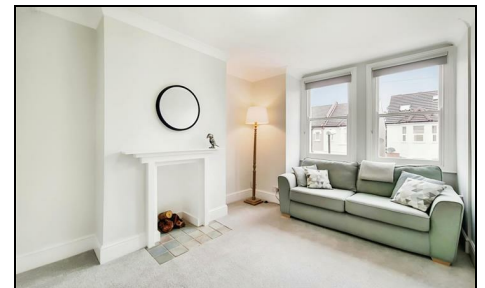


## Fortescue Road Colliers Wood, SW19 2EB

**Offers Over £625,000 Leasehold - Share of Freehold**

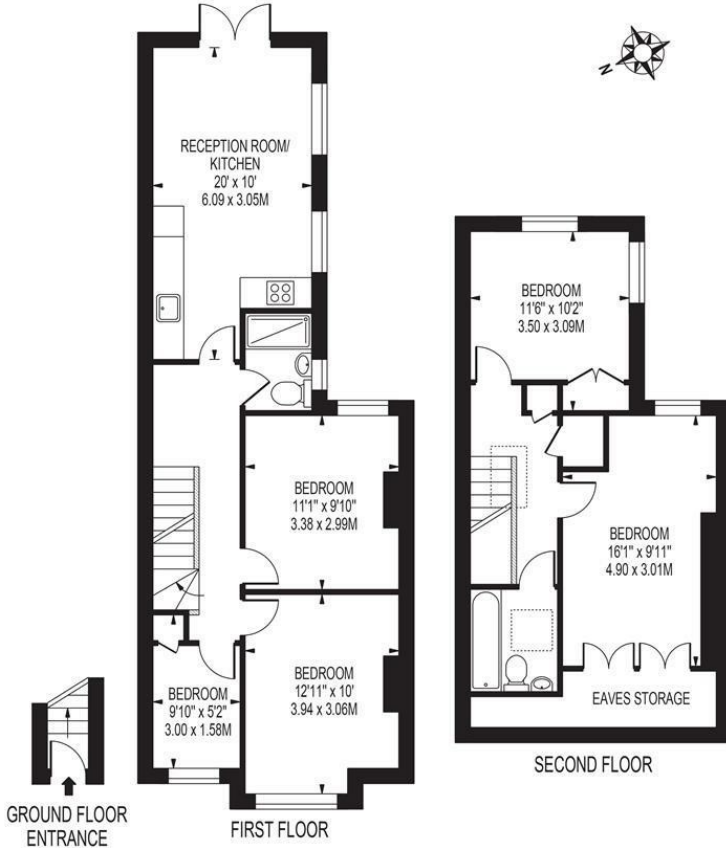


**A spacious and beautifully presented split level, four bedroom, two bathroom period flat with private south facing garden located on a sought after tree lined road just a short walk to Colliers Wood tube station with access to the Northern line and great amenities. Reception room with bay window and feature fireplace, large modern kitchen/dining room with access to the south facing private rear garden, modern bathroom suite and further comprising of three spacious double bedrooms, good sized single bedroom ideal for those working from home and a second modern bathroom next to the master bedroom. Properties of this quality rarely come to the market, especially with no onward chain so we urge you to book viewings early to avoid disappointment.**

## FORTESCUE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1043 SQ FT - 96.88 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 63 SQ FT - 5.81 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.



- Four Bedrooms
- No Onward Chain
- Split Level
- Beautifully Presented
- Share of Freehold
- South Facing Garden
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 25 March 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

