

£111,000 Shared Ownership

Disraeli House, 3 Breakspear Gardens, London SW19 2FP



- Guideline Minimum Deposit £11,100
- Ground Floor (but see description)
- Stylish, Fully-Tiled Bathroom
- Rear (East and South) Facing Balcony
- Parking Space
- Guide Min Income Dual £52.3k | Single £60.1k
- Approx. 554 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Garden
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £370,000). This well-presented apartment is at entrance level but could be considered first floor due to the height difference across the site. The property has a dual-aspect reception room with a door leading out onto a corner balcony which also faces both east and south. The open-plan kitchen features white gloss units and integrated appliances. There is a spacious bedroom, with triangular bay window, and a sleek, fully-tiled bathroom. A storage/utility cupboard has been provided in the entrance hallway and demanding insulation standards, 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 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: 30% (£111,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £885.75 per month (subject to annual review).

Service Charge: £126.84 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £52,300 | Single - £60,100 (based on minimum share and 10% deposit).

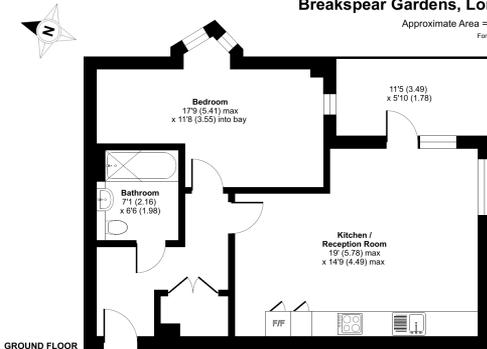
Council Tax: Band C, London Borough of Merton. Priority is given to applicants living and/or working in this local authority.

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

DIMENSIONS

Breakspears Gardens, London, SW19

Approximate Area = 554 sq ft / 51.4 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) Headlines. © redroom 2020. Produced for Urban Moves. REF: 142293

GROUND FLOOR

Entrance Hall

Reception

19' 0" max. x 14' 9" max. (5.78m x 4.49m)

Kitchen

included in reception measurement

Terrace

11' 5" x 5' 10" (3.49m x 1.78m)

Bedroom

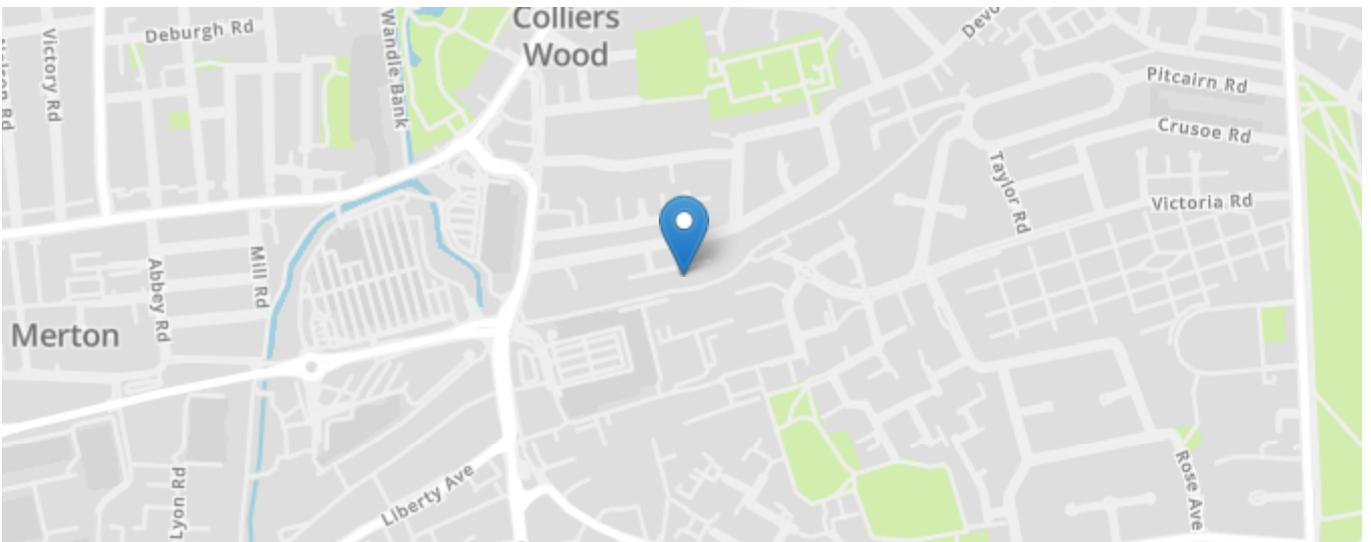
17' 9" max. x 11' 8" into bay (5.41m x 3.55m)

Bathroom

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.