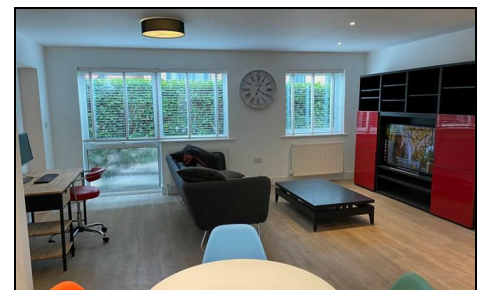


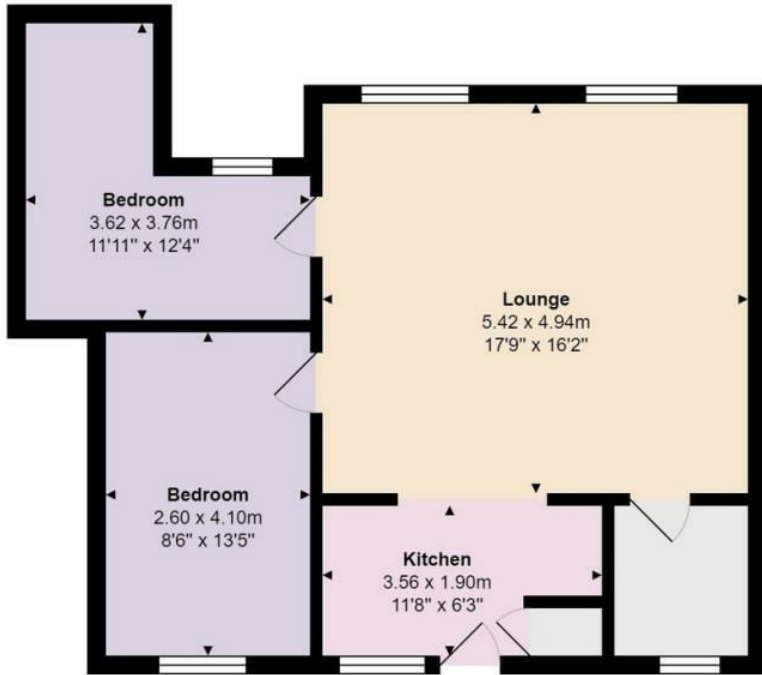
## Valley Gardens Colliers Wood, SW19 2NS

£475,000 Leasehold



**A beautifully presented two double bedroom ground floor flat, located on a quiet no through road close to the Underground Station and High Street. Offered to the market with no onward chain and a new 999-year lease upon completion. The property comprises a modern open plan kitchen / lounge / diner with fitted appliances, a separate utility area, two well proportioned double bedrooms with built-in storage, and a contemporary family bathroom. An ideal purchase for a first time buyer, this superbly convenient location makes the property a must see.**

Rutherford Court, Valley Gardens, SW19 2NS



Total Area: 59.7 m<sup>2</sup> ... 643 ft<sup>2</sup>

All measurements are approximate and for display purposes only



- Two Double Bedroom Flat
- No Onward Chain
- Beautifully Presented
- Fantastic Location
- 999 Year Lease on Completion
- Close To Tube Station
- EPC Rating : D
- Merton Council Tax Band : B
- Service Charges (Per Annum) : £1,200

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	73
(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.

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