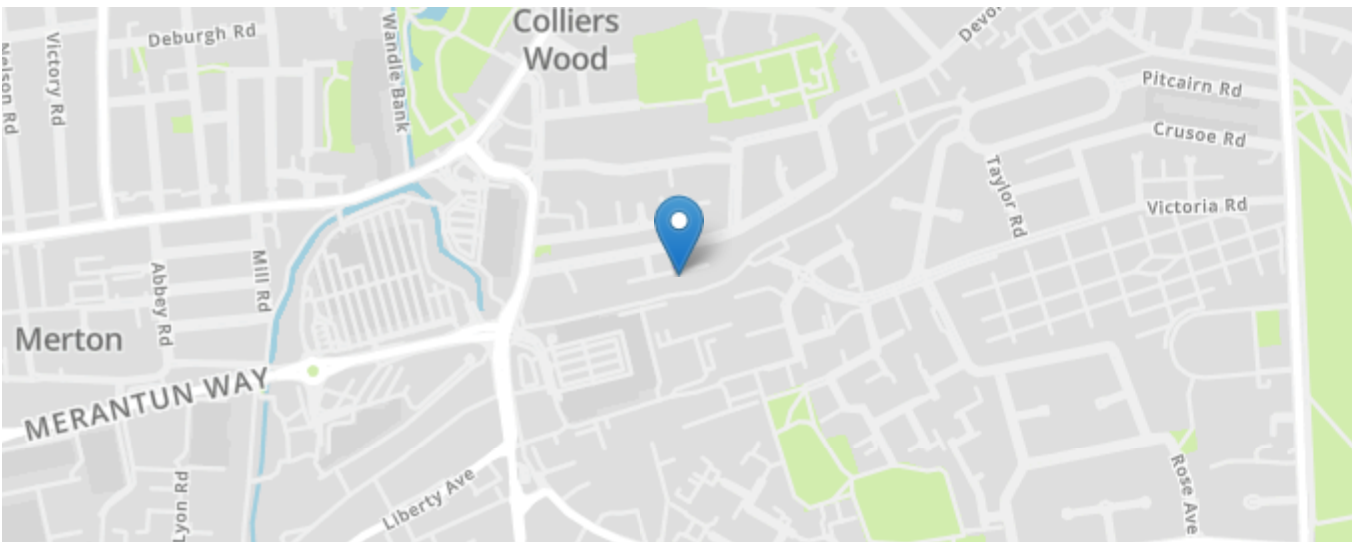
#### Bedroom

13' 0" into bay x 9' 11" (3.96m x 3.02m)

#### En-Suite Shower Room

7' 8" x 4' 11" (2.34m x 1.50m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</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.