

£341,250 Shared Ownership

Myddleton House, 1 Breakspear Gardens, London SW19 2FP



- Guide Dual Income £85.1k 15% deposit £51.2k
- Ground Floor with Balcony
- Dual Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Parking Space (within gated development)
- Guide Single Income £88.7k 25% deposit £85.3k
- Approx. 684 Sqft Gross Internal Area
- Stylish Bathroom
- Communal Garden
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £525,000). An attractively-presented apartment on the ground floor of this recently-built block. The property has a spacious, dual-aspect reception room with a door that leads out to a balcony/decked terrace. The open-plan kitchen features sleek, white units and integrated appliances. There is a main bedroom, which also has windows on two sides, plus a second double bedroom, a stylish bathroom and an entrance hallway with large storage/utility cupboard. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Myddleton 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, Wandle Park offers green, open space to enjoy and Singlegate Primary School is Ofsted-rated 'Outstanding'. The apartment comes with an allocated parking space.

Housing Association: Clarion.

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

Minimum Share: 65% (£341,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £562.98 per month (subject to annual review).

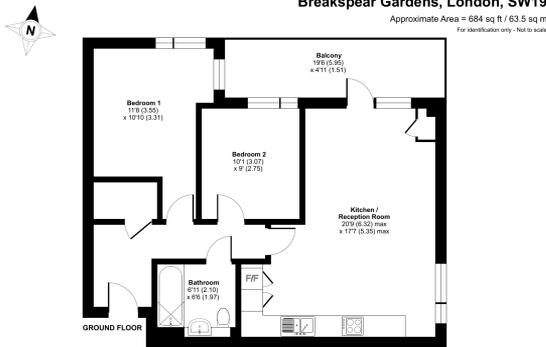
Service Charge: £103.12 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £85,100 (minimum share, 15% deposit £51,188) | Single - £88,700 (minimum share, 25% deposit £85,313).

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 may be permitted but only with prior consent.



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating Operational Program Measurement Standards (IPMS) 2nd Edition. © Urbanmoves 2024. Produced for Urban Moves. REF: 1432544

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Bedroom 1
11' 8" x 10' 10" (3.55m x 3.31m)

Bathroom
6' 11" x 6' 6" (2.10m x 1.97m)

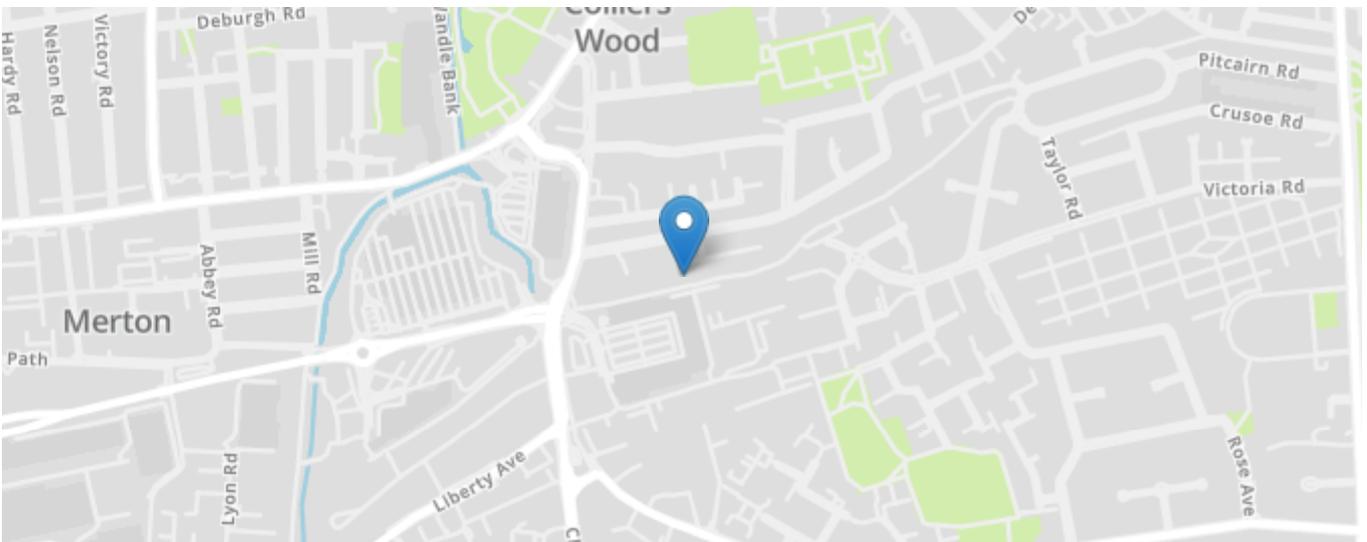
Bedroom 2
10' 1" x 9' 0" (3.07m x 2.75m)

Reception
20' 9" max. x 17' 7" max. (6.32m x 5.35m)

Kitchen
included in reception measurement

Balcony
19' 6" x 4' 11" (5.95m x 1.51m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	



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