



**FORTESCUE ROAD, COLLIERS WOOD  
LONDON SW19 2EA**

***£445,000 Leasehold***



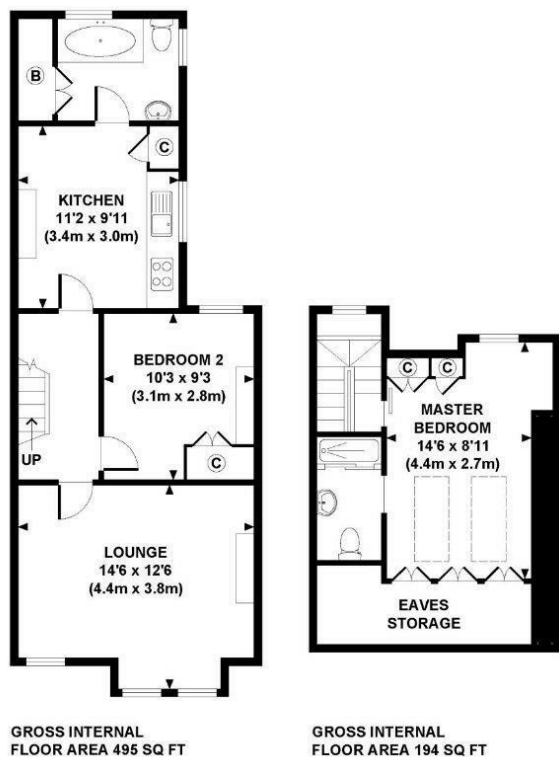
**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



## Description

Stylish split-level flat: Two-bedroom chain-free property. First floor features spacious lounge, double bedroom, family bathroom, and kitchen/dining area. Second floor boasts master bedroom with en-suite. Impeccably maintained, perfect for first-time buyers, professionals, or investors.

Colliers Wood Station (Northern line) is a short walk away, providing direct access to central London. The property is minutes from Colliers Wood Retail Park, featuring supermarkets and shops.

EPC Rating: D

Merton Council Tax Band: C

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email [sales@csj.eu.com](mailto:sales@csj.eu.com)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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