



FIELDHOUSE

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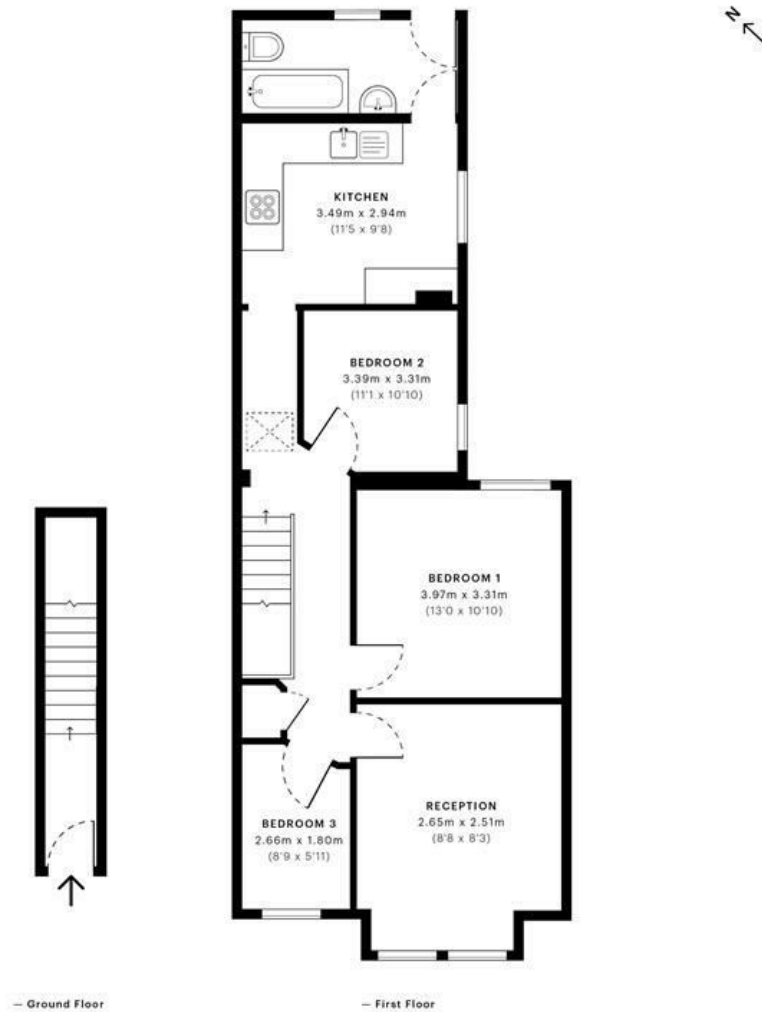


38a Byegrove Road, Colliers Wood, London, SW19 2AY

BRIGHT THREE BEDROOM FIRST FLOOR PROPERTY BEING OFFERED FOR SALE SHARE OF FREEHOLD AND WITH NO ONWARD CHAIN. Ideally located moments from Colliers Wood Tube Station, this property has recently undergone a refurbishment throughout and comprises bright living room, modern fitted kitchen with a range of base and eye level units, modern bathroom with shower over bath, stairs leading to private garden and three bedrooms. The property also benefits from new boiler, new carpets throughout and is ideally located moments from Colliers Wood Tube Station and other local amenities.

- REFURBISHED THROUGHOUT
- THREE BEDROOMS
- FIRST FLOOR
- NEW BOILER
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

£475,000*



GROSS INTERNAL AREA (GIA)
The footprint of the property
68.23 sqm / 734.42 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
62.84 sqm / 676.40 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 66.68 sqm / 717.74 sqft
IPMS 3C RESIDENTIAL 63.42 sqm / 682.65 sqft

spec id: 622f07eb420d140e5dd49b87

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



FIELDHOUSE RESIDENTIAL LIMITED

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