



Runnymede, Colliers Wood

£425,000 Leasehold

2 Double Bedrooms - Living Room & Conservatory - EPC 'D'
Fully Renovated - Contemporary Kitchen - Modern Bathroom
Landscaped Private Garden - Extended Lease - No Service Charges
Off-Street Parking x2 - Short Walk To Colliers Wood Tube & Shops

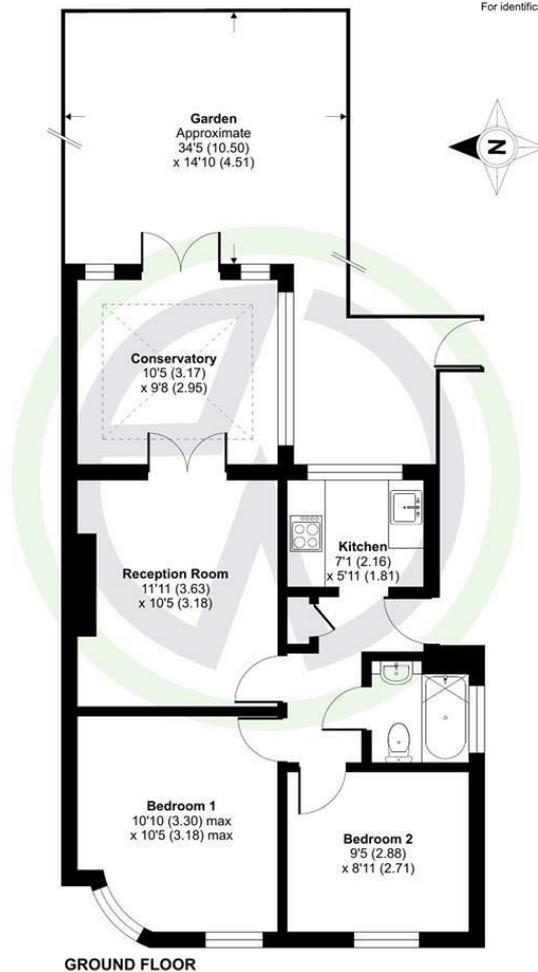


Runnymede, Colliers Wood

Runnymede, London, SW19

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Eddison White. REF: 1312927



London Borough of Merton
Tax Band C
Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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