urban moves
ALL THE RIGHT VALUES

£162,500 Shared Ownership

Bramah Court, 2 Breakspear Gardens, London SW19 2FP






- Guideline Minimum Deposit £16,250
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Gated Development with Communal Garden
- Guide Min Income Dual £51.9k | Single £59.5k
- Approx. 550 Sqft Gross Internal Area
- Naturally-Lit Bathroom
- Very Good Energy Efficiency Rating
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £325,000). This spacious flat is on the second floor and has a twenty-two-foot reception room with attractive flooring and open-plan kitchen area featuring sleek, white units and integrated appliances. A glazed door leads out onto a good-sized balcony. The bedroom is dual aspect, there is a stylish, fully-tiled, naturally-lit bathroom and a large storage/utility cupboard has been provided in the entrance hallway. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards 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 and Wandle Park offers green, open space to enjoy.

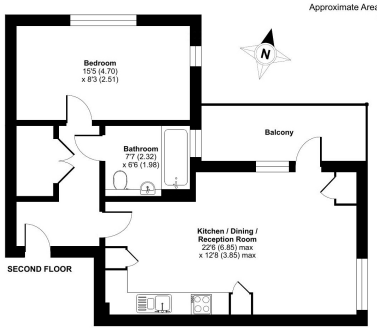
Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/07/2019).
Minimum Share: 50% (£162,500). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £591.44 per month (subject to annual review).
Service Charge: £124.29 per month (subject to annual review).
Ground Rent: £250.00 for the year.
Guideline Minimum Income: Dual - £51,900 | Single - £59,500 (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 can only be obtained once you are the property owner). There is no parking space offered with this property.

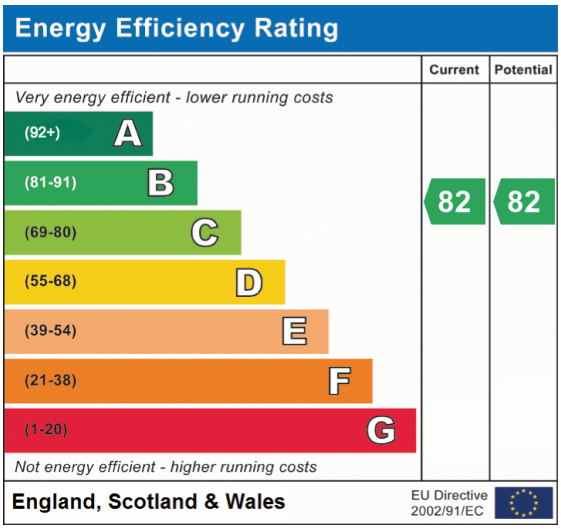
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Breakspear Gardens, London, SW19

Approximate Area = 550 sq ft / 51.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Urban Moves. REF: 1549401



DIMENSIONS

SECOND FLOOR

Entrance Hall

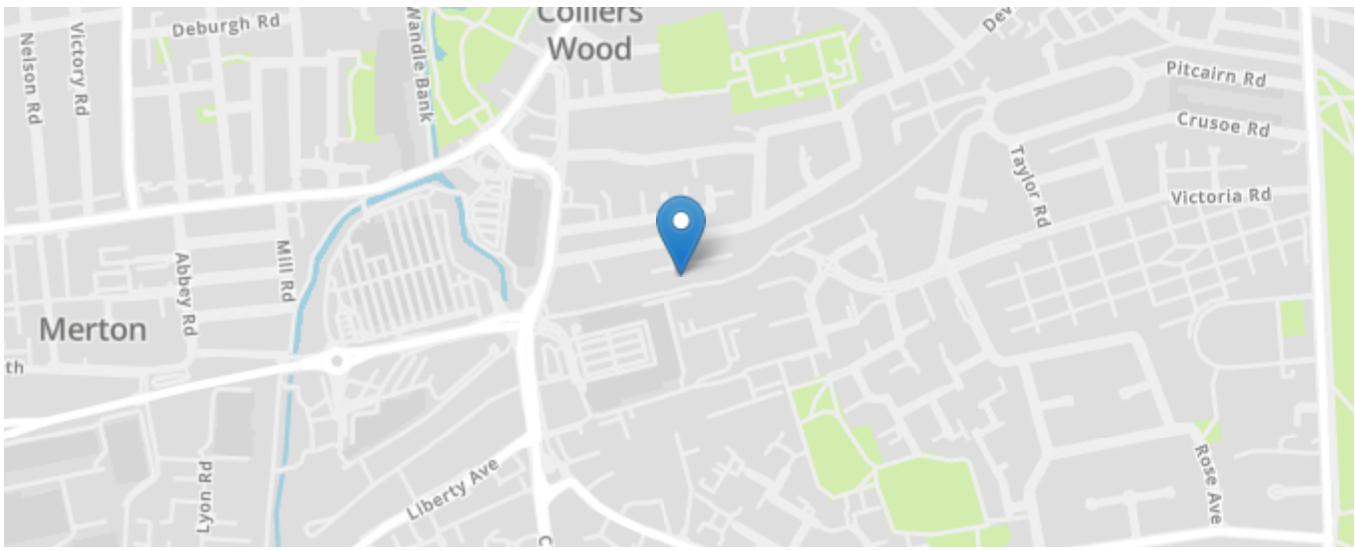
Reception
22' 6" max. x 12' 8" max. (6.85m x 3.85m)

Kitchen
included in reception measurement

Balcony

Bedroom
15' 5" x 8' 3" (4.70m x 2.51m)

Bathroom
7' 7" max. x 6' 6" max. (2.32m x 1.98m)



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.