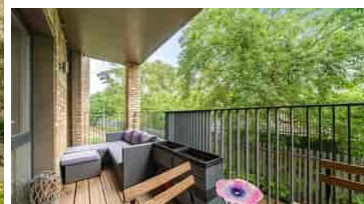
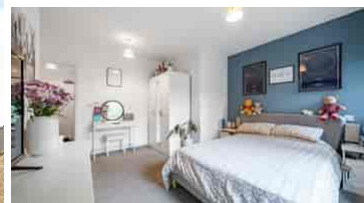


£142,500 Shared Ownership

Bramah Court, 2 Breakspear Gardens, London SW19 2FP



- Guideline Minimum Deposit £14,250
- Raised Ground Floor with Balcony
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income - Dual £64.1k Single £73.9k
- Approx. 696 Sqft Gross Internal Area
- High Energy-Efficiency Rating
- Short Walk from Colliers Wood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £475,000). This smartly-presented apartment is at entrance level but rear (south/south-east) facing and the height difference across the plot make it effectively first floor. The property has a near-twenty-one-foot reception room with spacious, open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads from the living area out onto a balcony. There is a generously-sized main bedroom plus a second comfortable double bedroom, a pristine, fully-tiled bathroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. Bramah Court is part of a gated development that borders a small nature reserve just off Fortescue Road. The apartment comes with use of a parking space and Colliers Wood Station (Northern Line) is also just a short walk away. Nearby Singlegate Primary School was Ofsted-reviewed in March and rated 'Outstanding'.

Housing Association: Clarion.

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

Minimum Share: 30% (£142,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1005.43 per month (subject to annual review).

Service Charge: £89.55 per month (subject to annual review).

Ground Rent: £300.00 for the year.

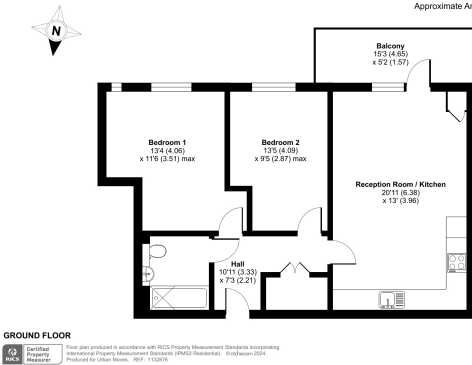
Guideline Minimum Income: Dual - £64,100 | Single - £73,900 (based on minimum share and 10% deposit).

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 not permitted (except assistance animals) without prior permission that is at the discretion of the housing association.

Breakspear Gardens, SW19

Approximate Area = 696 sq ft / 64.6 sq m
For identification only - Not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hall

10' 11" x 7' 3" (3.33m x 2.21m)

Reception

20' 11" x 13' 0" (6.38m x 3.96m)

Kitchen

included in reception measurement

Balcony

15' 3" x 5' 2" (4.65m x 1.57m)

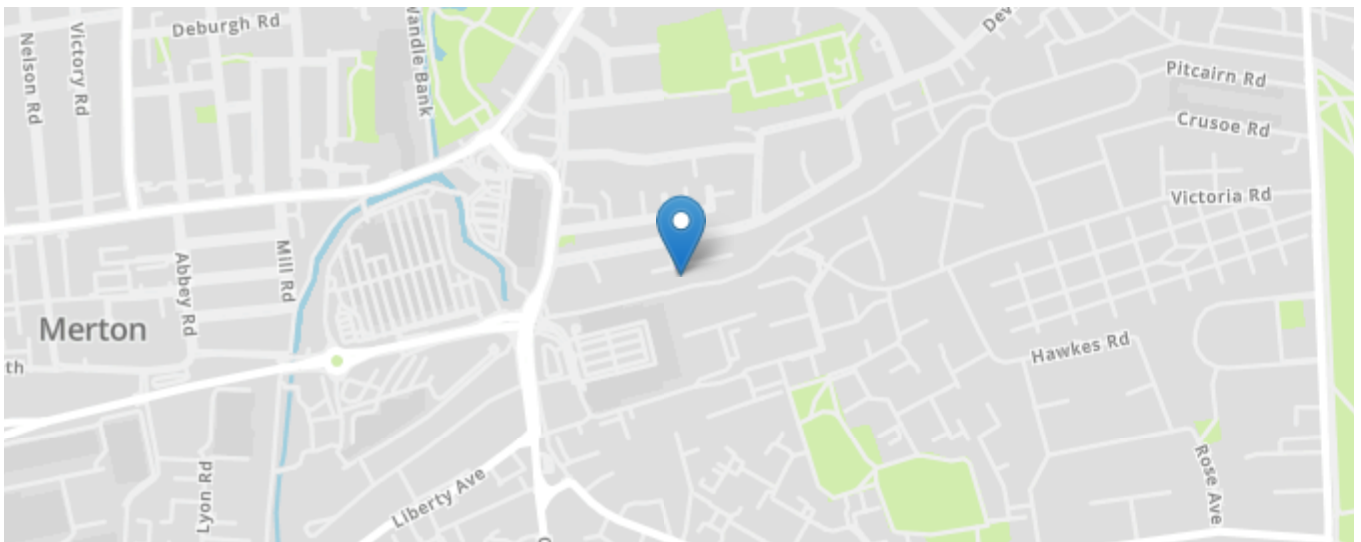
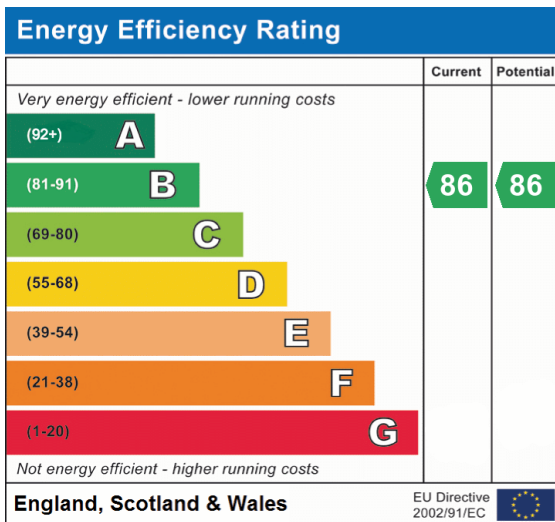
Bedroom 1

13' 4" x 11' 6" max. (4.06m x 3.51m)

Bedroom 2

13' 5" x 9' 5" max. (4.09m x 2.87m)

Bathroom



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.