

**Robinson Road
Tooting, SW17 9DL**

£325,000 Leasehold

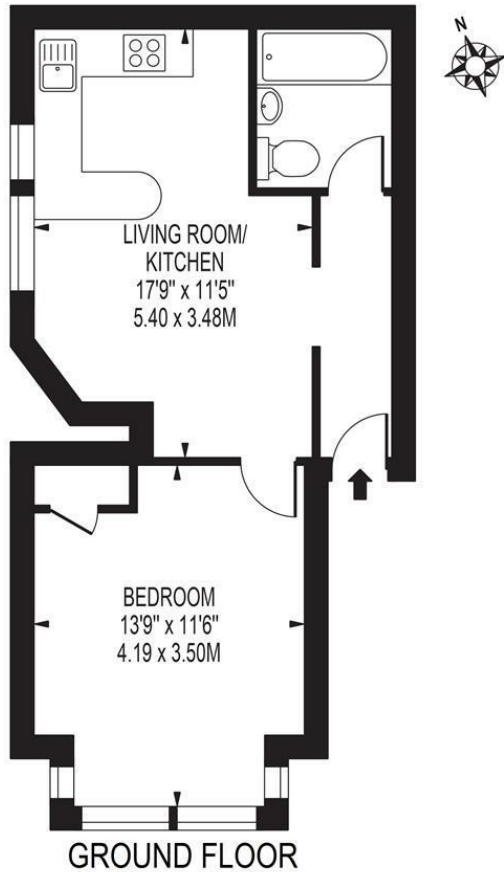


A stunning example of a ground floor conversion flat with access to a shared rear garden located on a highly sought after road in between both Colliers Wood and Tooting Tube Stations.

Comprising of a spacious bedroom with large bay window, modern newly fitted open plan kitchen / lounge and the fitted family bathroom. This property is truly an exemplary example of a conversion flat and would be ideal for the first time buyer looking to get into the SW17 / SW19 areas.

ROBINSON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 408 SQ FT - 37.90 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.

- One Bedroom Apartment
- Beautifully Presented
- No Onward Chain
- Highly Sought After Location
- Close To Northern Line
- Moments From Tooting High Street
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 125 Years from 04 March 2014
- Ground Rents (Per Annum) : £200. Service Charges (Per Annum) : £840.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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