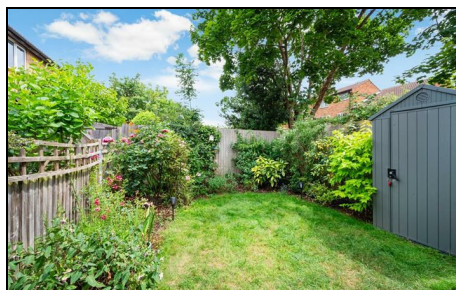


Ruskin Way Colliers Wood, SW19 2UP

£520,000 Freehold



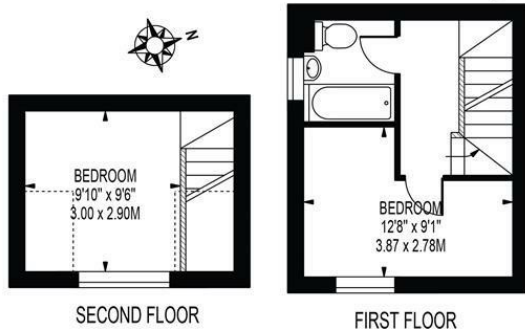
A spacious, unique and beautifully presented two double bedroom, end of terrace freehold house located within a sought after modern development, close to both Colliers Wood Tube Station (Northern Line) and Amenities including Merton Abbey Mills.. Comprising of a spacious reception, open plan kitchen diner with bi-folding doors with blinds leading out to the private garden. On the upper floors of this lovely home you will find two double bedrooms and the modern family bathroom. This stunning home also comes with off street parking and is ideally suited to the first time buyer looking to buy in the SW19 area.

RUSKIN WAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 782 SQ FT - 72.61 SQ M

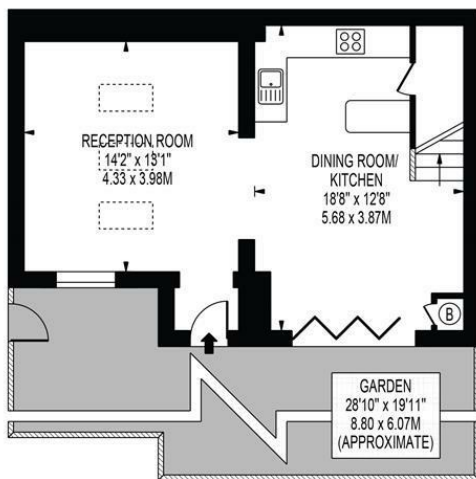
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 32 SQ FT - 3.00 SQ M



SECOND FLOOR

FIRST FLOOR



GROUND FLOOR

For Illustration Purposes Only - Not To Scale

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.

- Freehold House
- Two Double Bedrooms
- Arranged Over Three Floors
- Private Garden
- Beautifully Presented
- Off Street Parking
- Northern Line Tube Nearby
- EPC Rating : C
- Merton Council Tax Band : C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

