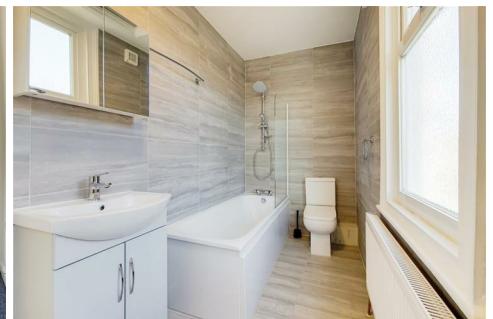




# FIELDHOUSE

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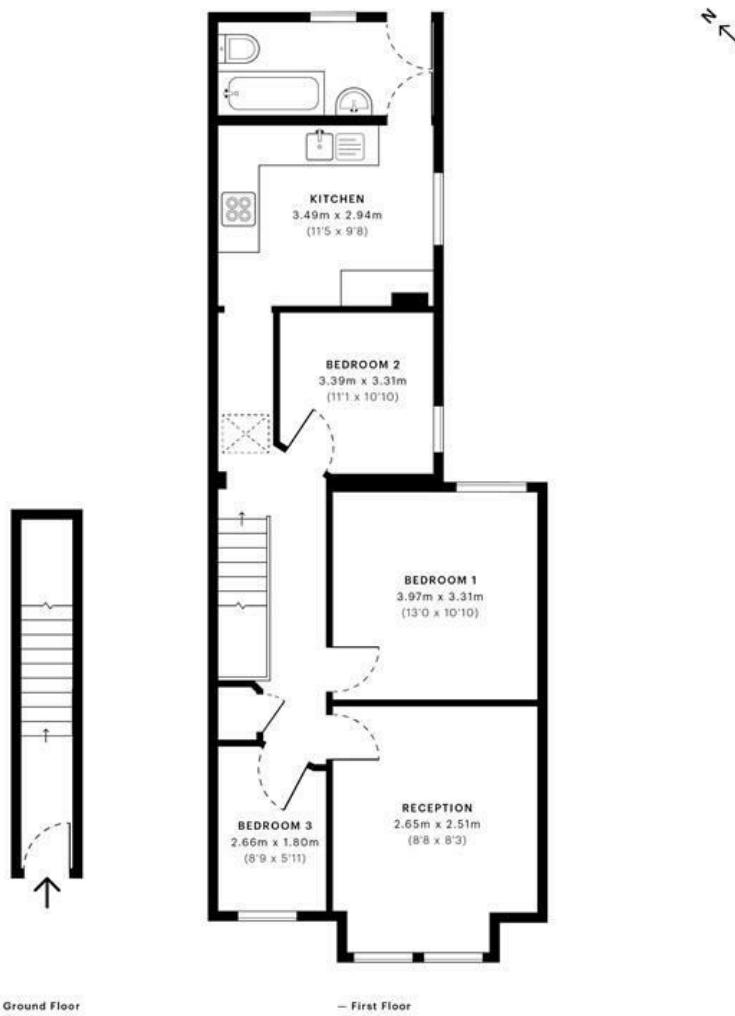


38a Byegrove Road, Colliers Wood, London, SW19 2AY

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

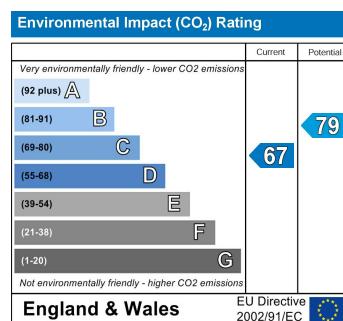
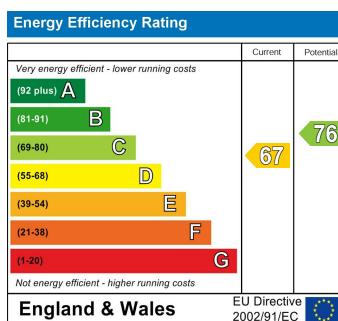
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



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.

IPMIS 38 RESIDENTIAL 66.68 sqm / 717.74 sqft  
IPMIS 3C RESIDENTIAL 63.42 sqm / 682.65 sqft

SPID ID: 622f07ab420d140e5dd49b87



**FIELDHOUSE RESIDENTIAL LIMITED**

Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF  
Registered in England No. 5097508 VAT No. GB 839 5267 87

