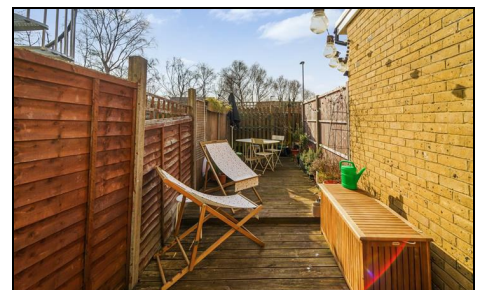
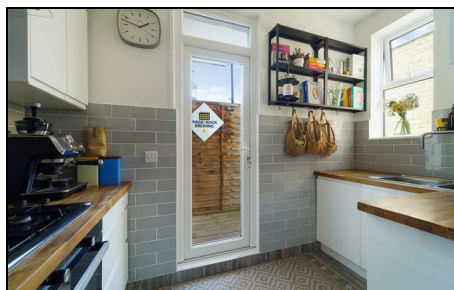


**Fortescue Road
Colliers Wood, SW19 2EB**

£475,000 Leasehold - Share of Freehold

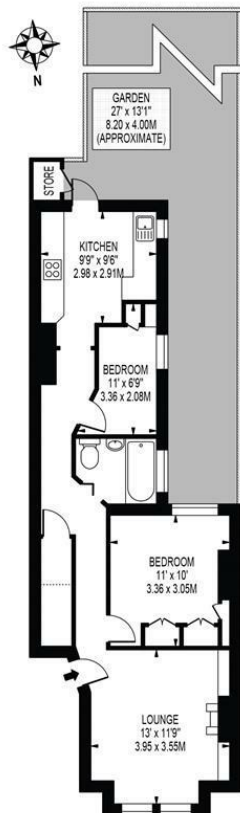


A beautifully presented two double bedroom period ground floor flat with its own private garden and no onward chain located on a sought after road close to Tube Station and amenities. Comprising of a good sized separate living room, two double bedrooms, lovely modern bathroom and a modern newly fitted kitchen with direct access to the private south facing rear garden. Properties of this quality are rare to the market so early viewings are highly recommended.

**FORTESCUE ROAD,
COLLIERS WOOD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 580 SQ FT - 53.88 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 14 SQ FT - 1.28 SQ M

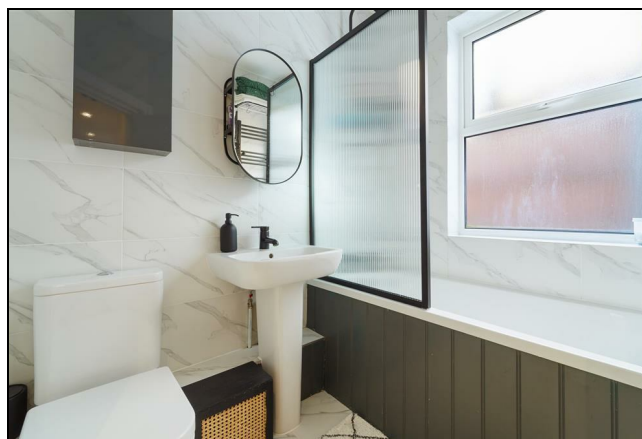
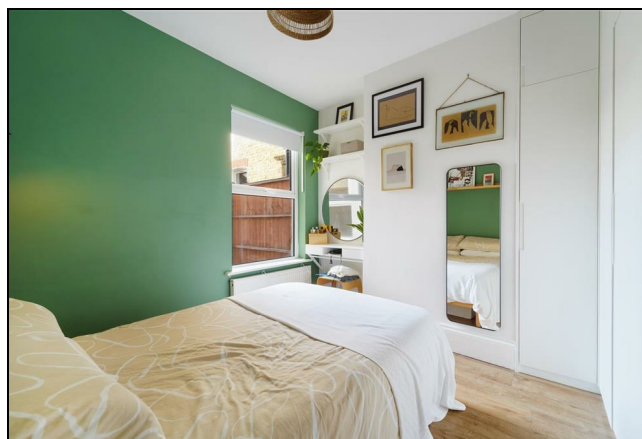


GROUND FLOOR

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.

- Two Double Bedrooms
- Ground Floor
- Share Of Freehold
- No Onward Chain
- Close To Tube Station
- Great Amenities Nearby
- EPC Rating
- Merton Council Tax Band : C
- Lease : 999 Years From 25 December 1973
- Service Charges (Per Annum) : 50/50 (As Required), No Ground Rents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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

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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.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

