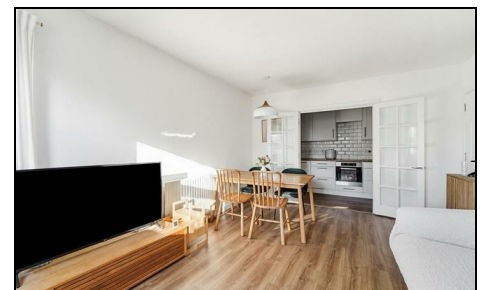


Byegrove Road Colliers Wood, SW19 2BJ

£400,000 Leasehold

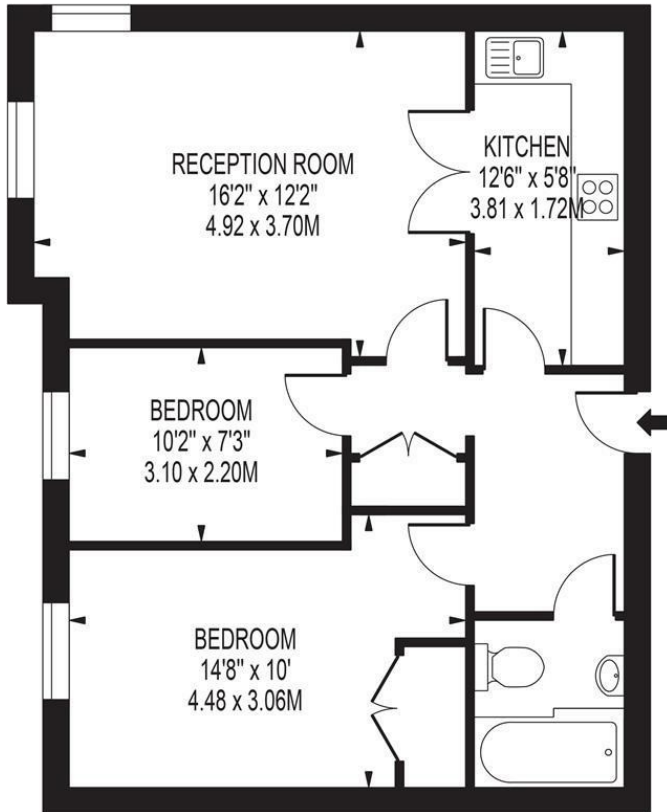


A spacious and immaculately presented two double bedroom top floor apartment situated on a sought after quiet cul de sac just a short walk to Colliers Wood Tube Station (northern Line) overlooking Wandle Park. Long lease, great sized lounge/diner, modern fitted kitchen and bathroom. A superb flat for first time buyers looking in the SW19 area. The property also benefits from access to a gated car park with allocated parking.

CARLYN HOUSE, BYEGROVE ROAD COLLIERS WOOD



APPROXIMATE GROSS INTERNAL FLOOR AREA: 595 SQ FT - 55.30 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
- Top Floor
- Immaculately Presented
- Long Lease
- Fantastic Location
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 189 Years From 30th November 1999
- Service Charges (Per Annum) : £2,300 (approx)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(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.

Celebrating 30 years
of successful Sales and
Lettings in Merton

