

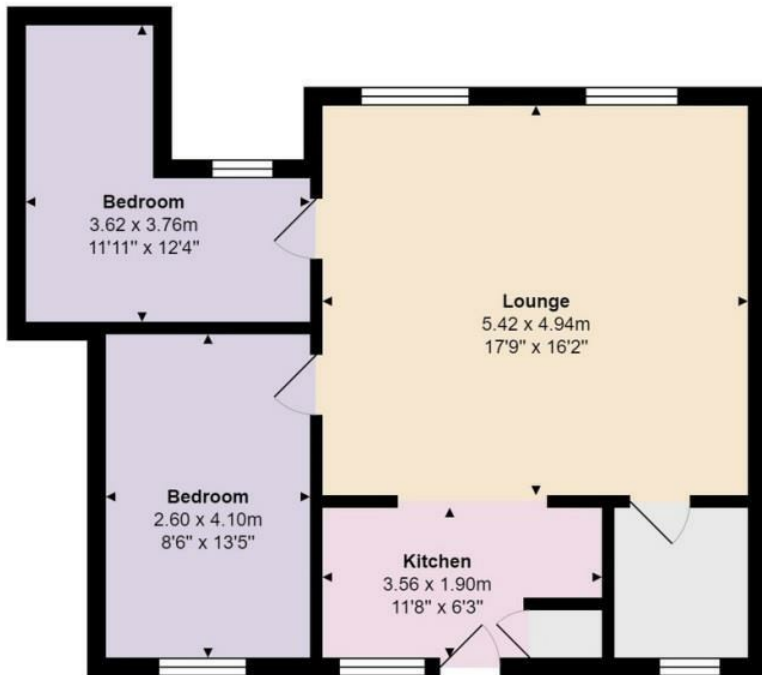
Valley Gardens Colliers Wood, SW19 2NS

£475,000 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, SW19 2NS



Total Area: 59.7 m² ... 643 ft²

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		73
(55-68) D	57	
(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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