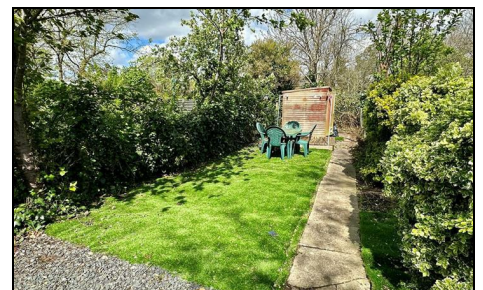


**Robinson Road  
Tooting, SW17 9DN**

**£575,000 Leasehold - Share of Freehold**



**A truly stunning newly fully refurbished two double bedroom, two bathroom split level Period conversion flat with the benefits of private garden and a share of freehold. Located on the Tooting / Colliers Wood borders close to both Colliers Wood and Tooting Broadway Northern Line Tube Stations. Spacious reception room leading to a good sized modern brand new fitted kitchen with plenty of storage, family bathroom, Two generous sized bedrooms with master bedroom in the loft conversion with its own ensuite. A superb property for the first time buyer who enjoys a meeting with friends in one of the many bars or restaurants located close by.**



## ROBINSON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 824 SQ FT - 76.58 SQ M

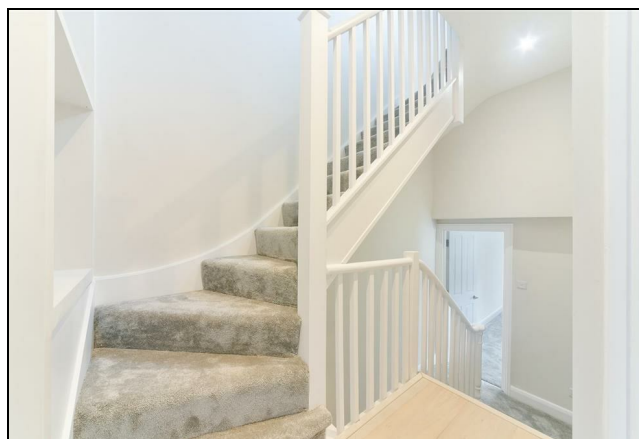
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 59 SQ FT - 5.46 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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 Conversion Flat
- Two Double Bedrooms
- Two Bathrooms
- Newly Refurbished
- Split Over Two Levels
- Private Garden
- No Onward Chain
- EPC Rating : D
- Merton Council Tax Band : B
- Lease : 999 Years From 01 July 1983

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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

