

# 304 Mauger Heights

12 Summerstown, London SW17 0GZ

One bedroom · Third floor · Private balcony



£148,500

45% SHARED OWNERSHIP

45% share: rent £511.41 pcm + service charge £125.23 pcm

45% share based on Peabody's approved full market valuation of £330,000.

£340,000

100% · ASKING PRICE

# Light, outlook and everyday ease.

ONE BEDROOM

Third-floor  
apartment

A bright, courtyard-facing apartment at Wimbledon Grounds, with an open-plan heart and a substantial private balcony that gives the home a welcome connection to the outdoors.

EPC B

Rated 84



The quoted service charge of £125.23 per month compares favourably with a selection of nearby one-bedroom apartments.\*

\*Selected advertised properties reviewed 28 September 2026; sizes and services vary. £1,502.76 annualised. Charges are variable; see page 7. For comparison details, email [shaun@brenchleysproperty.co.uk](mailto:shaun@brenchleysproperty.co.uk).



#### OPEN-PLAN LIVING

## Connected, by design.

The kitchen and reception share one sociable space. Tall windows bring daylight into the room, while the kitchen sits neatly along one side, keeping cooking, conversation and time on the sofa comfortably connected.

Pale cabinetry and clean-lined worktops give the kitchen a quiet, contemporary finish. The present arrangement shows how a compact dining space and a place to relax can work together within this considered layout.

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4.98 × 4.06 m

Kitchen / living room  
Approximate measurements

# A room that opens to the outdoors.



The bedroom has a comfortable sense of length, with space arranged around the bed and a separate stretch leading to the balcony door. Natural light and a direct connection outside give the room a character of its own.

It is a well-proportioned retreat, with the courtyard in view and outdoor space just a few steps away.

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2.88 ×  
5.26 m

Bedroom  
Approximate measurements



#### PRIVATE OUTDOOR SPACE

## A little more room to pause.

The private balcony is a meaningful part of the apartment's appeal. Its depth makes it more than a threshold: a place to sit outside, read for a while or take a break from the day.

Brickwork, the overhead structure and open railings frame a courtyard outlook towards the neighbouring apartments.



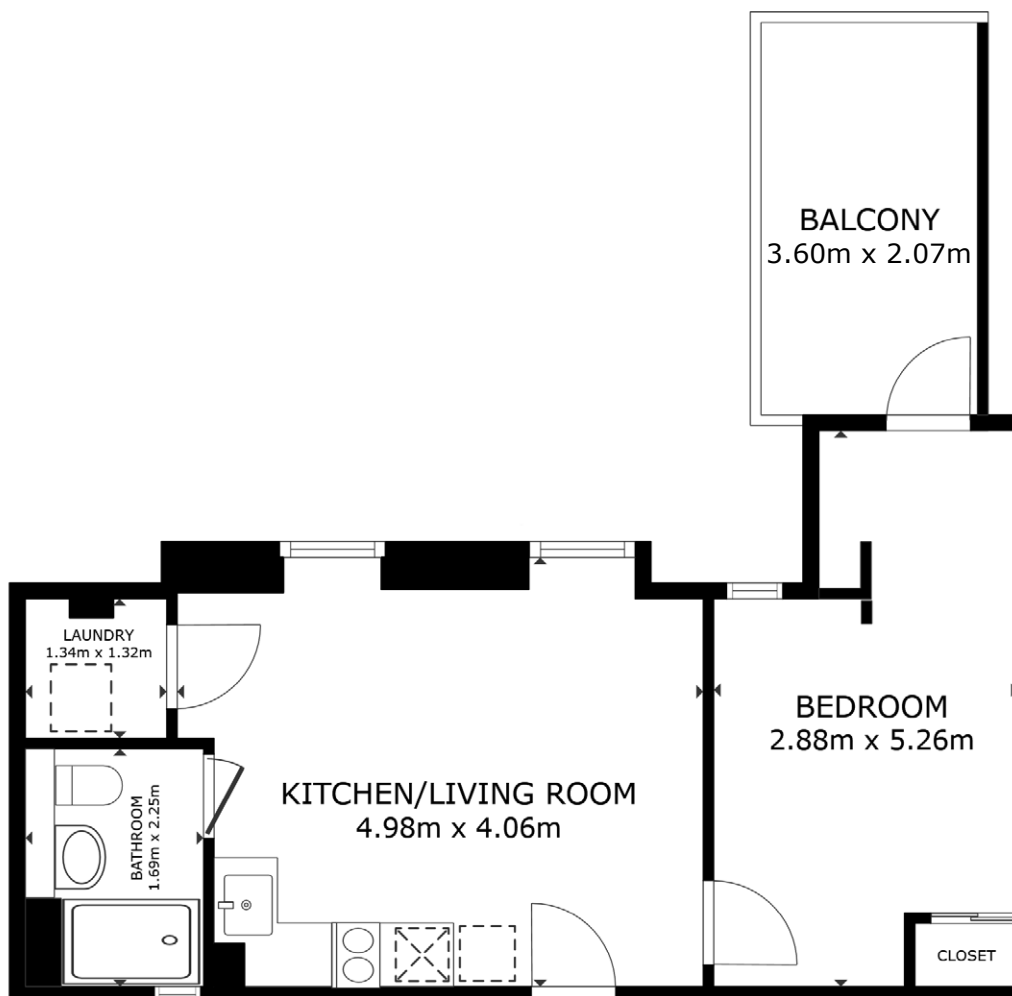
Approx. 7.6 m<sup>2</sup> / 82 sq ft  
Approx. 3.60 m × 2.07 m

Approximate measurements.

# The apartment, in plan.

## INTERNAL AREA

Approx. 39.2 m<sup>2</sup>  
422 sq ft



Approximate internal floor area: 39.2 m<sup>2</sup> / 422 sq ft. Balcony area is separate. All measurements are approximate; the plan is for identification only and is not to scale.



## Explore in 3D

Move through the rooms and see how the apartment connects. Scan the code or open the virtual tour.



# Two ways to buy.

45% share price based on Peabody's approved RICS full market valuation of £330,000.

## 45% SHARED OWNERSHIP

£148,500

Buy the existing 45% share, subject to Peabody's eligibility, affordability assessment and approval. Monthly rent on the unowned 55%: £511.41; service charge: £125.23. Rent is reviewed each 1 April: RPI change + 0.5 percentage points, minimum increase 0.5%.

£500 reservation fee, credited to completion funds; Peabody's 14-day cooling-off period and refund conditions apply.

## 100% · ASKING PRICE

£340,000

Buy 100% of the leasehold interest through simultaneous final staircasing. The seller currently owns 45%, acquires Peabody's remaining 55% and transfers 100% ownership to you on the same completion day.

Shared-ownership rent reduces to a peppercorn. Service charges continue; the current quote is £125.23 per month. Subject to Peabody's requirements and conveyancing.

Rent quoted by Peabody on 17 July 2026; service charge reconfirmed by the seller on 28 September. Charges are variable. Mortgage payments and household bills are additional; leasehold administration, notice and conveyancing fees may apply. For the 45% purchase, the reservation fee becomes non-refundable after an accepted offer following successful financial assessment, subject to Peabody's cooling-off terms. No Peabody reservation fee applies to the 100% purchase.

## TENURE & COUNCIL TAX

Leasehold: 250 years from and including 1 January 2018; approximately 241 years remaining at September 2026. Council tax: Band C (Merton). Intended to be sold with vacant possession.

## ENERGY & SERVICES

EPC B (84), valid until 14 July 2031. Heating and hot water are provided by a communal on-site plant. Mains electricity, water and sewerage; no gas.

## GROUND RENT

£0 per annum, based on seller-confirmed information dated 28 September 2026. This is separate from shared-ownership rent.

## ACCESS & PARKING

Third floor, with entryphone access to the communal lobby, passenger lift and stairs. No allocated parking. Permit-free development; the lease restricts resident permits except disabled persons' permits.

## LEASE RESTRICTIONS

The lease requires prior written landlord consent for pets; confirm permission for any proposed pet before purchase. Private residential use; alterations are restricted. No balcony barbecues or cooking.



## Simple, useful details.

The shower room brings together a glass shower enclosure, basin, WC and heated towel rail in warm neutral finishes. A separate laundry/storage space keeps everyday practicalities close to hand.

The purpose-built block has concrete-and-steel construction, brick-faced elevations, concrete floors and a flat roof.

Broadband: Hyperoptic equipment reported by the seller. Check provider availability, speeds and mobile coverage.

## At Wimbledon Grounds

National Rail services at Earlsfield and the Northern line at Tooting Broadway connect this Summerstown setting with the wider city.



## Arrange a viewing.

304 Mauger Heights, with Brenchley's.

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Particulars prepared 29 September 2026. Measurements and the floorplan are approximate. Photographs show the property as photographed; furnishings are not necessarily included. Services and appliances have not been tested by Brenchley's. Buyers should verify matters important to them through inspection and their professional advisers. These particulars do not form part of a contract and do not affect statutory rights.