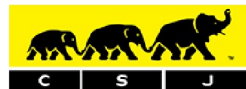




**31 BOYD ROAD, COLLIERS WOOD, LONDON,  
SW19 2DF**

**£1,750 PCM**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

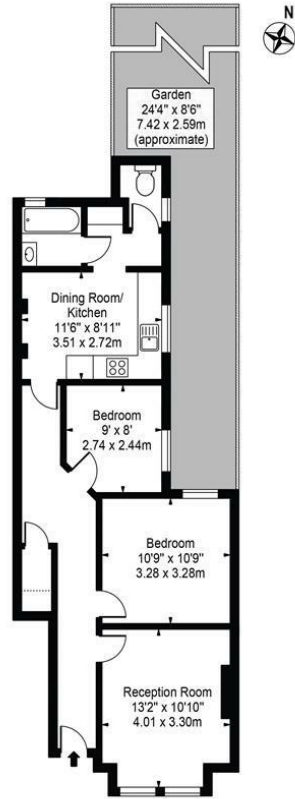
**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[lettings@csj.eu.com](mailto:lettings@csj.eu.com)**



Boyd Road,  
Colliers Wood, SW19 2DF  
Approx. Gross Internal Area 661 Sq Ft - 61.41 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

### Description

Ground floor garden flat comprises reception room, two bedrooms, kitchen/ diner, family bathroom, separate W/C and private rear garden

### Location

Boyd Road is a tree lined residential street in Colliers Wood and is within 10 minutes walk of the Northern Line Underground Station  
Wandle Park is very close by and a selection of Shops and Restaurants are all very near

### Important Info

EPC: to follow  
Council Tax: Merton Band C

### Viewings

The property is currently tenanted and viewings will need to be arranged with 24 hours notice by contacting CSJ 020 8296 1270



### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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London  
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