

£247,500 Shared Ownership

Bramah Court, 2 Breakspear Gardens, London SW19 2FP



- Guide Dual Income £80.3k 10% deposit £24.8k
- First Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- South/South-East-Facing Balcony
- Guide Single Income £89.2k 20% deposit £37.1k
- Approx. 705 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £495,000). A well-proportioned and stylishly-presented apartment on the first floor of this recently-constructed building. The property has a dual-aspect reception room with spacious, open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads out onto a rear (south/south-east) facing balcony. There is a generously-sized 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 make for 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: 50% (£247,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £763.38 per month (subject to annual review).

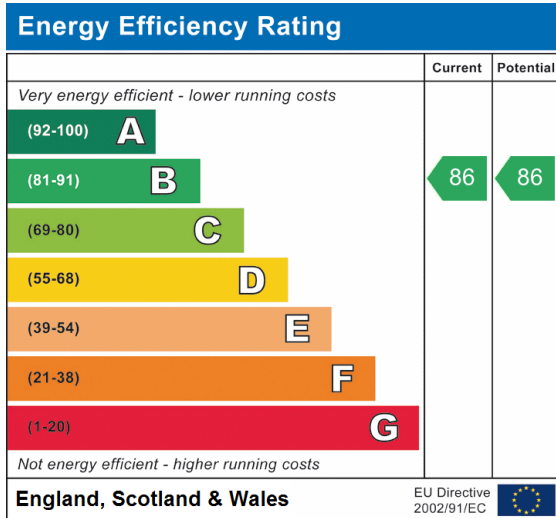
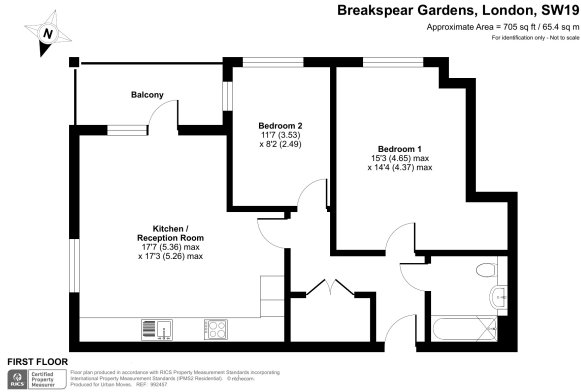
Service Charge: £129.47 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £80,300 (minimum share, 10% deposit £24,750) | Single - £89,200 (minimum share, 15% deposit £37,125).

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).



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

17' 7" max. x 17' 3" max. (5.36m x 5.26m)

Kitchen

included in reception measurement

Balcony

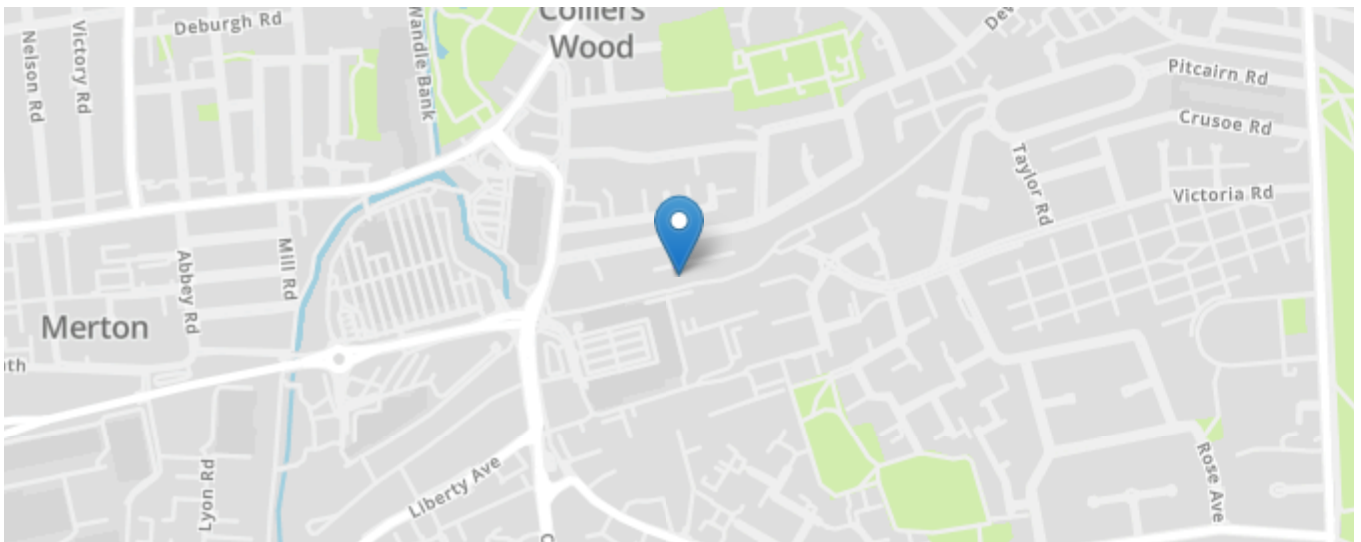
Bedroom 1

15' 3" max. x 14' 4" max. (4.65m x 4.37m)

Bedroom 2

11' 7" x 8' 2" (3.53m x 2.49m)

Bathroom



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.