# Ellisons

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## Runnymede
## Colliers Wood, SW19 2PQ

## £365,000 Leasehold





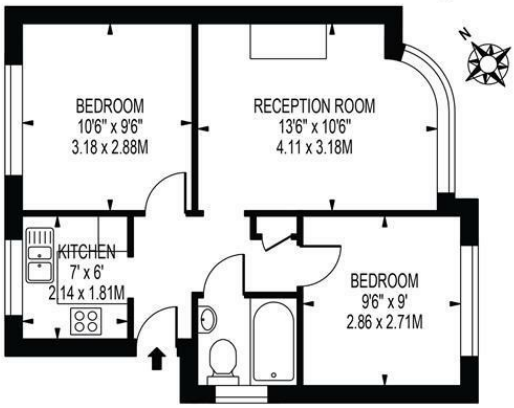




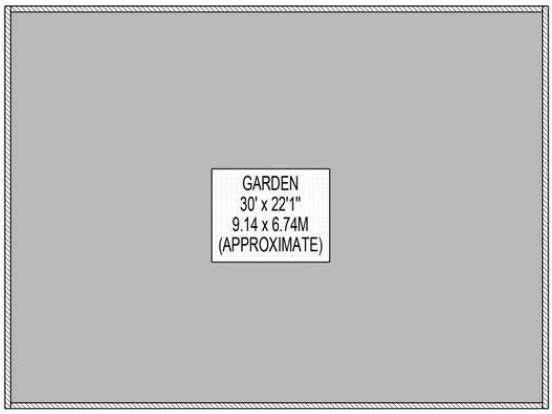
**A well presented first floor two double bedroom maisonette, offering excellent value, ideally located within easy reach of Colliers Wood Town Centre and Tube Station. The property comprises a modern fitted kitchen, a spacious separate living room, a modern bathroom and two well proportioned double bedrooms., along with a good sized private rear garden. Further benefits include no ground rent or service charges, a generous loft providing excellent storage space and a complete onward chain, making this an ideal purchase for first time buyers or investors looking to buy in the SW19 postcode.**

# RUNNYMEDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **453 SQ FT - 42.06 SQ M**




FIRST FLOOR




GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

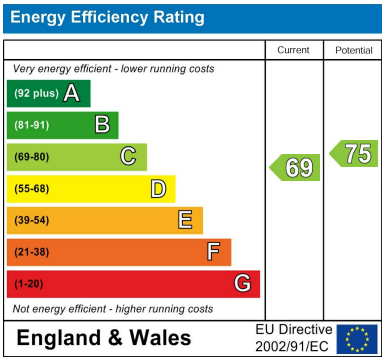
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS 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 Maisonette
- First Floor
- Private Garden
- Potential To Extend (STPP)
- Long Lease
- Close to Tube Station
- Fantastic Amenities Nearby
- EPC Rating : C
- Merton Council Tax Band : C
- No Ground Rents or Service Charges




**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518**

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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**

30 YEARS 1989–2019