

**Byegrove Road
Colliers Wood, SW19 2BJ**

£400,000 Leasehold

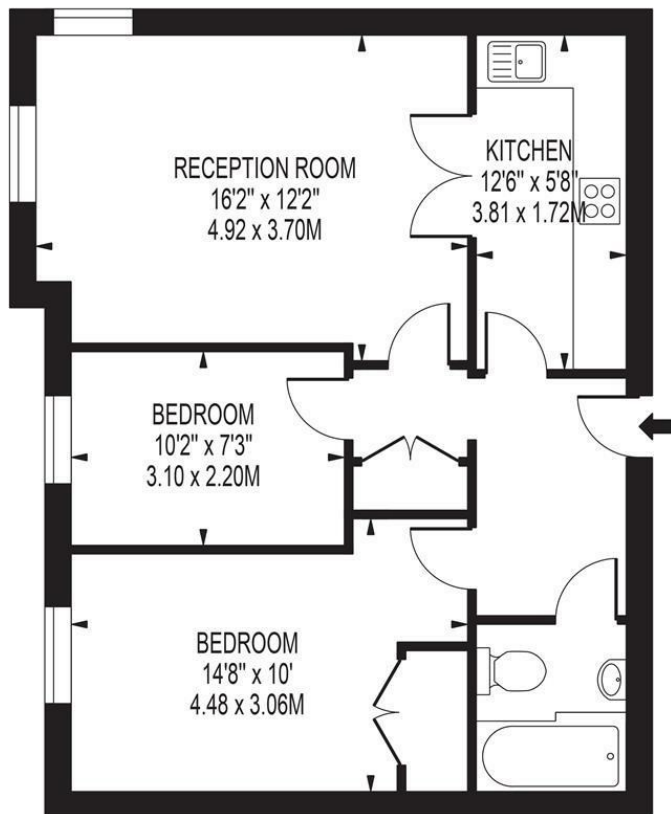


A spacious and immaculately presented two double bedroom top floor apartment situated on a sought after quiet cul de sac just a short walk to Colliers Wood Tube Station (northern Line) overlooking Wandle Park. Long lease, great sized lounge/diner, modern fitted kitchen and bathroom. A superb flat for 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



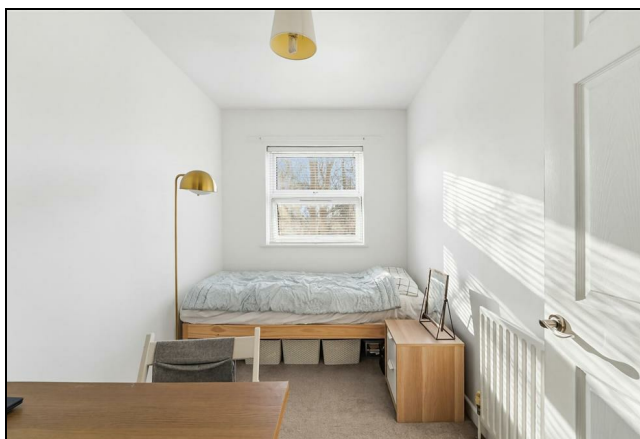
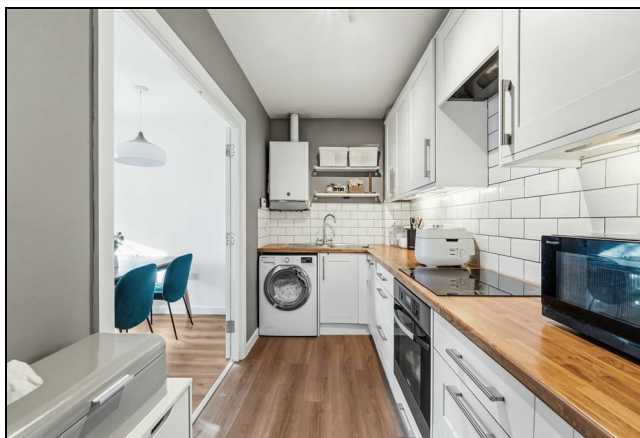
APPROXIMATE GROSS INTERNAL FLOOR AREA: 595 SQ FT - 55.30 SQ M



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- 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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