

Runnymede Colliers Wood, SW19 2PG

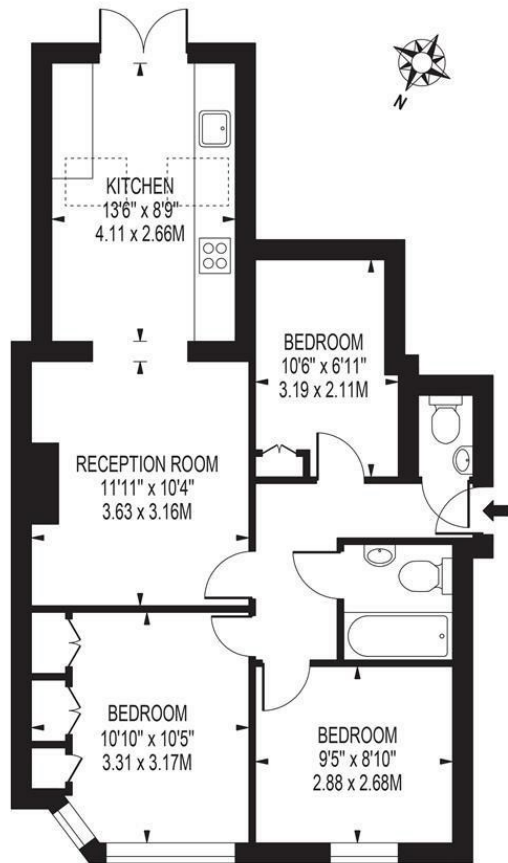
£525,000 Leasehold



A beautifully presented three bedroom maisonette located in the sought after Merton Abbey Mills area of Colliers Wood, close to the Underground Station and fantastic local amenities. The property comprises a modern fully fitted open plan kitchen / diner with wet underfloor heating flowing through into the spacious living area, smart controlled central heating throughout, and a contemporary bathroom complete with electric underfloor heating and heated towel rail. There are three bedrooms, two of which are generous sized doubles, whilst the third would work perfectly as a study for anyone looking to work from home. Further benefits include hardwired security CCTV as well as a private south facing garden and parking for two cars. Properties like this are extremely rare, and we urge you to arrange a viewing as soon as possible to avoid disappointment.

RUNNYMEDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 633 SQ FT - 58.83 SQ M



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.

- Ground Floor Maisonette
- Three Bedrooms
- Beautifully Presented
- Rear Extended
- Private Garden
- Off Street Parking
- EPC Rating : C
- Merton Council Tax Band : C
- Ground Rents (Per Annum) : Peppercorn (When Requested)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	74
(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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