



barnard marcus

**Robinson Road, London SW17 9DL**



## ***Welcome to*** **Robinson Road, London**

Step inside this beautifully arranged one-bedroom apartment, offering a perfect blend of comfort, style, and practicality. Ideal for first-time buyers, professionals, or those seeking a refined city base.

The property opens into a welcoming entrance hall, thoughtfully designed to maximise space and flow. From here, you are drawn into the impressive dining/living area. This room provides the perfect setting for both relaxed evenings and entertaining guests.

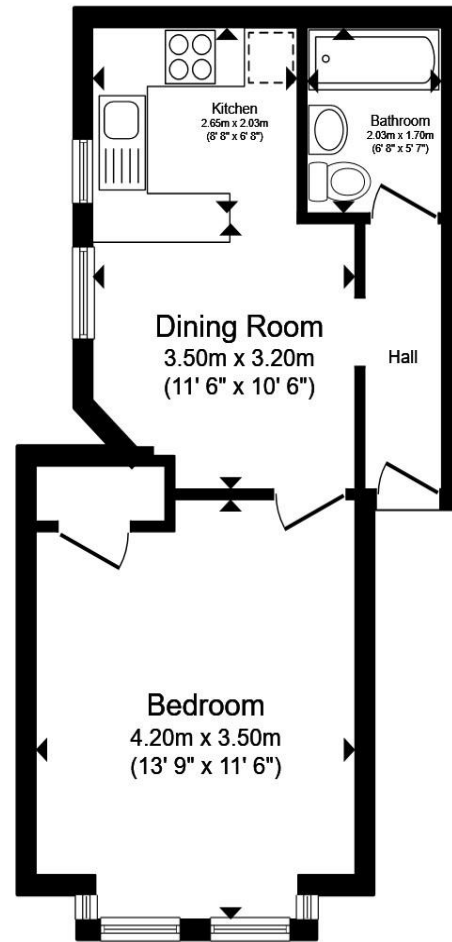
The adjoining kitchen is smartly configured, offering a contemporary layout with ample worktop and storage space, seamlessly connected to the main living area for modern convenience.

The generous double bedroom (approx. 4.20m x 3.50m) is a true highlight, beautifully proportioned and filled with natural light, it comfortably accommodates a large bed and additional furnishings, creating a calm and restful retreat.

Completing the home is a well-appointed bathroom, featuring a full-size bath with overhead shower, alongside a clean and functional layout. Further benefits include excellent natural light throughout, well-balanced room proportions, practical layout ideal for modern living, walking distance to the Northern Line Tube Station, Colliers Wood and generous communal garden

This charming home presents a superb opportunity to acquire a stylish and low-maintenance property in a highly desirable setting. Early viewing is highly recommended to fully appreciate the space and lifestyle on offer.





Total floor area 39.0 m<sup>2</sup> (420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### Robinson Road, London

- One bedroom purpose built flat
- Contemporary fitted kitchen
- Large Sunny communal garden, mostly laid to lawn
- Convenient location
- Transport links in proximity

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 840.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG109088](https://barnardmarcus.co.uk/Property/TTG109088)



Property Ref:  
TTG109088 - 0008

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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