

## Runnymede Colliers Wood, SW19 2RG

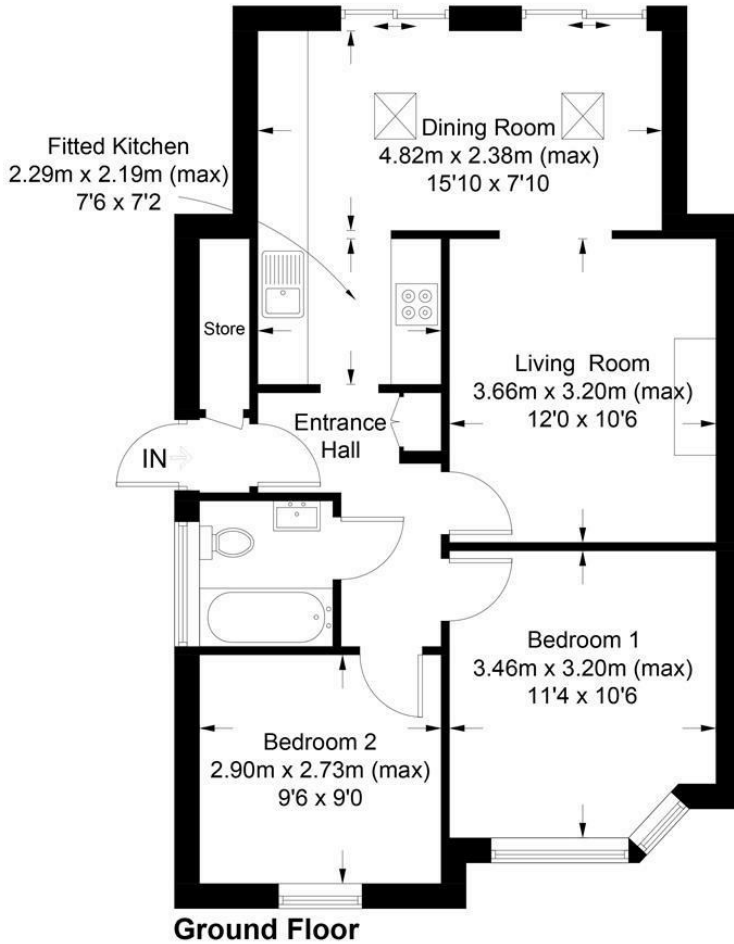
£425,000 Leasehold



**A beautifully presented and rear extended two double bedroom ground floor garden maisonette located close to Colliers Wood High Street / Tube Station, gyms and superb amenities. Spacious throughout with good sized lounge, dining area and modern kitchen with direct access to a delightful rear garden. This lovely property will not fail to impress and would make an Ideal first time purchase, or for any one looking for an amazing flat in the SW19 area with the added benefit of off street parking.**

## Runnymede, SW19

Approximate Gross Internal Area = 59.0 sq m / 636 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Two Double Bedrooms
- Rear Extended
- Off Street Parking
- Private Garden
- Ideal First Time Purchase
- Sought After Location



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B		77	(81-91) B
(69-80) C			(69-80) C
(55-68) D	66		(55-68) D
(38-54) E			(38-54) E
(21-37) F			(21-37) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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