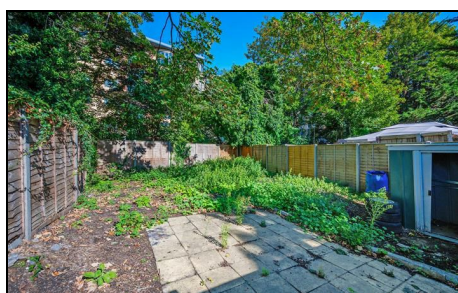


## Runnymede Colliers Wood, SW19 2PQ

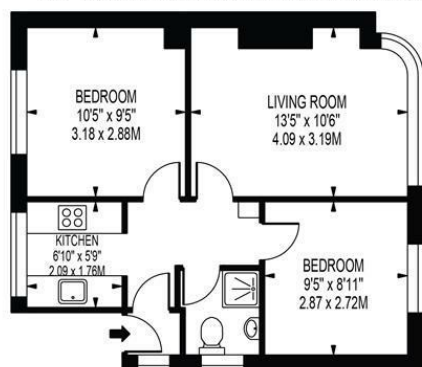
**£385,000 Leasehold**



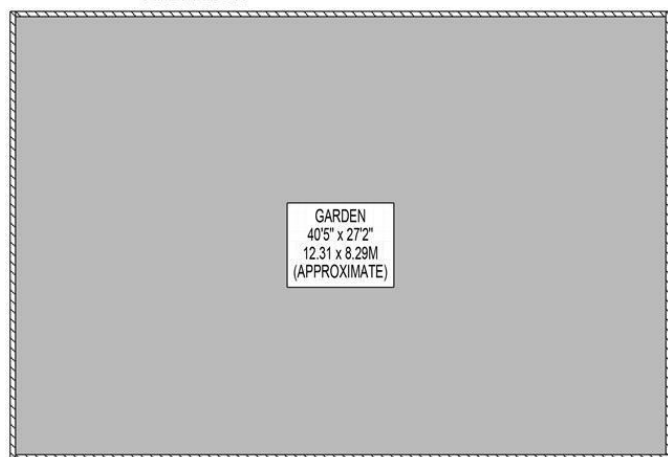
**A well presented two double bedroom first floor garden maisonette within easy reach of Colliers Wood Town Centre and Tube Station. The property benefits from gas central heating, double glazing, good sized private garden, long lease and is a superb first time purchase or investment property.**

## RUNNYMEDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 458 SQ FT - 42.55 SQ M



FIRST FLOOR



GROUND 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.

- Two Double Bedrooms
- Well Presented
- Long Lease
- Private Garden
- Close To Tube (Northern Line)
- Ideal First Purchase
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 189 Years From 25 March 1972
- No Ground Rents or Service Charges. Buildings Insurance : £500 (approx)



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      | 78        |
| (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 |           |

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



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**

