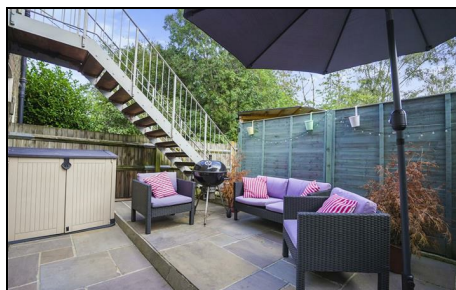
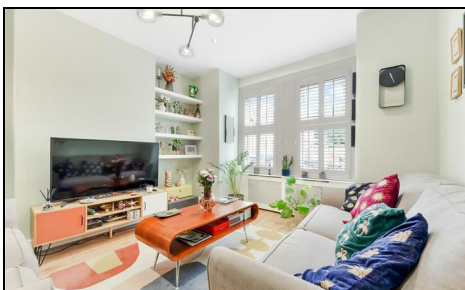


Fortescue Road Colliers Wood, SW19 2EB

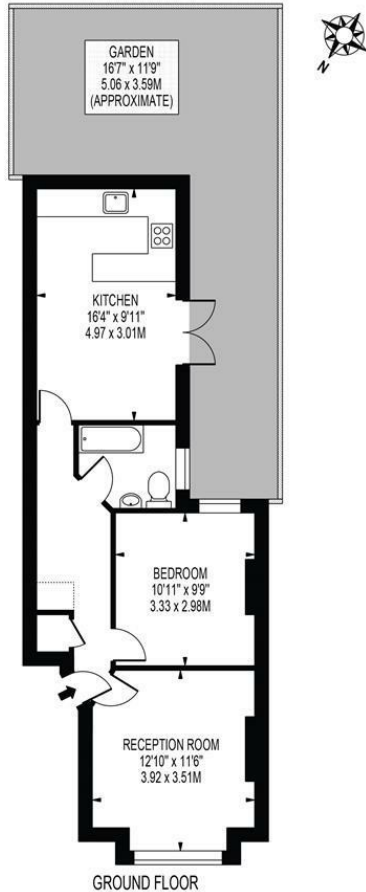
£450,000 Leasehold - Share of Freehold



A simply stunning one bedroom Victorian flat with private rear garden located on a highly sought after road close to both Colliers Wood Tube Station, Merton Abbey Mills and various supermarket options. Spacious reception with plantation shutters and wood flooring. Good sized master bedroom. Modern bathroom, and a gorgeous open plan fully fitted kitchen / dining room with direct access to rear garden. Properties of this quality are rarely available and urge you to book viewings early to avoid disappointment.

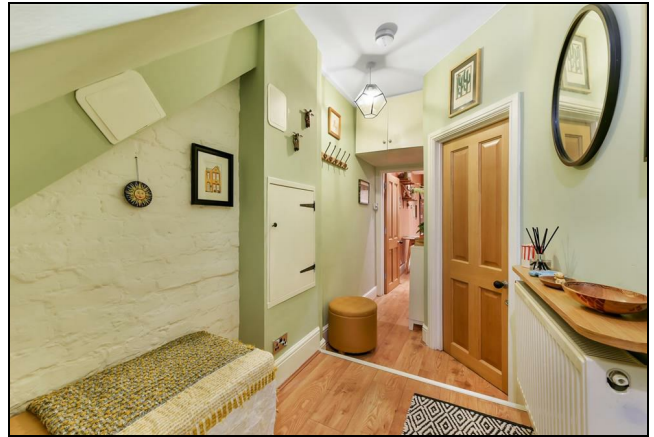
FORTESCUE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 536 SQ FT - 49.77 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.

- Period Garden Flat
- One Double Bedroom
- Beautifully Presented
- Share Of Freehold
- Kitchen / Diner
- Complete Chain
- EPC Rating : D
- 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		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



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

