

**FOR SALE**



**Runnymede, Colliers Wood, SW19**

**GUIDE PRICE £475,000 Leasehold**



**samuel estates**  
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# Property Description

We are thrilled to present this charming two-bedroom first-floor maisonette, ideally situated on Runnymede, Colliers Wood. This property boasts a spacious reception room, a modern fully integrated kitchen, a sleek bathroom, and two generously sized double bedrooms. Additional highlights include a beautifully landscaped south-facing garden and the convenience of two off-street parking spaces.

This property is located on quiet cul-de-sac and is just a short walk away from the historic Merton Abbey Mills Market, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. In addition, with the Nuffield Health Club, weekend Farmers & Craft market on site and the open spaces of Morden Hall Park on your doorstep, plus you also have Merton Road Tram stop within proximity too.

Excellent transport links with the Northern Line at Colliers Wood and on the main bus network. Great retail shopping with many high street names in the Tandem Centre including Starbucks, Next and TK Max. The large M&S and Sainsbury's super stores on Merantun Way are within walking distance.

This fantastic property is offered chain-free, making your move smooth and hassle-free!

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



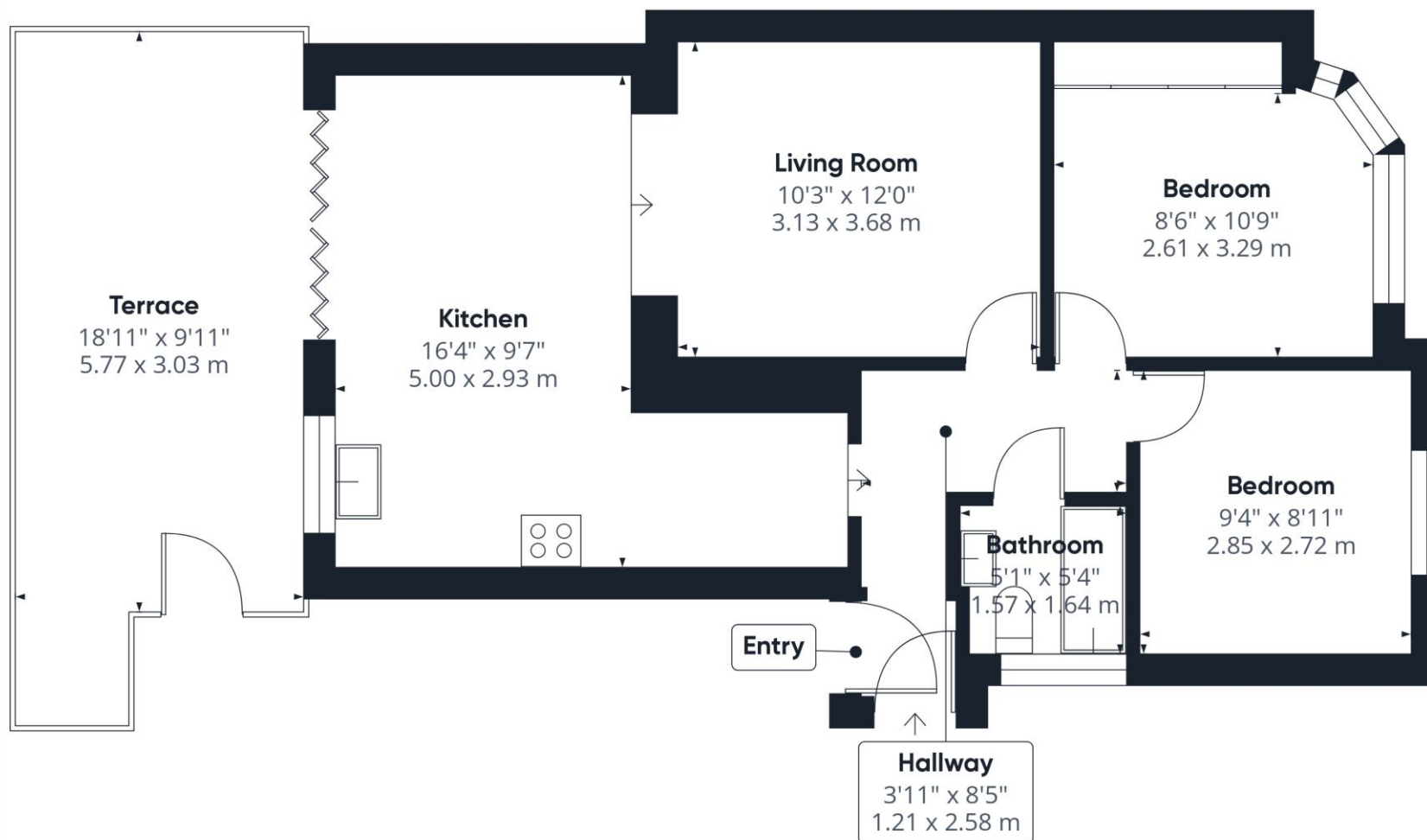
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	65	76
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC











**Approximate total area<sup>(1)</sup>**

598.79 ft<sup>2</sup>

55.63 m<sup>2</sup>

**Balconies and terraces**

200.75 ft<sup>2</sup>

18.65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 136 years remaining

**Building Insurance** – £655.33

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**

Maisonette (Ground Floor)



**Construction Type**

Brick



**Parking**

X2 Parking Spaces



**External Wall Survey**

N/A



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Central Gas Heating



**Broadband**

Standard/ Superfast/  
Ultrafast



**Mobile Signal**

Good Coverage



**Flood Risk**

*Has the property been flooded in the past five years: NO*

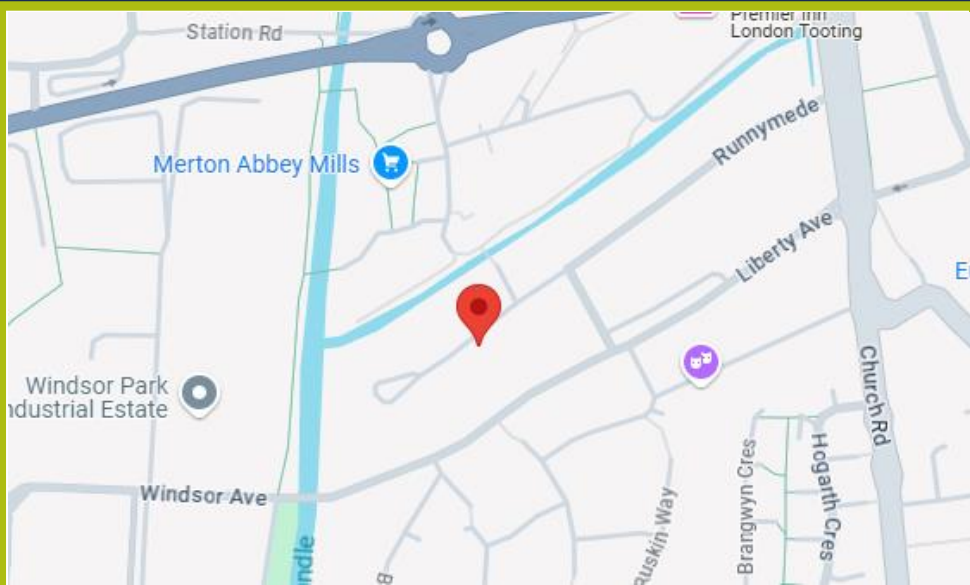
**Risk Level: Medium**



**Proposed Development**

**in Immediate Locality?**

None



### Balham

45 Bedford Hill,  
London, SW12 9EY

☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT

☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX

☎ 0208 679 9889



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