

## Byegrove Road Colliers Wood, SW19 2AY

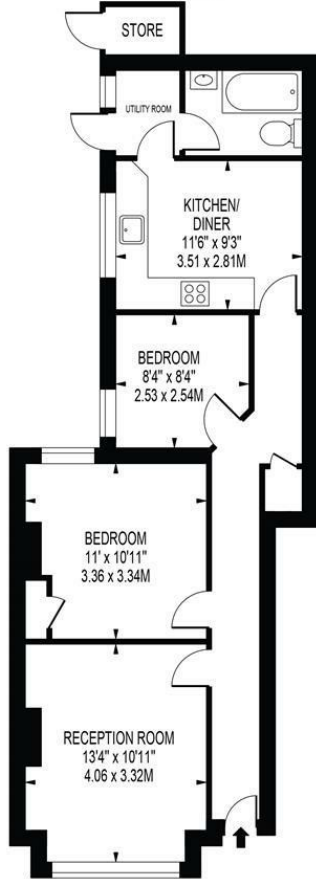
**£450,000 Leasehold - Share of Freehold**



**A two bedroom Period ground floor maisonette with private garden and located on a highly sought after road close to both Colliers Wood Tube Station and Tooting High Street. Comprising of its own front door, separate lounge, two bedrooms, good sized modern fitted kitchen / diner with direct access to the private rear garden with studio and a fitted bathroom. This lovely property is being sold with no onward chain making it ideal for the first time buyer looking to move into the SW19 area.**

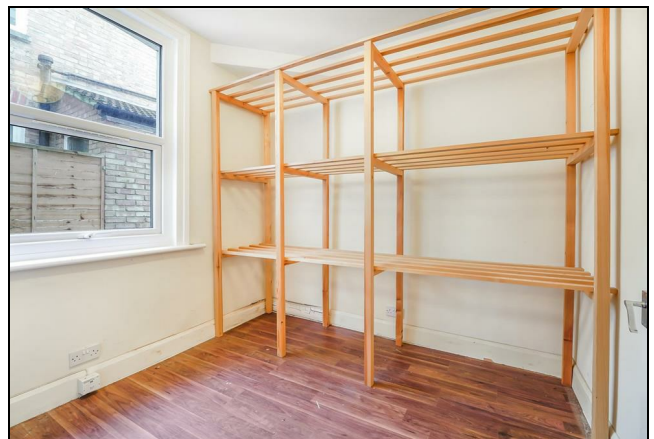
## BYEGROVE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 628 SQ FT - 58.34 SQ M  
(EXCLUDING STORE)



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.



- Period Maisonette
- Two Bedrooms
- Highly Desirable Location
- No Onward Chain
- Ideal First Time Purchase
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 25 February 2013
- Ground Rents / Service Charges : TBC

### 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>	<b>75</b>	<b>79</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		
<b>England &amp; Wales</b>	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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