

Runnymede Colliers Wood, SW19 2RG

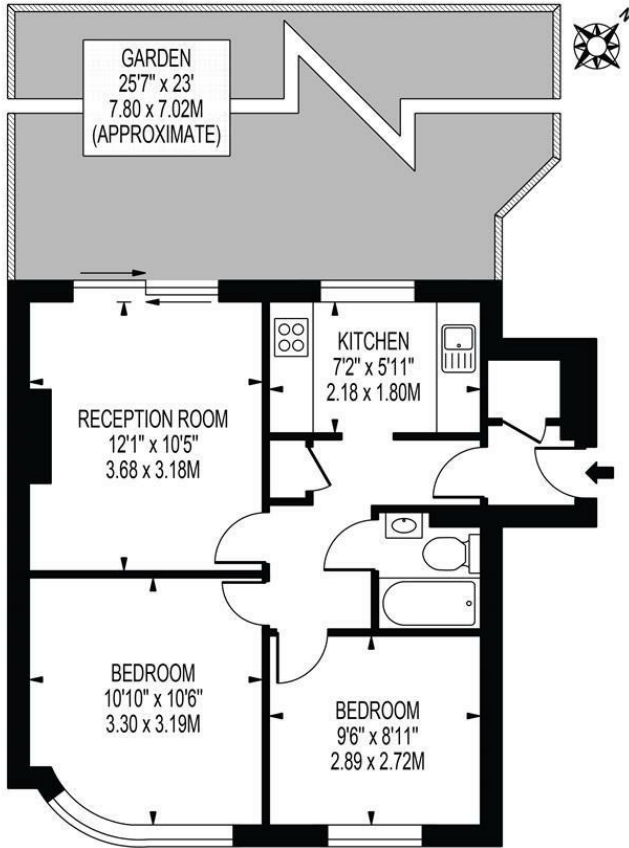
£400,000 Leasehold



Ellisons are pleased to bring to the market this well presented, ground floor, two double bedroom maisonette, located in the popular and sought after Merton Abbey Area, within walking distance to Colliers Wood Underground Station (Northern Line), local bus routes and amenities at Merton Abbey Mills. Being sold with no onward chain, this property would be ideal for either the first time buyer, or investors alike.

RUNNYMEDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 501 SQ FT - 46.51 SQ M



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 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 Bedroom Maisonette
- Off Street Parking
- Generous Outside Space
- Good Transport Links
- Ideal First Time Purchase
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 189 Years From 25 March 1972
- Ground Rents (Per Annum) : £15. Buildings Insurance (2026) ; £600 (Per Annum)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(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.

Celebrating 30 years of successful Sales and Lettings in Merton

