

Fortescue Road Colliers Wood, SW19 2EB

£2,250 Per Month



****AVAILABLE 17th JUNE 2026**** A spacious and beautifully presented split level, two bedroom, two bathroom period maisonette with private garden located on a sought after tree lined road just a short walk to Colliers Wood tube station with access to the Northern line. Reception room with bay window, large modern kitchen/dining room with access to a private rear garden, modern bathroom suite and further comprising of two bedrooms and a modern en-suite to the master bedroom. Part Furnished.

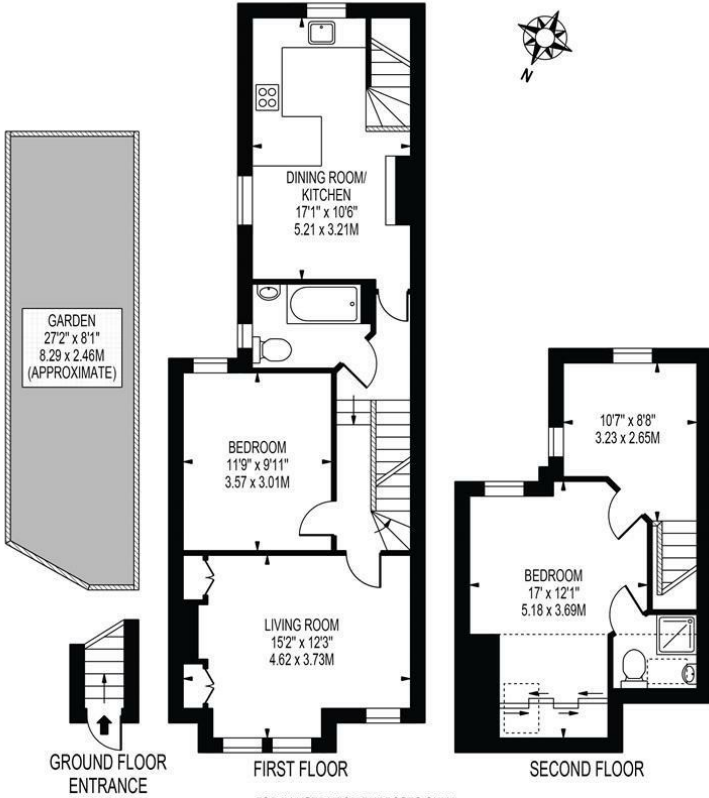
PLEASE NOTE – Due to the current Article 4 and Licensing Regulations in place in certain wards of the Merton borough, this property is not suitable for more than two sharers.

FORTESCUE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 901 SQ FT - 83.71 SQ M

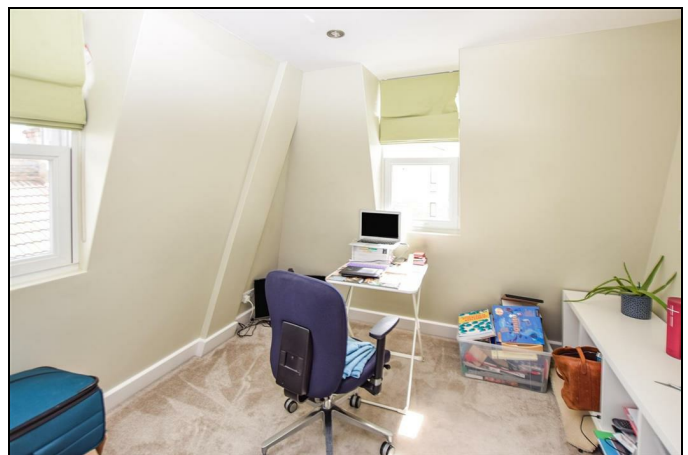
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 71 SQ FT - 6.60 SQ M



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 Bedrooms
- Private Garden
- Part Furnished
- Close To Tube Station
- Two Bathrooms
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	



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

