

**FOR SALE**



**Robinson Road, SW17**

**GUIDE £475,000.00 Share of Freehold**

 **2**

 **1**

  
**samuel estates**  
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## Property Description

A beautifully presented two-bedroom first-floor maisonette, ideally positioned on Robinson Road in the heart of Colliers Wood, offering the rare combination of share of freehold, private entrance and its own private garden. Stylishly refurbished throughout, this attractive home provides bright, well-balanced accommodation perfectly suited to first-time buyers or those seeking a characterful property with the added benefit of outdoor space.

Accessed via its own front door, stairs lead to a welcoming first-floor landing connecting each room of the property. To the rear sits a generous principal bedroom overlooking the garden, providing a quiet and peaceful setting. A well-proportioned second bedroom offers flexibility for guests, a nursery or a home office. The property also benefits from a modern three-piece bathroom suite finished to a high standard.

The home features a brand-new kitchen, thoughtfully designed with contemporary finishes, modern appliances and ample storage, creating a stylish yet practical space for everyday living. To the front of the property, a bright and spacious reception room is filled with natural light, creating a welcoming space ideal for relaxing or entertaining.

A particular highlight of the property is the private rear garden, which is well maintained and easily manageable. This sun-filled outdoor space provides the perfect setting for summer entertaining, outdoor dining or simply enjoying a peaceful retreat away from the bustle of London life.

Robinson Road enjoys a convenient position within Colliers Wood, close to local amenities, green spaces and transport connections. Colliers Wood Underground Station (Northern Line) provides direct access into Central London, while the nearby Wandle Trail and historic Merton Abbey Mills offer excellent leisure options. The property is also well located for St George's Hospital and the retail and dining facilities at Colliers Wood shopping centre.

Offered chain free with share of Freehold.



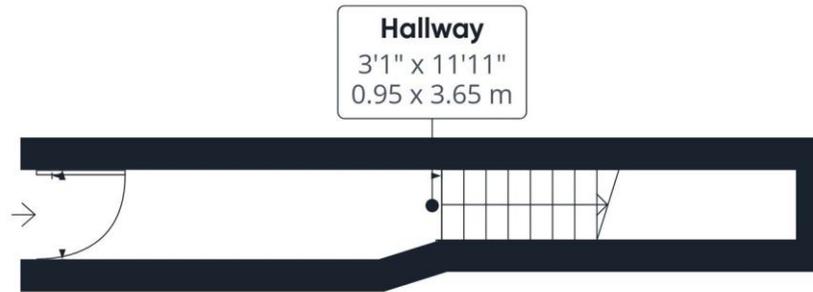
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	69	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







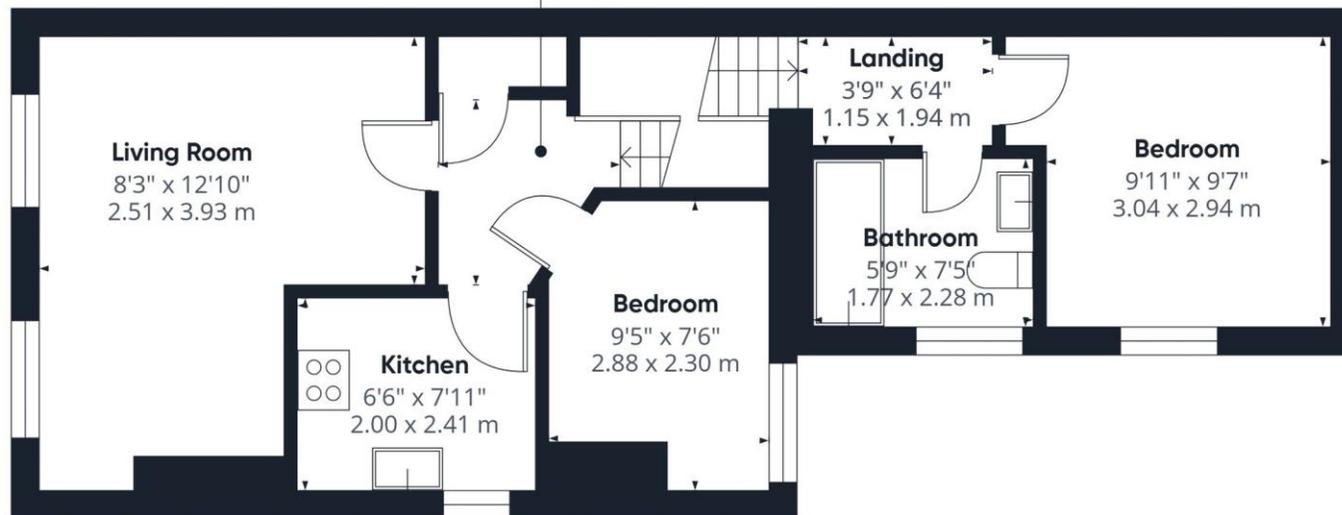
Ground Floor

Approximate total area<sup>(1)</sup>

547 ft<sup>2</sup>

50.8 m<sup>2</sup>

**Landing**  
6'1" x 6'2"  
1.86 x 1.90 m



Floor 1

(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 with Share of Freehold

**Length Of Lease** – 981 years

**Service Charge** – £300

**Ground Rent** – £0

**Council Tax Band** – B

**Local Authority** – Merton Council



**Property Type**  
Maisonette (First Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
Not Applicable



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas Central Heating



**Broadband**  
Ultra-fast



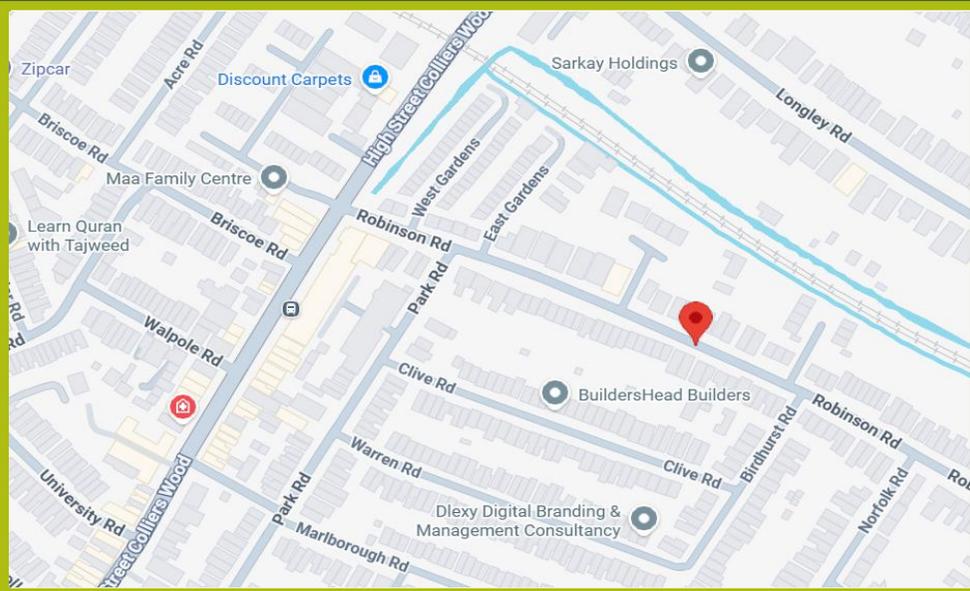
**Mobile Signal**  
Good



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of risk: None



**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

