

## Runnymede Colliers Wood, SW19 2PG

**£365,000 Leasehold**

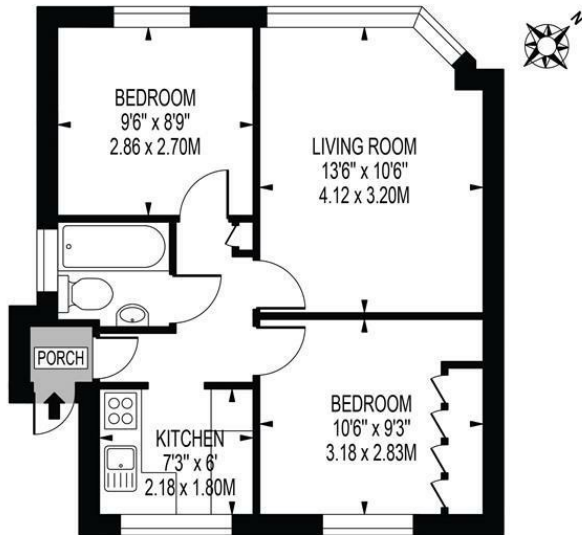


**A well presented, two double bedroom first floor maisonette set in the desirable Merton Abbey area, close to both Tube Station and the Mills giving you all the entertainment on your doorstep yet far enough away to be in a peaceful setting. This sought after property is offered with no onward chain and comes with off street parking and a recently remodelled low maintenance garden making it very desirable indeed. A must see for any first time buyer looking for a good flat in a great location.**

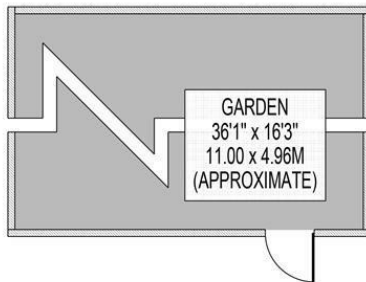


## RUNNYMEDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 445 SQ FT - 41.34 SQ M



FIRST 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.

- No Chain
- Two Double Bedrooms
- Long Lease With Over 980 Years Remaining
- Private Garden
- Off Street Parking
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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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