

Valley Gardens Colliers Wood, SW19 2NS

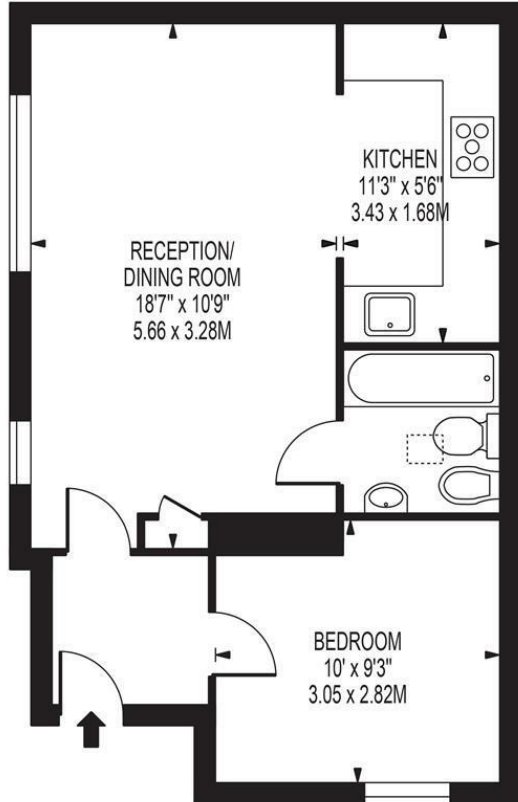
£375,000 Leasehold



A beautifully presented one double bedroom top floor apartment, located on a quiet no-through road close to Colliers Wood Underground Station, High Street and local amenities. Offered to the market with no onward chain and a new 999 year lease upon completion. The property comprises of a generous double bedroom with fitted wardrobes, a modern bathroom, a spacious living / dining room and a fully fitted kitchen with integrated appliances. The property further benefits from gas central heating, double glazing with fitted shutters and well maintained communal gardens. This is an ideal property for the first time buyer looking for a property in a great location in the SW19 postcode area.

RUTHERFORD COURT, VALLEY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 419 SQ FT - 38.93 SQ M



THIRD 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.



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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