

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## **65 Runnymede, London, SW19 2PG** **Offers in excess of £355,000**

A newly redecorated two double bedroom maisonette, has come to the market.

The property comprises a modern fitted kitchen, spacious lounge, modern bathroom and two well proportioned double bedrooms, a generous part boarded loft which provides excellent storage and a good sized private rear garden..

The property further benefits from an extended lease of 179 years, peppercorn ground rent. no service charges and no onward chain.

Located in Merton abbey, There is a bustling market nearby with various restaurants and bars ,there is the Sainsburys and Marks and Spencer hyperstore within a very short walking distance and Colliers Wood 24 hour Northern line tube is an easy walk.

This property is keenly priced and will not remain on the market long.



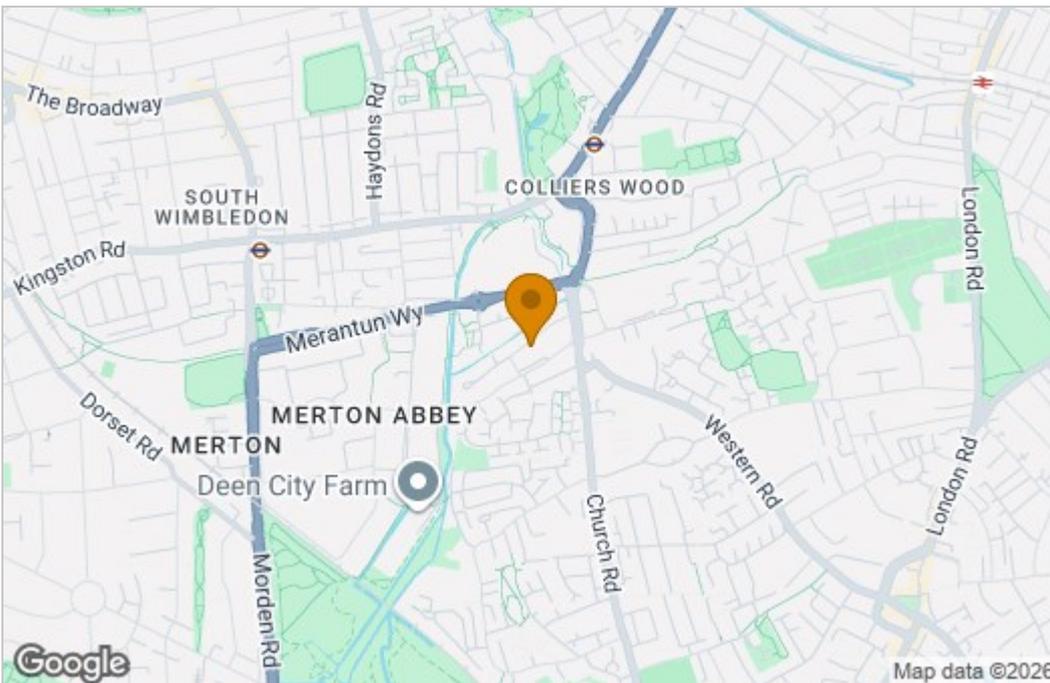
# Floor Plan



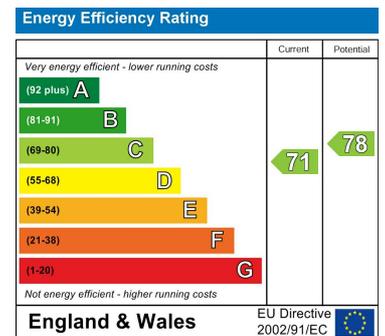
Total area: approx. 42.3 sq. metres (455.3 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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