

TO LET



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Lettings & Sales

Runnymede, Colliers Wood, SW19

£1,750.00 PCM

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Property Description

This stunning and two double bedroom ground floor maisonette with private garden, which is in an exceptional standard, located on Runnymede in the heart of Colliers Wood. Accommodation comprises of a fully integrated separate kitchen, a good sized living room, giving direct access to a lovely well maintained garden. Further benefits include a stylish contemporary shower room, two double bedrooms, with the added benefit of two parking spaces!

Runnymede is a popular residential road is located within close proximity to both Colliers Wood & South Wimbledon tube stations (Northern Line). Just a stones throw away is the historic Merton Abbey Mills Market with a David Lloyd Gym Club (coming soon) and the weekend Farmers & Craft market. The River Wandle and the open spaces of Morden Hall Park are close by. Great retail shopping with many high street names in the Tandem Centre including Starbucks, Next and TK Max. Boots, The large M&S and Sainsburys super stores on Merantun Way are also within walking distance too.

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.



Material Information

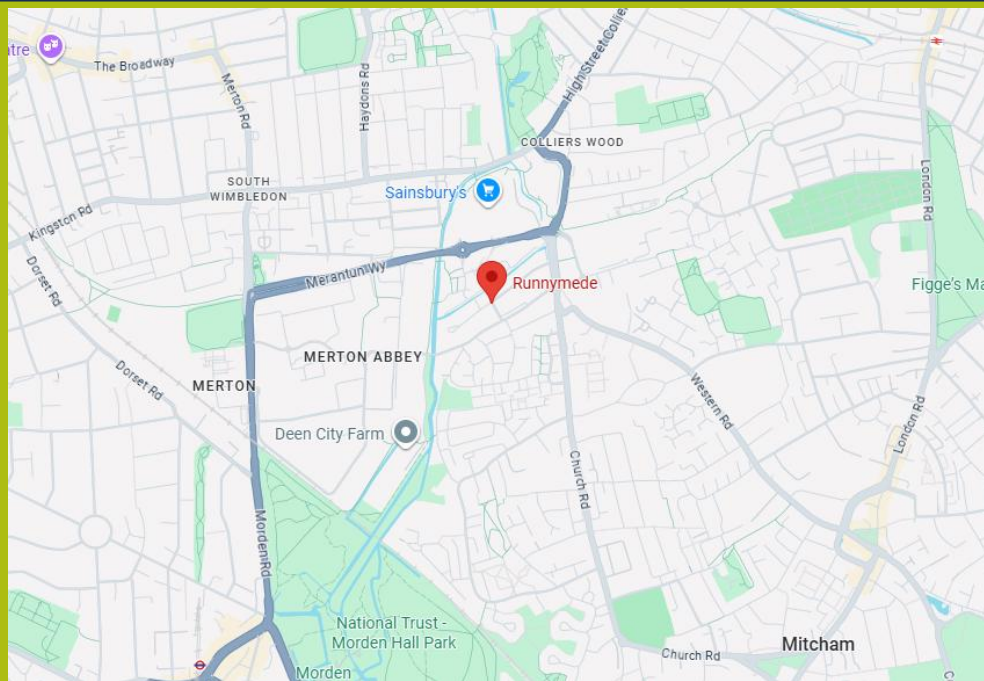
Date Available – 02/11/2025

Holding deposit amount – £403

Security Deposit amount (Five weeks rent) – £2,019.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Maisonette (Ground Floor)



Construction Type

Brick



Parking

Drive



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

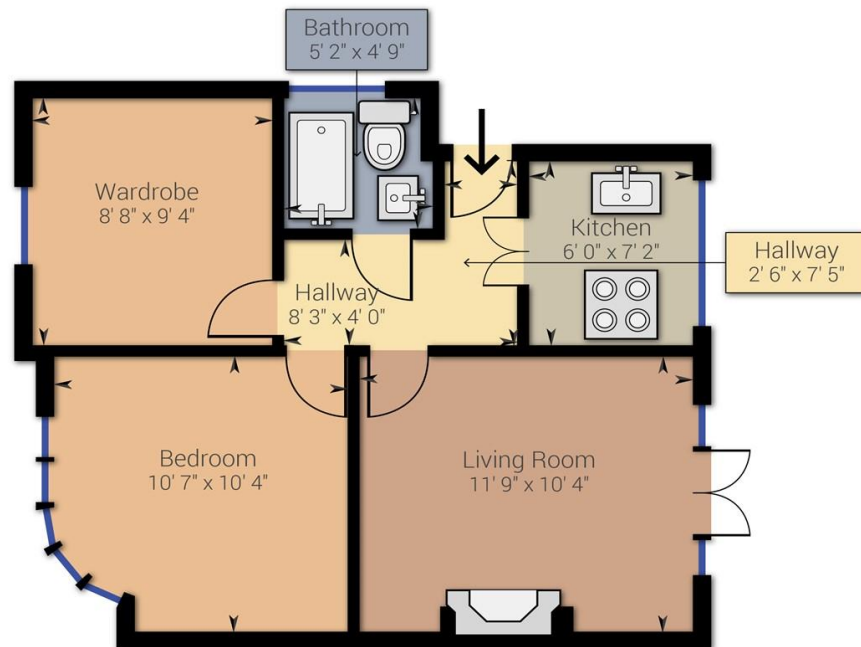
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



Approximate net internal area: 427.33 ft² / 39.70 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		75
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		

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