

## £350,000 Shared Ownership

Myddleton House, 1 Breakspear Gardens, London SW19 2FP



- Guide Single Income £86.8k 25% deposit £87.5k
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Dual Income £87.5k 10% deposit £35k
- Approx. 737 Sqft Gross Internal Area
- Spacious Main Bedroom
- Large, South Facing Balcony
- Short Walk from Colliers Wood Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £500,000). This smartly-presented flat is on the second floor (building has a lift) and has a twenty-one-foot reception room with open-plan kitchen area featuring white gloss units and integrated appliances. A door leads from the living area out onto a large, south-facing balcony. There is a spacious main bedroom plus a good-sized second bedroom and a sleek, fully-tiled bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and the well insulated walls, high performance glazing and modern gas central heating system make for 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'.

**Housing Association:** Clarion.

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

**Share Available:** 70% (£350,000).

**Shared Ownership Rent:** £480.91 per month (subject to annual review).

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

**Ground Rent:** £300.00 for the year.

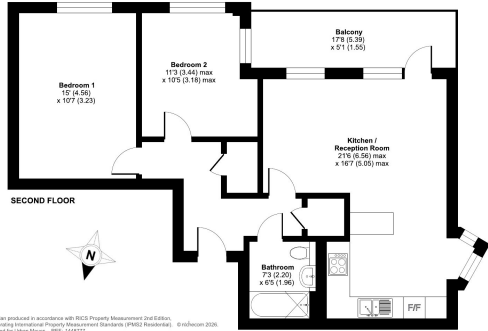
**Guide Line Minimum Income:** Single £86.8k (with a 25% [£87.5k] deposit), Dual £87.5k (with a 10% [£35k] deposit).

**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 from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.

**Breakspears Gardens, London, SW19**

Approximate Area = 737 sq ft / 68.4 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition (2018) and the International Property Measurement Standards (IPMS) Requirements. © Urban Moves 2020. Produced for Urban Moves. 1027\_1422777

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

21' 6" max. x 16' 7" max. (6.56m x 5.05m)

#### Kitchen

included in reception measurement

#### Balcony

17' 8" x 5' 1" (5.39m x 1.55m)

#### Bedroom 1

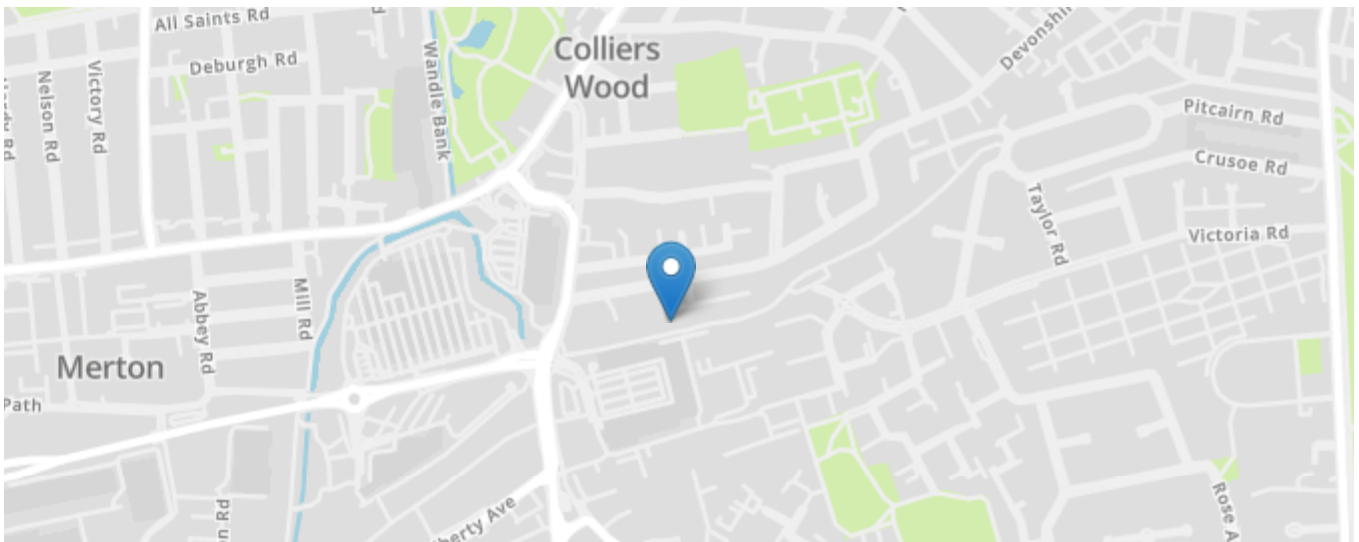
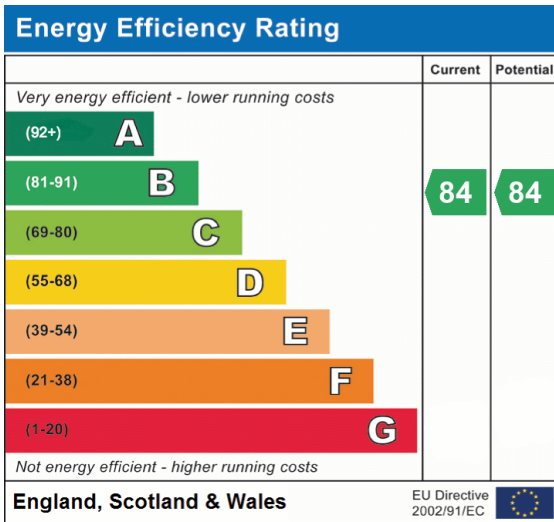
15' 0" x 10' 7" (4.56m x 3.23m)

#### Bedroom 2

11' 3" max. x 10' 5" max. (3.44m x 3.18m)

#### Bathroom

7' 3" max. x 6' 5" max. (2.20m x 1.96m)



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.