

FOR SALE



Runnymede, Colliers Wood, SW19

Offers In Excess Of £375,000 Leasehold

 **2**

 **1**


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Property Description

We are thrilled to present this charming two-bedroom ground floor maisonette, ideally situated on Runnymede, Colliers Wood. This property boasts a spacious reception room, a modern fully integrated kitchen, a sleek bathroom, and two generously sized double bedrooms. Additional highlights include a beautiful south-facing garden and the convenience of off-street parking spaces that fits three cars.

This property is located on quiet cul-de-sac and is just a short walk away from the historic Merton Abbey Mills Market, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. In addition, a David Lloyds Gym, weekend Farmers & Craft market on site and the open spaces of Morden Hall Park on your doorstep.

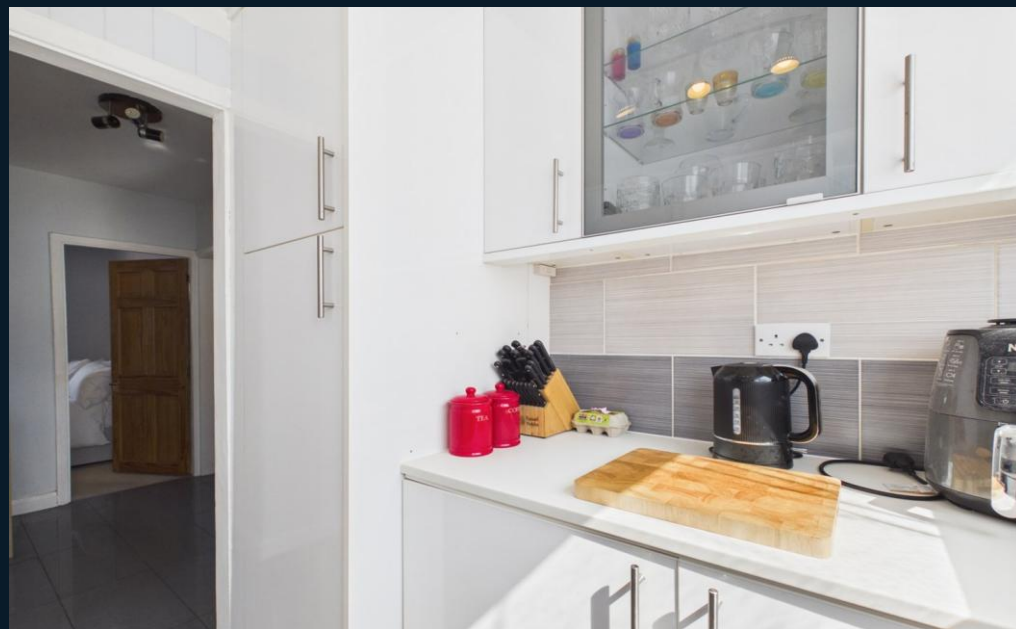
Excellent transport links with the Northern Line at Colliers Wood, the main bus network and you also have Merton Road Tram stop within proximity too. Great retail shopping with many high street names in the Tandem Centre including Starbucks, Next and TK Max. The large M&S and Sainsbury's super stores on Merantun Way are within walking distance.

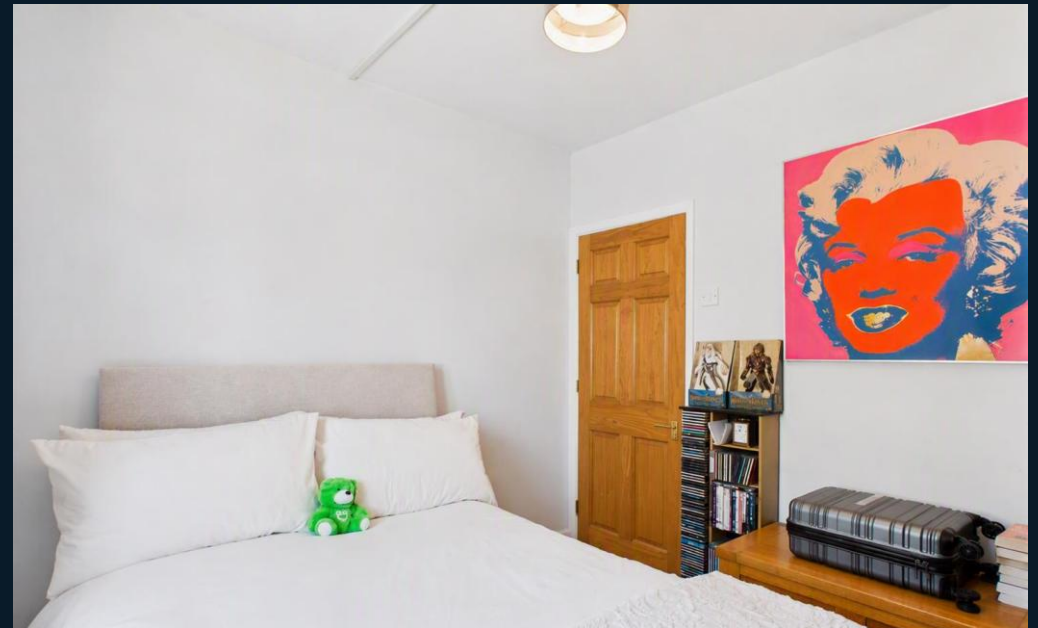
Disclaimer

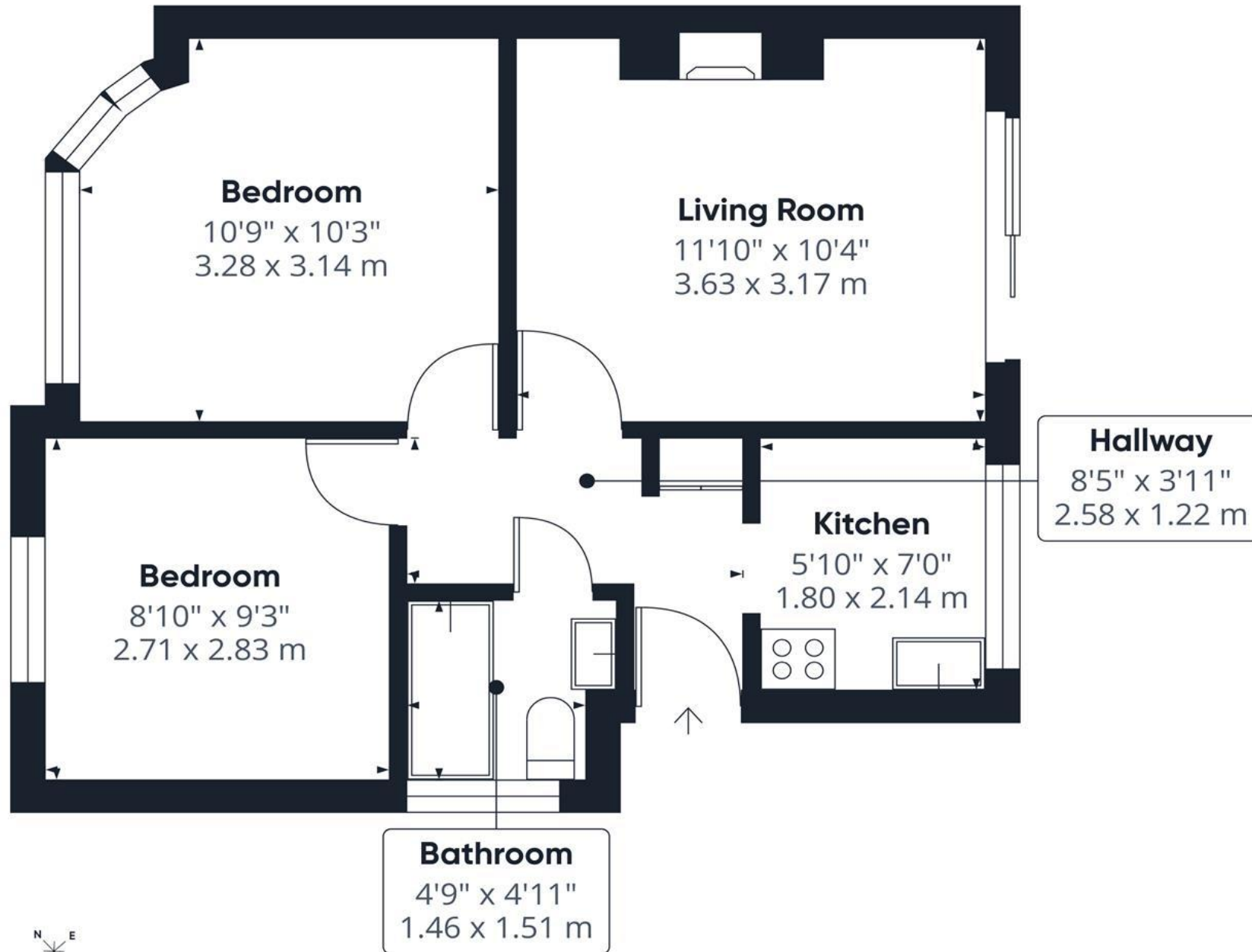
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	64	74
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Approximate total area^m
426 ft²
39.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 141 years remaining

Building Insurance – £650

Council Tax Band – C

Local Authority – Merton Council



Property Type
Maisonette (Ground Floor)



Construction Type
Brick



Parking
Driveway



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard / Superfast /
Ultrafast



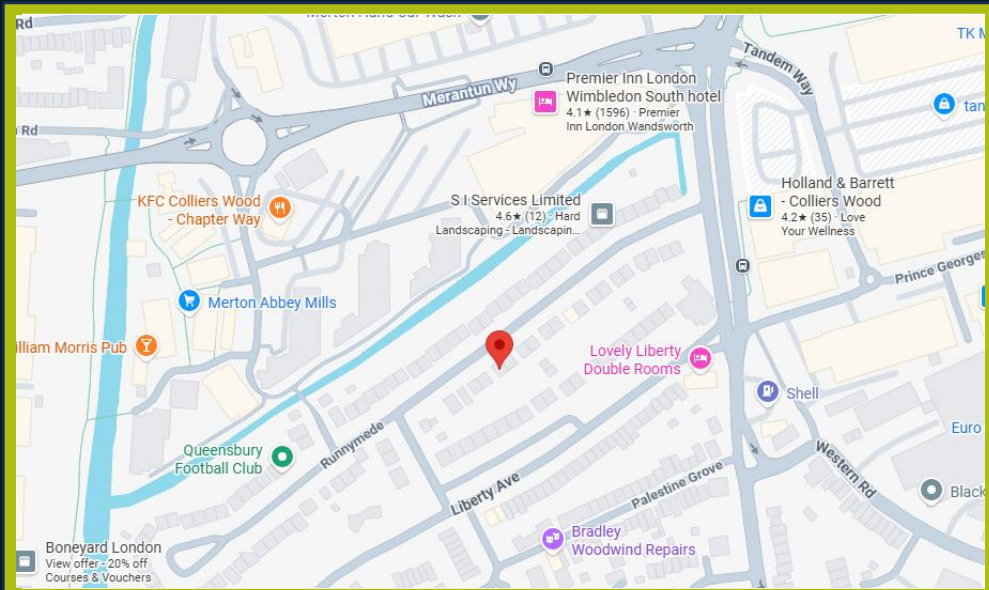
Mobile Signal
Good Coverage



Flood Risk
*Has the property been flooded in the past
five years: NO*
Risk Level: Medium



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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