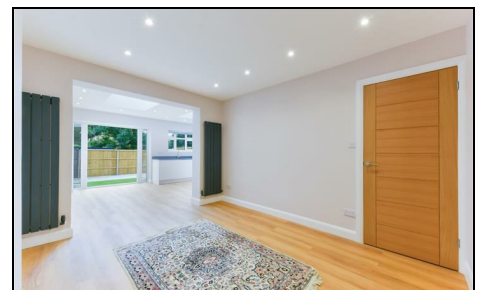


## Runnymede Colliers Wood, SW19 2RQ

£500,000 Leasehold



**A beautifully presented and fully refurbished, rear extended two double bedroom ground floor maisonette, located in a quiet cul-de-sac close to both the Tube station and Merton Abbey Mills. The property comprises of an open plan, fully fitted kitchen / diner with direct access to the south facing rear garden via French doors, a generously sized living area, a modern bathroom, and off street parking for two cars. With no onward chain, a long lease and low outgoings, this home would make an ideal purchase for a first time buyer looking in the area.**

## RUNNYMEDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 685 SQ FT - 63.68 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 Bedrooms
- No Onward Chain
- Private Garden
- Off Street Parking
- Close To Tube Station
- Ideal Investment
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 189 Years From 25 March 1972

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 75        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

