

£228,000 Shared Ownership

Disraeli House, 3 Breakspear Gardens, London SW19 2FP



- Guideline Minimum Deposit £22,800
- Second Floor (building has a lift)
- Dual Aspect Reception Room
- Open-Plan Kitchen
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £62.2k | Single £71.6k
- Approx. 551 Sqft Gross Internal Area
- Balcony
- Sleek, Fully-Tiled Bathroom
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £380,000). This attractive, second-floor apartment has a dual-aspect reception room with spacious, open-plan kitchen area. A glazed door leads out onto an east and south-facing balcony. The bedroom has a window on the balcony side plus a triangular bay. There is a sleek, fully-tiled bathroom and a large storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, 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 which has a communal garden and is located next to a small nature reserve just off Fortescue Road. Colliers Wood Station, for access to Northern Line services, 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: 60% (£228,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £485.60 per month (subject to annual review).

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

Ground Rent: £300.00 for the year.

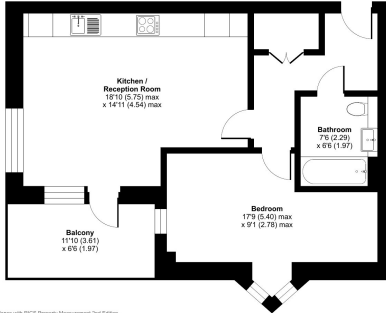
Guideline Minimum Income: Dual - £62,200 | Single - £71,600 (based on minimum share and 10% deposit).

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). There is no parking space offered with this property.



Breakspears Gardens, London, SW19
Approximate Area = 551 sq ft / 51.1 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPMS) Residential, © Urban Moves 2024. Produced by Urban Moves, RSP - 1000013

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

18' 10" max. x 14' 11" max. (5.75m x 4.54m)

Kitchen

included in reception measurement

Balcony

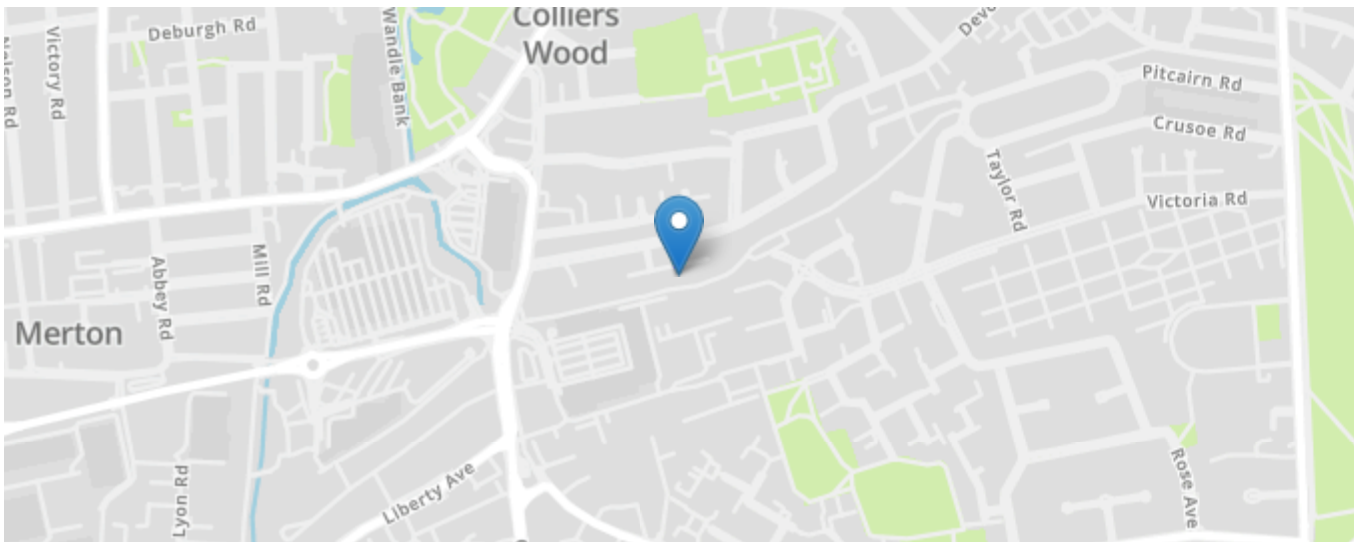
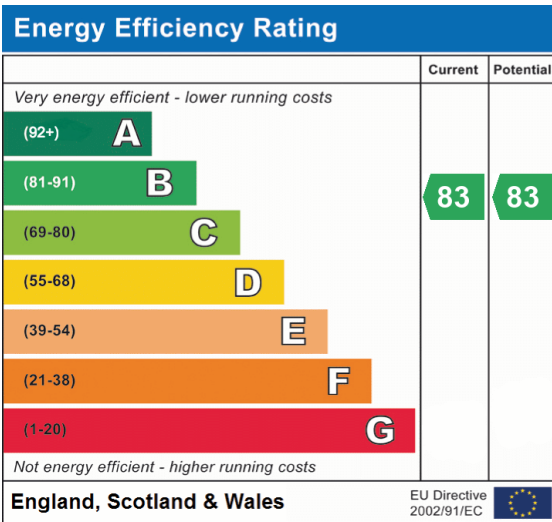
11' 10" x 6' 6" (3.61m x 1.97m)

Bedroom

17' 9" max. x 9' 1" max. (5.40m x 2.78m)

Bathroom

7' 6" x 6' 6" (2.29m x 1.97m)



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.