

## Runnymede Colliers Wood, SW19 2PH

**£400,000 Leasehold**

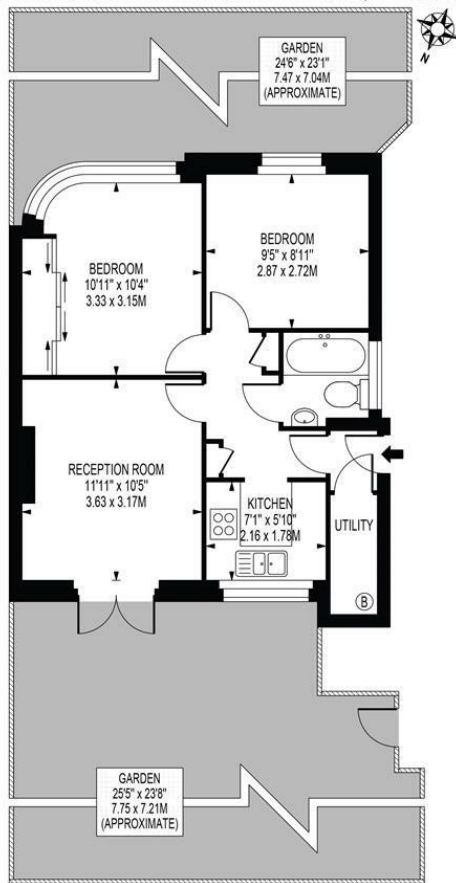


A rarely available ground floor maisonette with private front and rear gardens, offered with a recently extended 189-year lease, peppercorn ground rent and no service charges - meaning exceptionally low ongoing costs. Beautifully renovated within the last five years, the property offers a bright reception room with French doors opening onto a private rear garden with side access, a modern fitted kitchen and bathroom, and two genuine double bedrooms, making it ideal for first time buyers. Located within easy walking distance of South Wimbledon and Colliers Wood Northern Line stations, as well as Merton Abbey Mills and the River Wandle, the property combines excellent connectivity with green open space in a highly sought-after SW19 location. The front garden also offers potential for off street parking (subject to planning), adding future value and flexibility.



## RUNNYMEDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 482 SQ FT - 44.78 SQ M



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.

- Beautifully Presented Ground Floor Maisonette
- Private Front & Rear Gardens
- Newly Extended 189 Year Lease (From 2018) – 181 Years Remaining
- No Service Charge & Peppercorn Ground Rent
- Two Double Bedrooms
- Renovated Within the Last Five Years
- Walking Distance to South Wimbledon & Colliers Wood (Northern Line)
- Potential For Off-Street Parking (STPP)
- EPC Rating: D
- Merton Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(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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