

£360,000 Shared Ownership

20 Disraeli House, 3 Breakspear Gardens, London SW19 2FP



- Guide Dual Income £89.1k 25% deposit £90k
- Top Floor (third, building has a lift)
- Thirty-Three-Foot, Open-Plan Kitchen/Reception
- Two Full Width Terraces
- Local Primary School Ofsted-Rated 'Outstanding'
- Guide Single Income £90k 35% deposit £126k
- Approx. 891 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Grounds + Nearby Nature Reserve
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £600,000). A smartly-presented apartment on the top floor of this recently-constructed building. The property has a thirty-three-foot, triple-aspect reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. Double doors lead out onto a large private terrace. The spacious main bedroom also has a door out to the terrace and there is an additional, full-width, terrace accessed from the second bedroom. The bathroom is stylish and fully tiled and a storage/utility cupboard has been provided 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. 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: 60% (£360,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £711.50 per month (subject to annual review).

Service Charge: £98.23 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £89,100 (based on minimum share and 25% deposit £90,000) | Single - £90,000 (minimum share, 35% deposit £126,000).

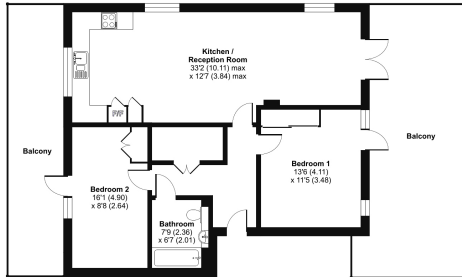
Council Tax: Band D, London Borough of Merton. Priority is given to applicants living and/or working in this local authority.

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.



Breakspear Gardens, London, SW19

Approximate Area = 891 sq ft / 82.8 sq m
For identification only - Not to scale



Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Roadmap, 1st Edition 2022. Produced for Urban Moves. REF: 1380587

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

33' 2" max. x 12' 7" max. (10.11m x 3.84m)

Kitchen

included in reception measurement

Terrace 1

Bedroom 1

13' 6" x 11' 5" (4.11m x 3.48m)

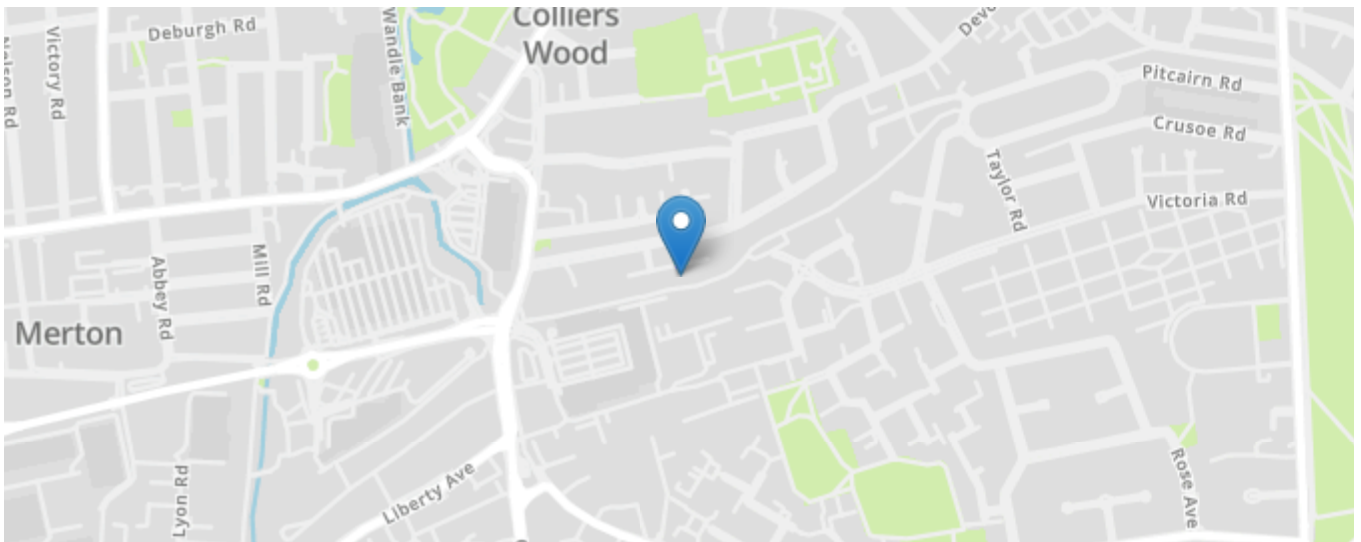
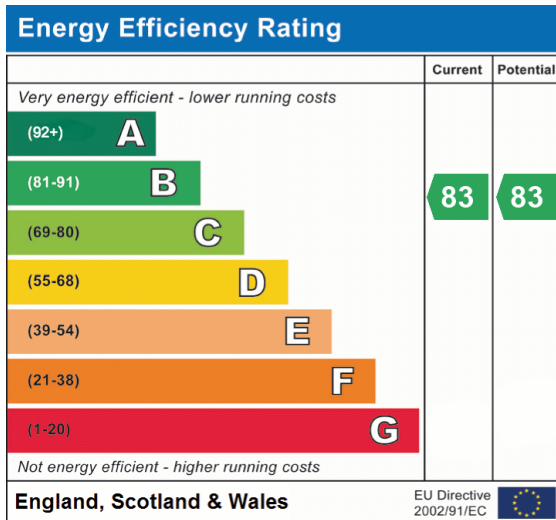
Bathroom

7' 9" max. x 6' 7" max. (2.36m x 2.01m)

Bedroom 2

16' 1" x 8' 8" (4.90m x 2.64m)

Terrace 2



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.