

**Robinson Road  
Tooting, SW17 9DS**

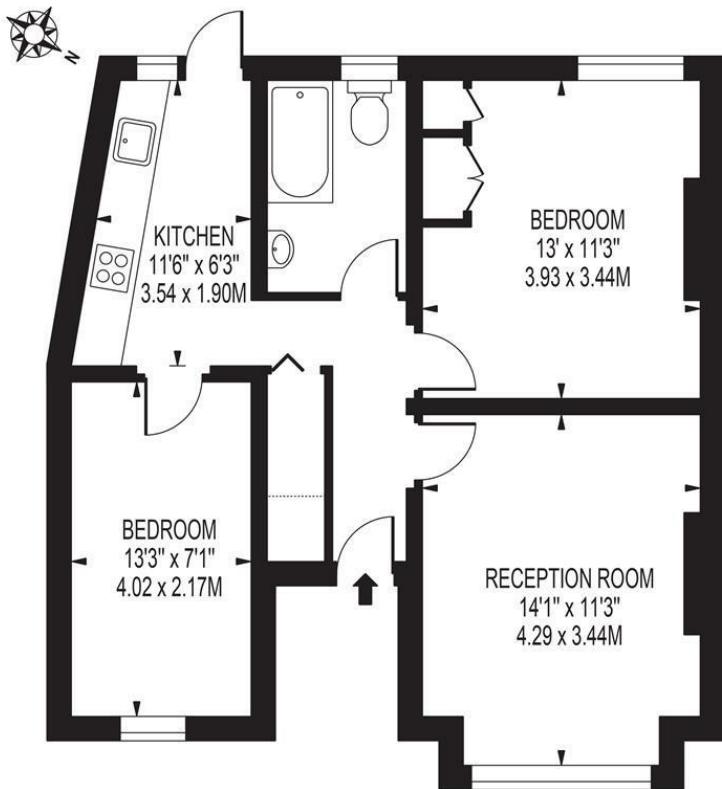
**£475,000 Leasehold - Share of Freehold**



A truly lovely two double bedroom Victorian conversion flat with a generously sized private garden, located close to Colliers Wood tube station and Tooting mainline station. This fantastic property features a good sized lounge with a feature fireplace, a modern fitted kitchen with direct access to the private south-facing rear garden, two double bedrooms, and a good sized modern bathroom. This would be an ideal purchase for a first time buyer, as it is located on one of Colliers Wood's premier roads, close to local bars, restaurants, the Tube, and mainline stations. A simply gorgeous, must-see property with a share of freehold.

## ROBINSON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 608 SQ FT - 56.46 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
- Private Garden
- Beautifully Presented
- Share Of Freehold
- Sought After Location
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 999 Years From 24 June 1989
- Building Insurance (2026) : £541 Split Between Three Households



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	59
EU Directive 2002/91/EC		

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