

## Fortescue Road Colliers Wood, SW19 2EB

**£750,000 Freehold**



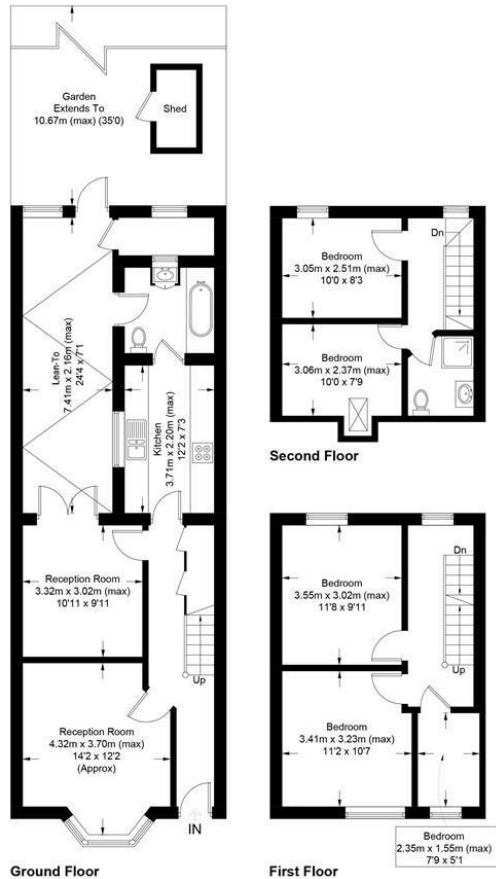
A five bedroom, two bathroom period family home in need of modernisation throughout and would be ideal for those looking for a renovation project. Located on a highly sought after road within the catchment of an Outstanding School, a short walk to Colliers Wood Tube Station and amenities. There is scope for a rear extension subject to the usual planning permissions as the loft has already been done. This property could be made quite stunning and must be seen to be fully appreciated, so book your viewings early to avoid disappointment.

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is a close associate of an employee of "Ellisons Estate Agents."



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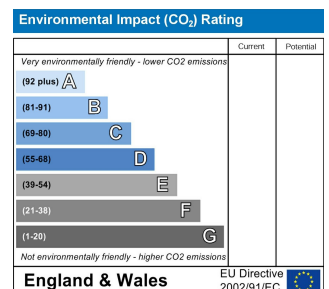
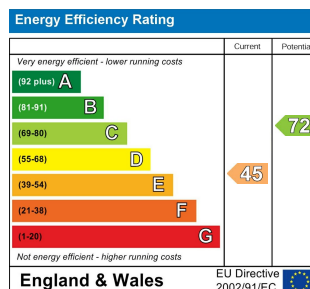
Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft  
(Including Lean-To)  
Shed = 1.9 sq m / 20 sq ft  
Total = 132.3 sq m / 1424 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Period Family Home
- Five Bedrooms
- Two Bathrooms
- South Facing Garden
- Potential To Extend
- Highly Sought After Location
- EPC Rating : E
- Merton Council Tax Band D



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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.

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