

Byegrove Road Colliers Wood, SW19 2AY

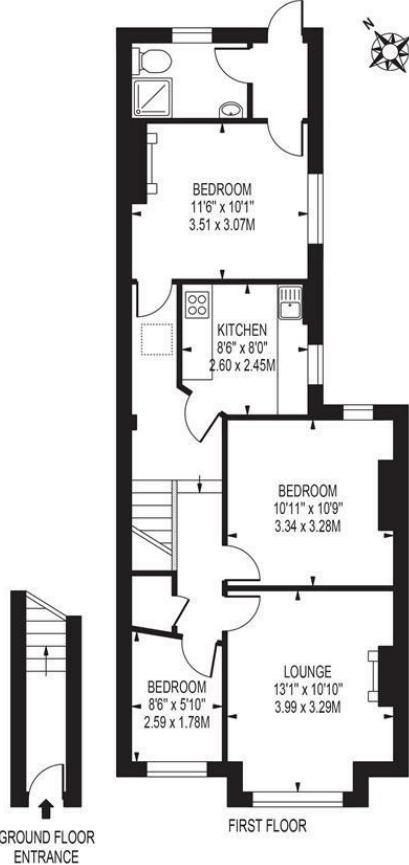
£325,000 Leasehold



A two bedroom, two reception first floor period masonette, with private rear garden in need of complete refurbishment, located close to Colliers Wood High Street and Station. The property would be suited to a cash buyer due to the remaining length of lease, although has fantastic potential and benefits from no onward chain.

**BYEGROVE ROAD,
COLLIERS WOOD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 710 SQ FT - 65.93 SQ M



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, ENQUIRIES 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 Double Bedrooms
- Two Reception Rooms
- Private Rear Garden
- Period Maisonette
- In Need Of Renovation
- Short Lease - Suitable For Cash Buyers
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 99 Years From 17 December 1975 (50 Years Remaining)
- Ground Rents (Per Annum) : £25. No Service Charges.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	66
(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.

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