

FOR SALE



Runnymede, Colliers Wood, SW19

GUIDE £425,000 Leasehold

 2

 1


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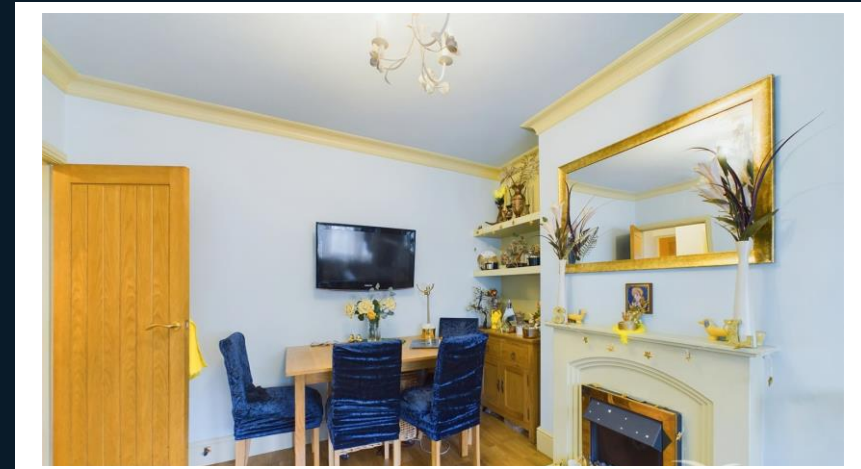
Property Description

Samuel Estates is delighted to offer this two-bedroom first floor maisonette, located on Runnymede in the heart of Colliers Wood. Accommodation comprises of a reception room, a fully integrated kitchen, bathroom, two double bedrooms and a converted loft. This property also benefits from a beautifully done summer house in the garden.


This property is located on quiet cal-de-sac and is just a short walk away from the historic Merton Abbey Mills Market, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. In addition, with the Nuffield Health Club, weekend Farmers & Craft market on site and the open spaces of Morden Hall Park on your doorstep, plus you also have Merton Road Tram stop within proximity too.

Excellent transport links with the Northern Line at Colliers Wood and on the main bus network. Great retail shopping with many high street names in the Tandem Centre including Starbucks, Next and TK Max.

The large M&S and Sainsbury's super stores on Merantun Way are within walking distance.



Energy Efficiency Rating

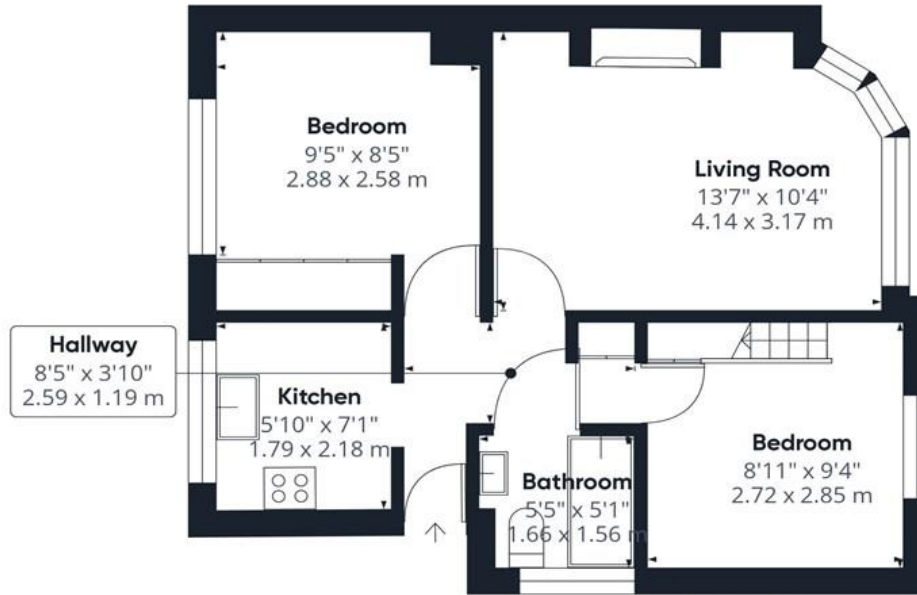
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	75
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Disclaimer

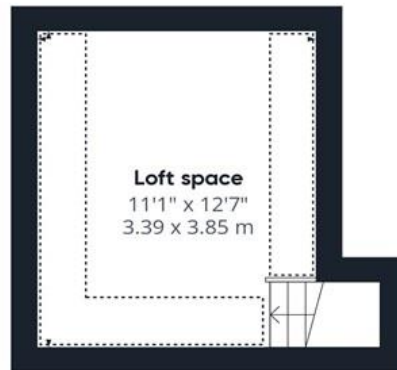
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Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

566.8 ft²
52.66 m²

Reduced headroom

54.78 ft²
5.09 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 99 years remaining

Ground Rent – £75

Building Insurance - £650

Council Tax Band – C

Local Authority – Merton Council



Property Type

Maisonette (Semi Detached)



Construction Type

Brick



Parking

Free Street Parking



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

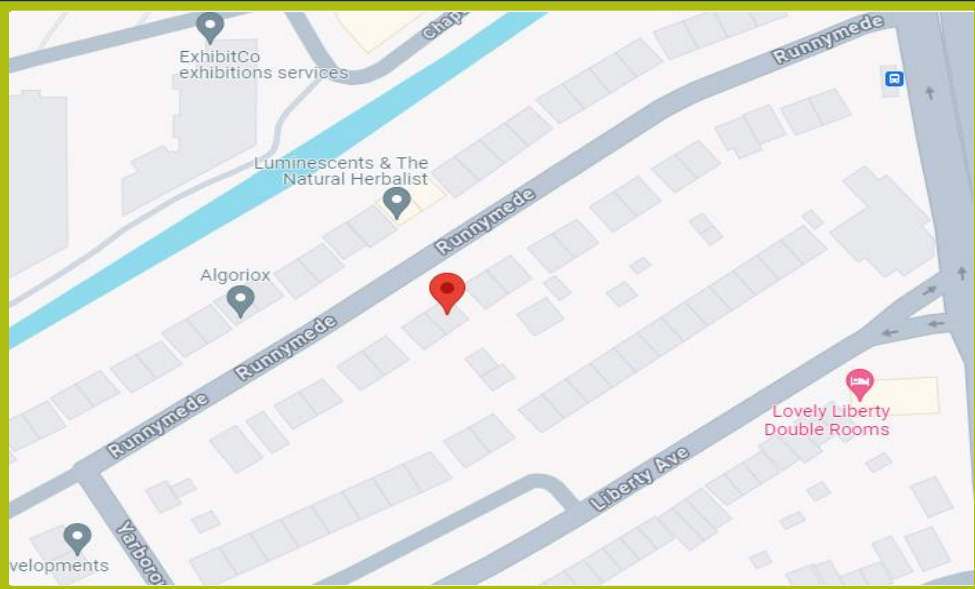
Risk Level: Medium



Proposed Development

in Immediate Locality?

None



Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 0208 679 9889



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