



## 100 Byegrove Road, Colliers Wood

£1,750 Per Calendar Month

Top Floor Apartment - 2 Double Bedrooms - Separate Kitchen  
Short Walk To Colliers Wood Tube - Available 22nd Oct Unfurnished  
Large Living/Dining Room - Wimbledon/Colliers Wood Borders  
Private Off-Street Parking - Bathroom - EPC 'C'

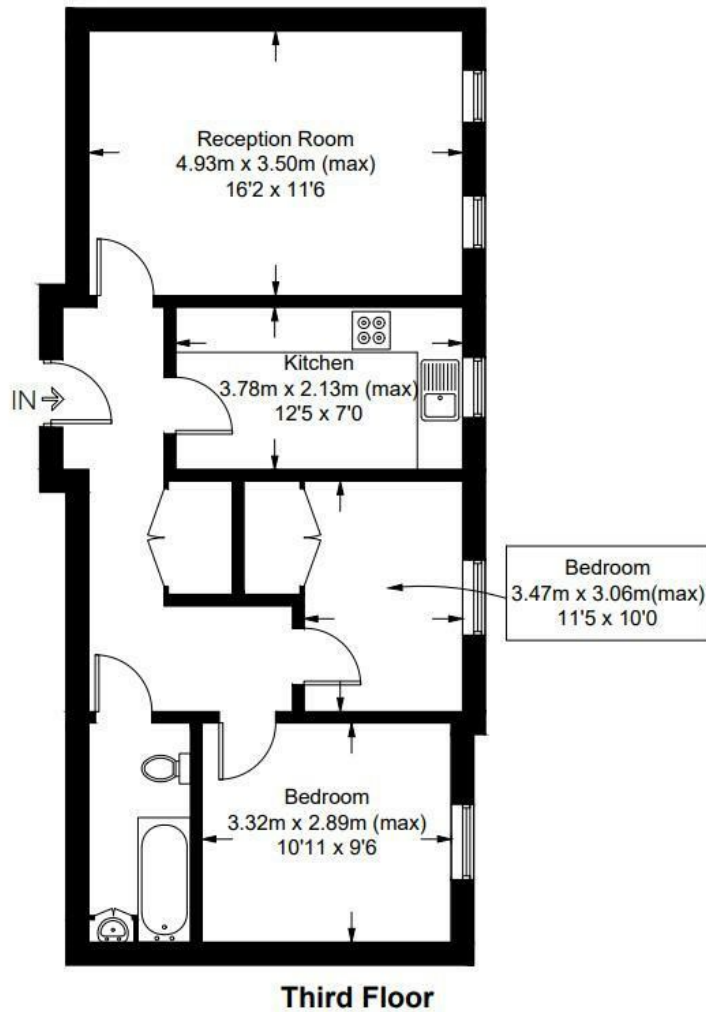




# 100 Byegrove Road, Colliers Wood

## Carlyn House, SW19

Approximate Gross Internal Area = 60.1 sq m / 647 sq ft



London Borough of Merton  
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>			
(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		79	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> 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.