

## £185,000 Shared Ownership

Disraeli House, 3 Breakspear Gardens, London SW19 2FP



- Guideline Minimum Deposit £18,500
- Second Floor (building has a lift)
- Balcony
- Communal Garden
- Guide Min Income Dual £57.2k | Single £65.7k
- Approx. 552 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 £370,000). A smartly-presented flat on the second floor of this recently-constructed building. The property has a nineteen-foot, dual-aspect reception room with attractive flooring and an open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads out onto a good-sized balcony. The spacious bedroom also has windows on two sides, the bathroom is pristine and fully-tiled and a pair of storage/utility cupboards have been provided 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. Disraeli House is part of a gated development that borders a small nature reserve just off Fortescue Road. Colliers Wood Station, for access to 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:** 50% (£185,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £578.11 per month (subject to annual review).

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

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £57,200 | Single - £65,700 (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.

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

19' 6" max. x 14' 8" max. (5.94m x 4.48m)

#### Kitchen

included in reception measurement

#### Balcony

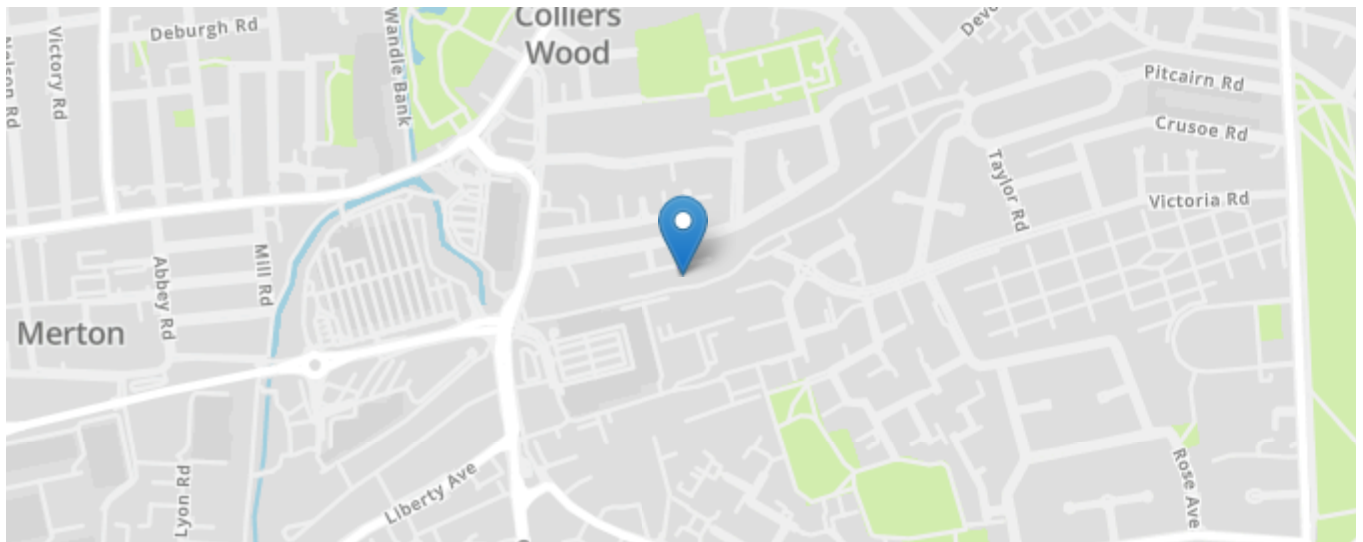
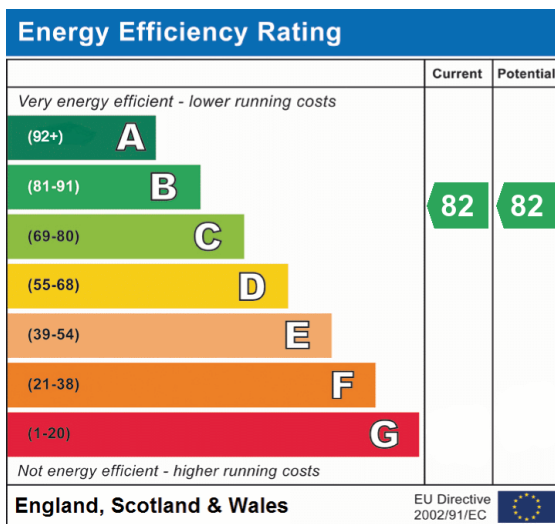
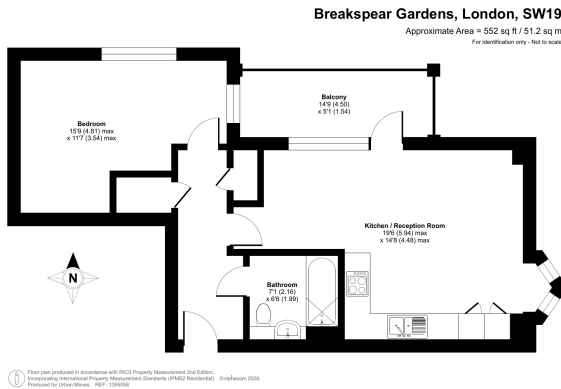
14' 9" x 5' 1" (4.50m x 1.54m)

#### Bedroom

15' 9" max. x 11' 7" max. (4.81m x 3.54m)

#### Bathroom

7' 1" max. x 6' 6" max. (2.16m x 1.99m)



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.