urban moves
ALL THE RIGHT VALUES

£178,500 Shared Ownership

Bramah Court, 2 Breakspear Gardens, London SW19 2FP






- Guideline Minimum Deposit £17,850
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Two Good-Sized Double Bedrooms
- Communal Garden
- Guide Min Income Dual £74.2k | Single £85.8k
- Approx. 744 Sqft Gross Internal Area
- Balcony
- Very Good Energy Efficiency Rating
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £510,000). This immaculately-presented flat is on the second floor and has a twenty-two-foot reception room with attractive flooring, windows on two sides and a spacious kitchen area featuring sleek, white units and integrated appliances. A door leads from the living area out on a good-sized balcony. Both bedrooms are comfortable doubles, there is a stylish, fully-tiled bathroom and a pair of built-in 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. Bramah Court 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).
Minimum Share: 35% (£178,500). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £1062.25 per month (subject to annual review).
Service Charge: £126.40 per month (subject to annual review).
Ground Rent: £300.00 for the year.
Guideline Minimum Income: Dual - £74,200 | Single - £85,800 (based on minimum share and 10% 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 can only be obtained once you are the property owner). There is no parking space offered with this property.

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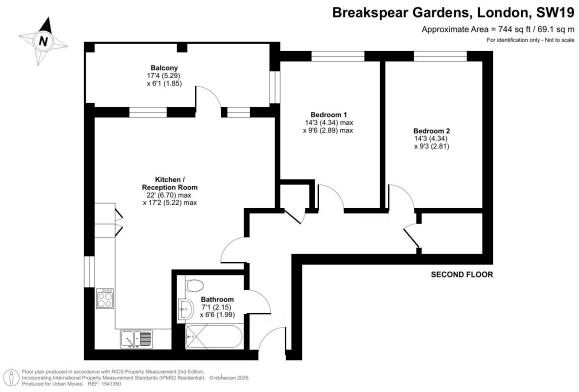
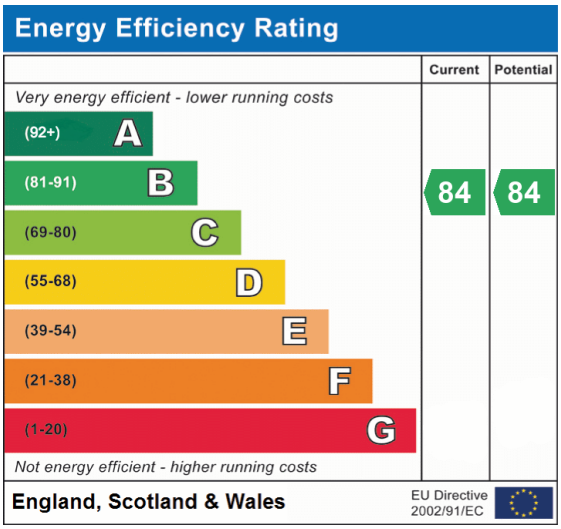




DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception
22' 0" max. x 17' 2" max. (6.70m x 5.22m)

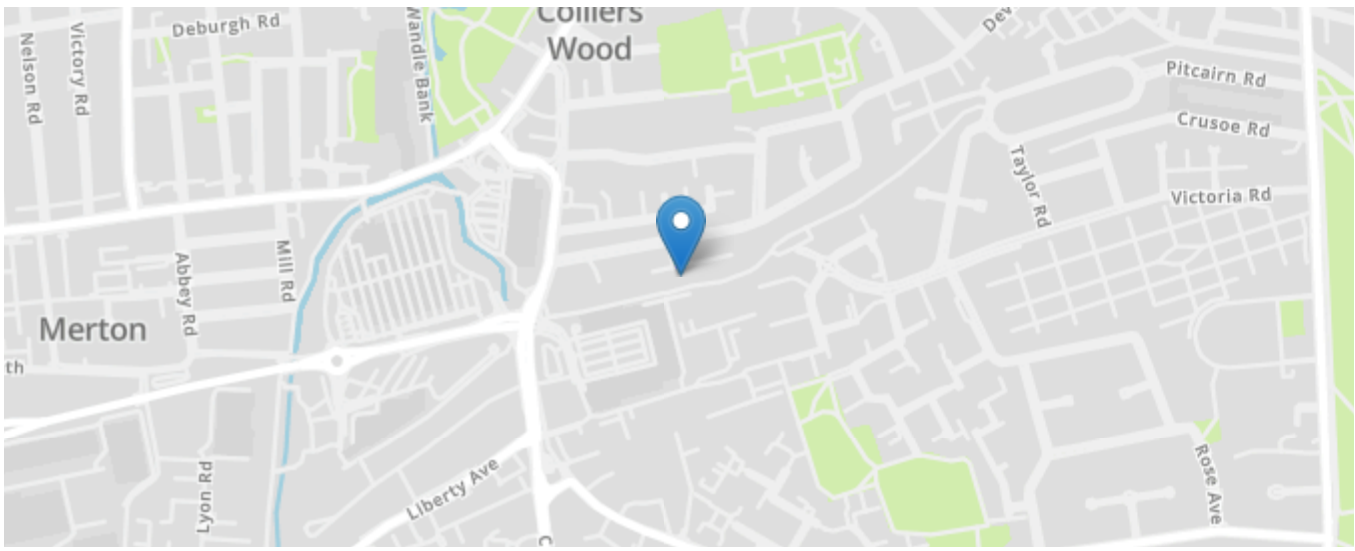
Kitchen
included in reception measurement

Balcony
17' 4" x 6' 1" (5.29m x 1.85m)

Bedroom 1
14' 3" max. x 9' 6" max. (4.34m x 2.89m)

Bedroom 2
14' 3" x 9' 3" (4.34m x 2.81m)

Bathroom
7' 1" max. x 6' 6" max. (2.15m 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.