

£370,000 Leasehold

Disraeli House, 3 Breakspear Gardens, London SW19 2FP



- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Communal Garden
- Approx. 552 Sqft Gross Internal Area
- Balcony
- Very Good Energy Efficiency Rating
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

A smartly-presented flat on the second floor of this recently-constructed building. The property has a nineteen-foot, dual-aspect reception room with attractive flooring and an open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads out onto a good-sized balcony. The spacious bedroom also has windows on two sides, the bathroom is pristine and fully-tiled and a pair of 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. Disraeli 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 and Wandle Park offers green, open space to enjoy.

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

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

Ground Rent: £250.00 for the year.

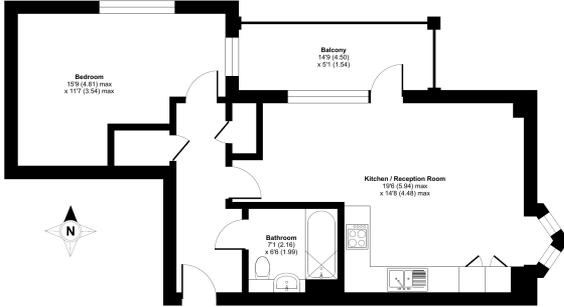
Council Tax: Band C, London Borough of Merton.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. 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 not permitted (except assistance animals). There is no parking space offered with this property.

Breakspears Gardens, London, SW19

Approximate Area = 552 sq ft / 51.2 sq m
For identification only - Not for scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves, REF: 1389268. Copyright 2024.

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

19' 6" max. x 14' 8" max. (5.94m x 4.48m)

Kitchen

included in reception measurement

Balcony

14' 9" x 5' 1" (4.50m x 1.54m)

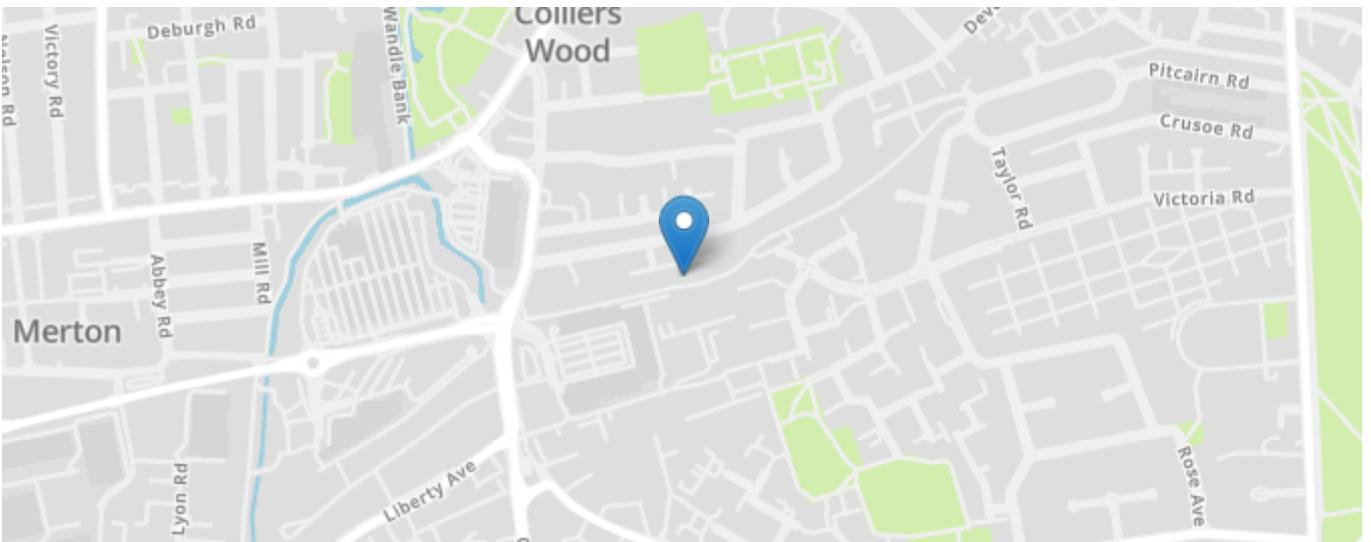
Bedroom

15' 9" max. x 11' 7" max. (4.81m x 3.54m)

Bathroom

7' 1" x 6' 6" (2.16m x 1.99m)

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	



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.