

FOR SALE



Robinson Road, Colliers Wood, SW17

OFFERS IN EXCESS OF £200,000 Leasehold



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Property Description

Located on a residential road on the border of Tooting and Colliers Wood, this well-proportioned ground-floor apartment offers comfortable and modern living. **Cash buyers only.**

The property comprises a bright and spacious living room, a modern fitted kitchen, a generously sized double bedroom, and a contemporary bathroom. Further benefits include access to a well-maintained communal garden, ideal for relaxing or entertaining.

Robinson Road is ideally positioned just off Colliers Wood High Street, within walking distance of both Tooting Broadway and Colliers Wood Underground stations (Northern Line), as well as Tooting mainline station all providing excellent links into Central London. The area is known for its vibrant selection of restaurants, independent cafés, and local shops. With St George’s Hospital and University nearby and green open spaces like Wandle Park and Tooting Common within easy reach, this is a highly sought-after location offering both convenience and lifestyle.

Disclaimer

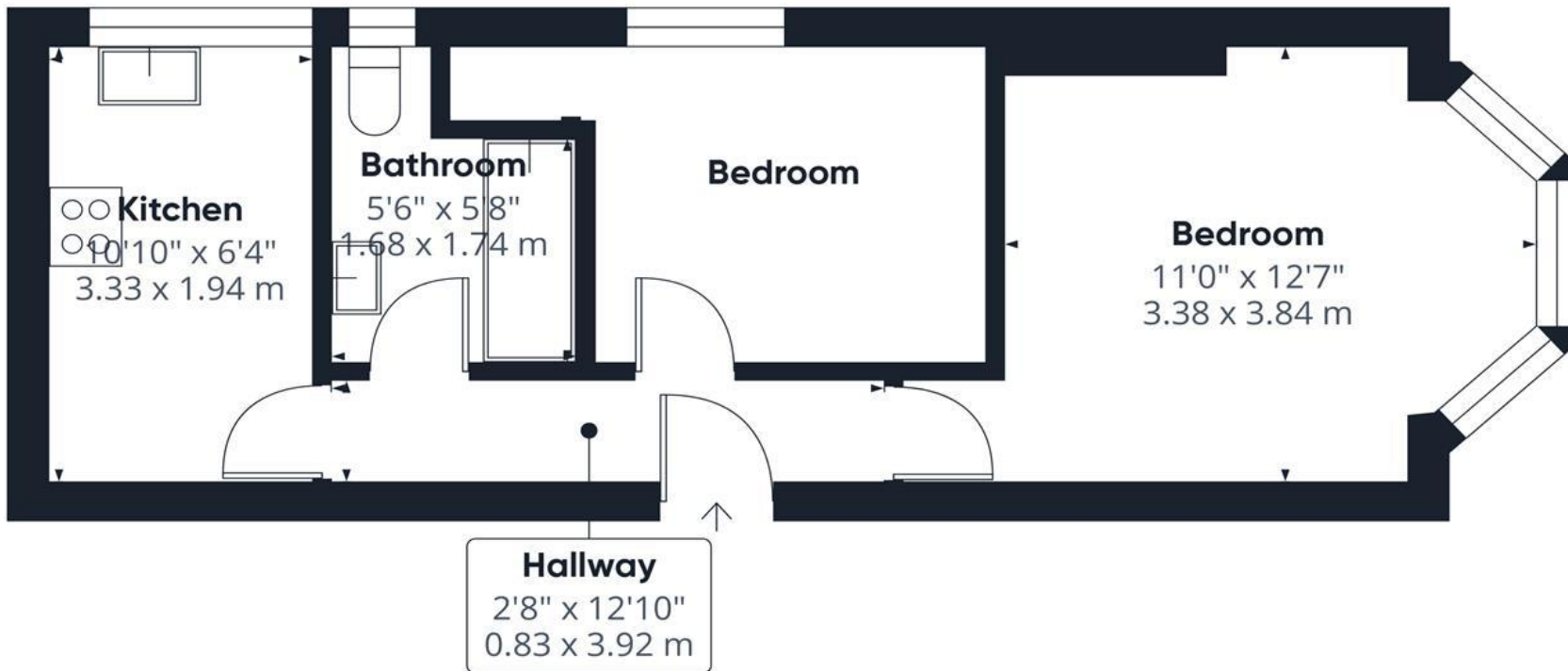
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	64	75
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area^m
274 ft²
25.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 114 years remaining

Service Charge – £1254

Ground Rent – £280

Building Insurance – £424.58

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



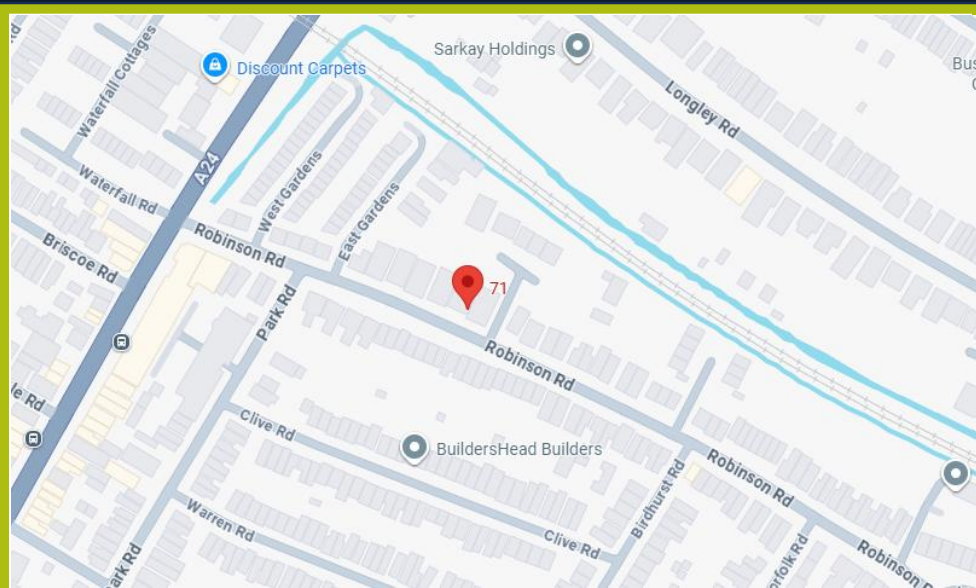
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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