

## Breakspear Gardens Colliers Wood, SW19 2FP

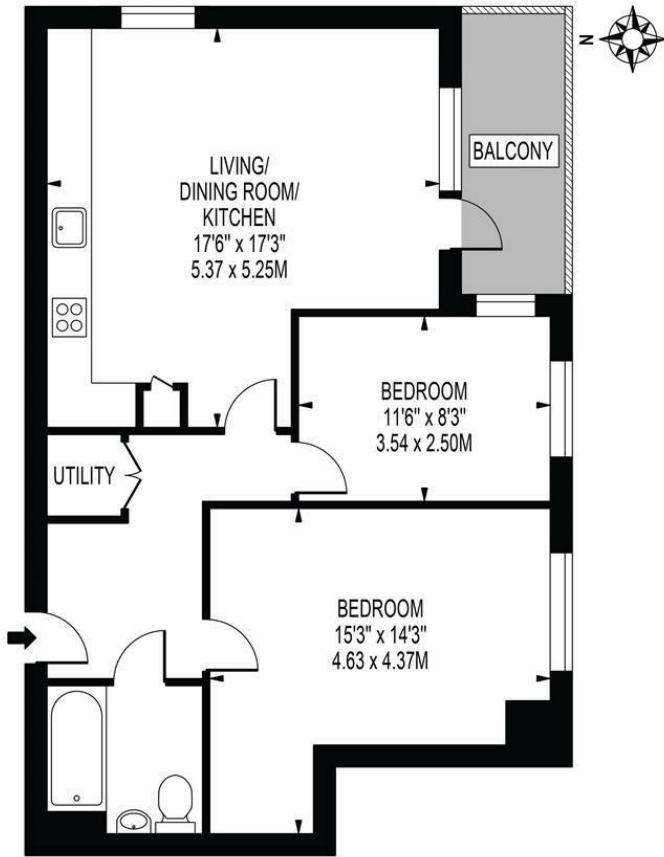
£500,000 Leasehold



A spacious and superbly presented two double bedroom apartment, finished to an excellent standard throughout and situated on the first floor of a stunning gated development. Ideally located close to a wealth of amenities in Colliers Wood and just moments from the Tube station, this property offers both convenience and contemporary living. The apartment boasts a large, modern open-plan kitchen, dining and living area with access to a generous private south-facing balcony, perfect for relaxing or entertaining. There are two well-proportioned double bedrooms and a stylish, modern fitted bathroom. Further benefits include beautifully maintained communal gardens and secure bike storage. This is a fantastic opportunity for first-time buyers and truly a property not to be missed.

## BRAMAH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 687 SQ FT - 63.83 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- First Floor Apartment
- Two Double Bedrooms
- Beautifully Presented
- Open Plan Living
- Private South Facing Balcony
- Close To Tube Station
- EPC Rating : B
- Merton Council Tax Band : D
- Lease : 125 Years From 01 July 2019
- Ground Rents (Per Annum) : £300 - Service Charges (Per Annum) : £1553.64 (2026)

| Energy Efficiency Rating                           |   | Current                 | Potential |
|----------------------------------------------------|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)                                          | A |                         |           |
| (81-91)                                            | B | 86                      | 86        |
| (69-80)                                            | C |                         |           |
| (55-68)                                            | D |                         |           |
| (39-54)                                            | E |                         |           |
| (21-38)                                            | F |                         |           |
| (1-20)                                             | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | EU Directive 2002/91/EC |           |

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