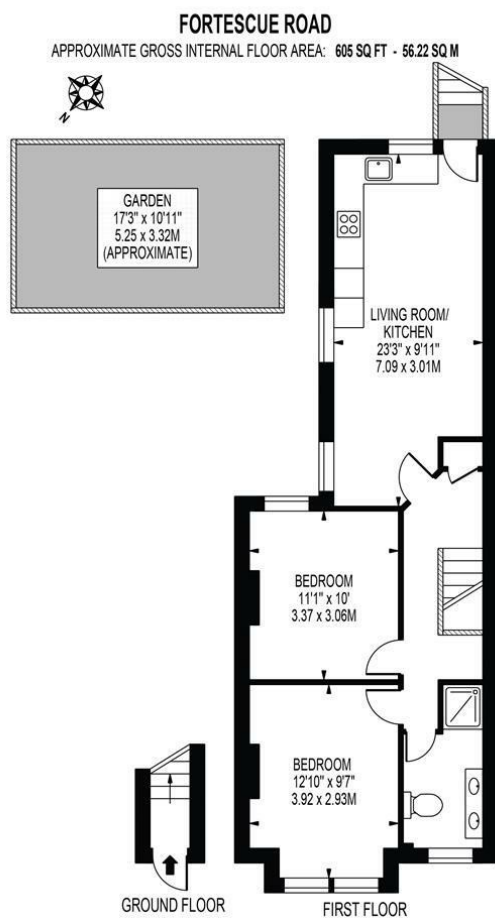


Fortescue Road Colliers Wood, SW19 2EB

£2,250 Per Month

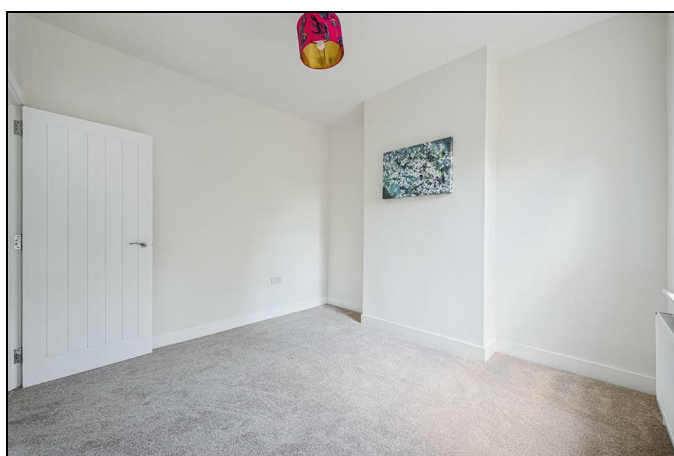
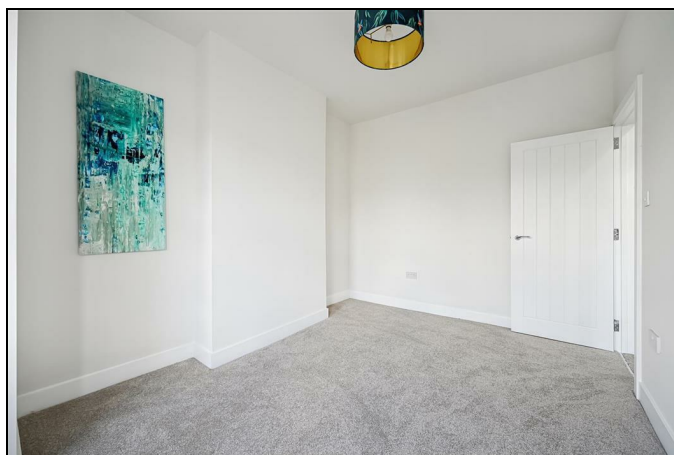
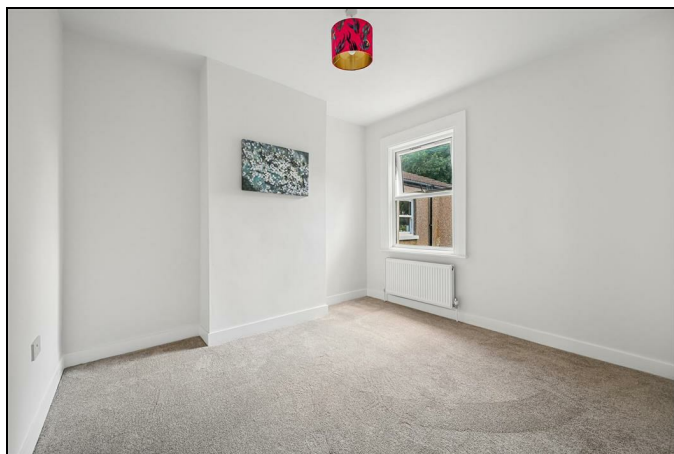


****AVAILABLE NOW**** A beautifully presented and newly refurbished two double bedroom period first floor flat with its own private garden, located on a sought after road close to Northern Line Underground Station and fantastic local amenities. Comprising of a good sized modern fully fitted open plan kitchen / living room, two double bedrooms and lovely modern bathroom. This property also has direct access to a private south facing rear garden. Properties of this quality are rare to the market so early viewings are highly recommended. Offered Unfurnished.



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
- Newly Fully Refurbished
- Beautifully Presented
- Private South Facing Garden
- Available Now
- EPC Rating : C
- Merton Council Tax Band : C
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent



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



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

