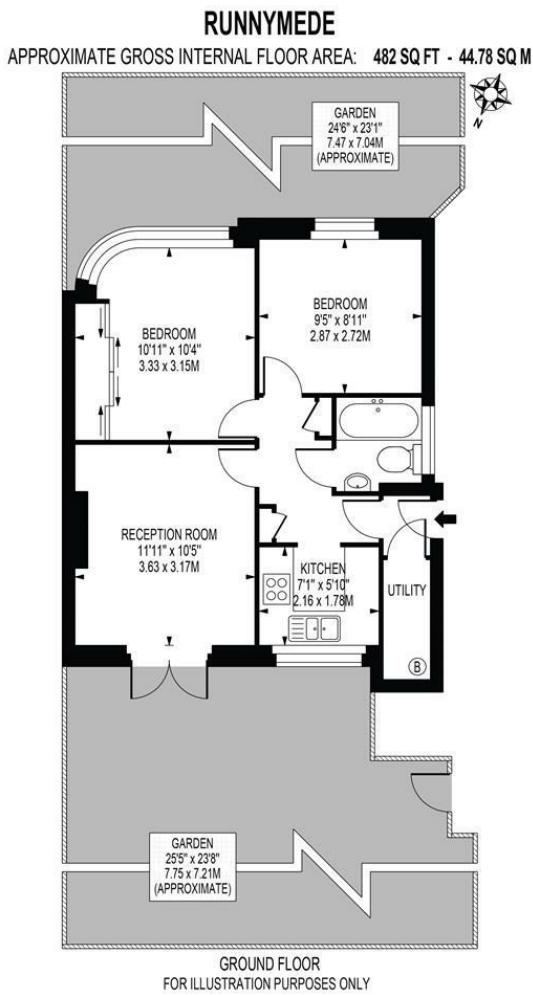


Runnymede Colliers Wood, SW19 2PH

£400,000 Leasehold



A rarely available ground floor maisonette with private front and rear gardens, offered with a recently extended 189-year lease, peppercorn ground rent and no service charges - meaning exceptionally low ongoing costs. Beautifully renovated within the last five years, the property offers a bright reception room with French doors opening onto a private rear garden with side access, a modern fitted kitchen and bathroom, and two genuine double bedrooms, making it ideal for first time buyers. Located within easy walking distance of South Wimbledon and Colliers Wood Northern Line stations, as well as Merton Abbey Mills and the River Wandle, the property combines excellent connectivity with green open space in a highly sought-after SW19 location. The front garden also offers potential for off street parking (subject to planning), adding future value and flexibility.



- Beautifully Presented Ground Floor Maisonette
- Private Front & Rear Gardens
- Newly Extended 189 Year Lease (From 2018) – 181 Years Remaining
- No Service Charge & Peppercorn Ground Rent
- Two Double Bedrooms
- Renovated Within the Last Five Years
- Walking Distance to South Wimbledon & Colliers Wood (Northern Line)
- Potential For Off-Street Parking (STPP)
- EPC Rating: D
- Merton Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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