

## Runnymede Colliers Wood, SW19 2PQ

**£400,000 Leasehold**



**A superbly presented two double bedroom first floor maisonette with private rear garden. Located on a popular road close to Colliers Wood Tube Station and the many amenities at the Tandem Centre. Comprising of a spacious lounge, modern bathroom, recently fitted kitchen, two double bedrooms, private rear garden and a good sized usable loft space. Further benefits from lease extension upon completion. Properties of this quality are rare to the market and we urge you to book viewings early to avoid disappointment.**

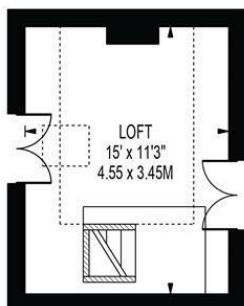


## RUNNYMEDE

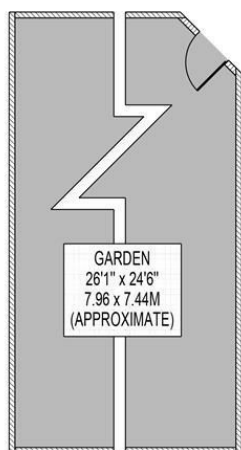
APPROXIMATE GROSS INTERNAL FLOOR AREA: 454 SQ FT - 42.15 SQ M

(EXCLUDING LOFT)

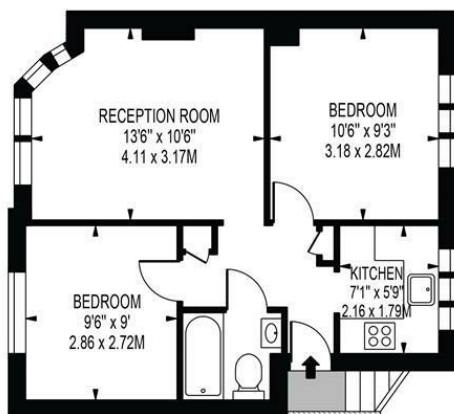
APPROXIMATE GROSS INTERNAL FLOOR AREA OF LOFT: 169 SQ FT - 15.70 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST 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.



- First Floor Maisonette
- Two Double Bedrooms
- Private Garden
- Beautifully Presented
- Convenient Location
- Close To Tube Station (Northern Line)
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 189 Years From 25 March 2016
- Ground Rents (Per Annum) : Peppercorn. Buildings Insurance (Per Annum) : £430.04 (2025)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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**

