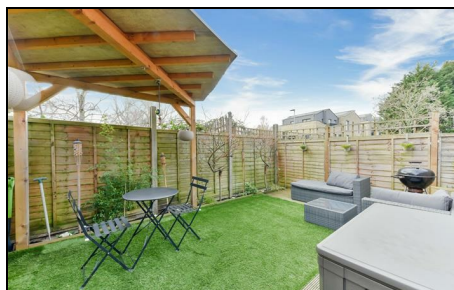


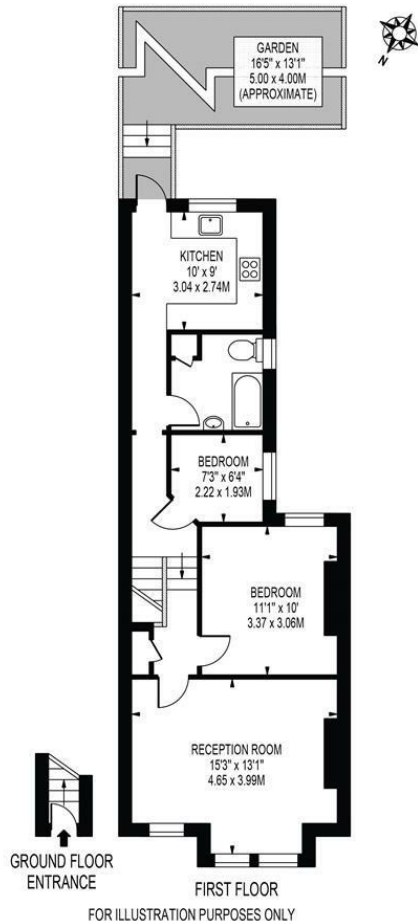
**Fortescue Road
Colliers Wood, SW19 2EB**

£500,000 Leasehold - Share of Freehold



A beautifully presented and recently refurbished two bedroom period first floor flat in the heart of Colliers Wood moments from the Tube Station, award winning Recreation Ground and High Street. Private south facing garden, large lounge with feature fireplace, beautiful contemporary kitchen and two bedrooms make this ideal for any buyer looking for an immaculate property in the SW19 area with no onward chain, a share of the freehold and a demised loft offering the potential to extend to create two further bedrooms and a further bathroom subject to the usual planning permissions.

FORTESCUE ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 602 SQ FT - 55.91 SQ M



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.

- Beautifully Presented
- Two Bedrooms
- South Facing Garden
- Share Of Freehold
- Sought After Location
- No Onward Chain
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 01 April 2017
- Loft Extension Potential STPP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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

