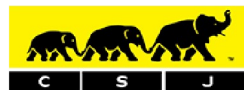




26A BYEGROVE ROAD, COLLIERS WOOD,  
LONDON, SW19 2AY

*£525,000 Share of Freehold*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

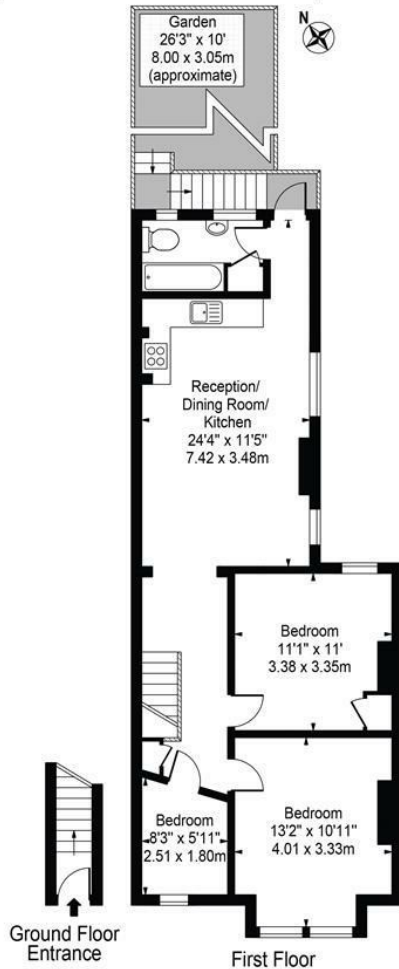
020 8296 1270

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

[info@csj.eu.com](mailto:info@csj.eu.com)

Byegrove Road,  
Colliers Wood, SW19

Approx. Gross Internal Area 721 Sq Ft - 66.98 Sq M



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

First floor period maisonette with additional potential to extend into the loft space.

The property is offered with a share of the freehold and comprises open plan lounge / dining / kitchen, two double bedrooms, one single bedroom, family bathroom and private rear garden.

Located just a stones throw from Colliers Wood Underground Station.

EPC Rating: C

Council Tax: Merton Band C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email  
info@csj.eu.com

## 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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