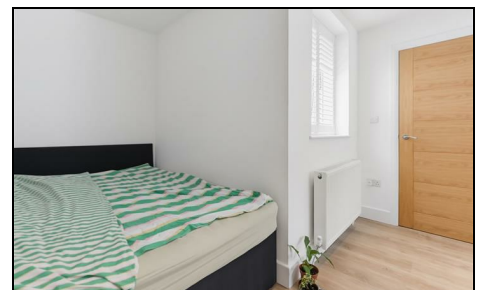


## Valley Gardens Colliers Wood, SW19 2NS

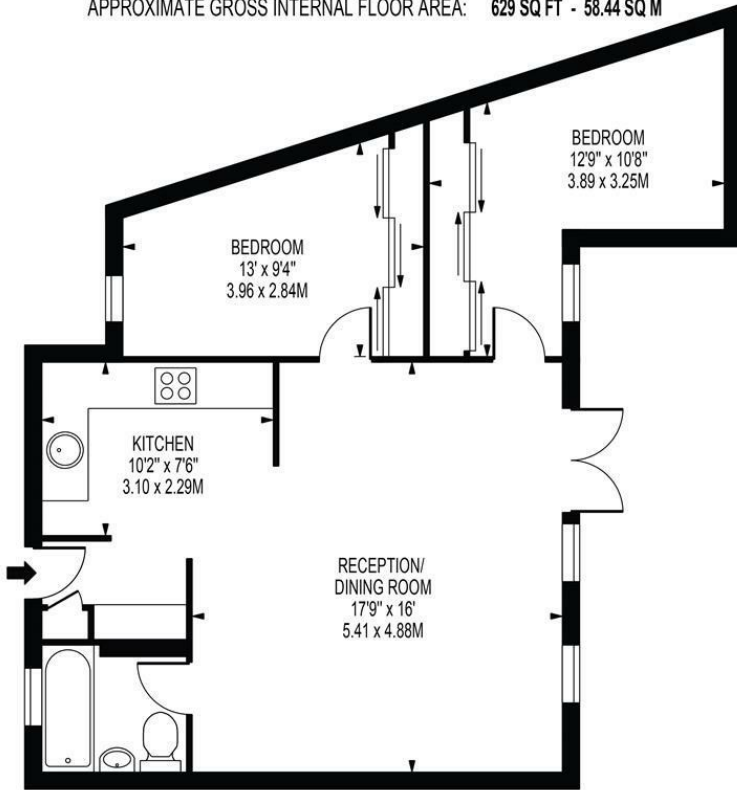
£450,000 Leasehold



A beautifully presented two double bedroom ground floor flat with its own front door, 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**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 629 SQ FT - 58.44 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.



- 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			
<b>England &amp; Wales</b>		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**

