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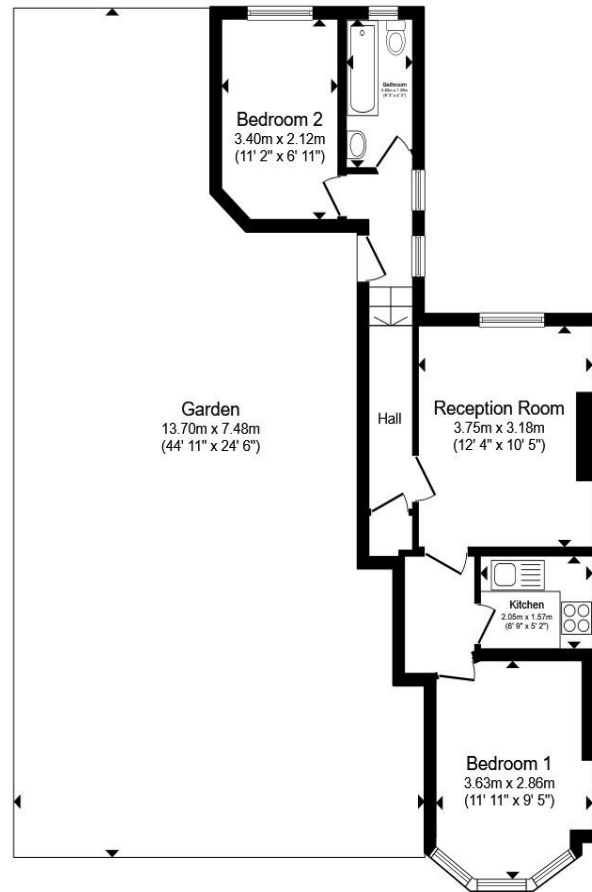
Robinson Road, London SW17 9DW



Welcome to **Robinson Road, London**

Offered to the market chain free, this charming two double bedroom period conversion combines character, space and convenience in an increasingly sought-after location. The property features two generous double bedrooms, a separate reception room and a separate kitchen, providing a practical layout that is ideal for both owner occupiers and investors. Residents also benefit from access to a shared garden and on-street parking. Situated just a five-minute walk from Colliers Wood Underground Station, the property offers excellent transport connections into Central London, alongside easy access to local shops, cafés and amenities. With 101 years remaining on the lease, this is a superb opportunity to secure a well-located home with long-term appeal.





First Floor

Total floor area 45.1 m² (485 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

Welcome to

Robinson Road, London

- Chain Free
- Two Double Bedrooms
- Separate Reception Room & Kitchen
- 101 Years Remaining on Lease
- Excellent Transport Links

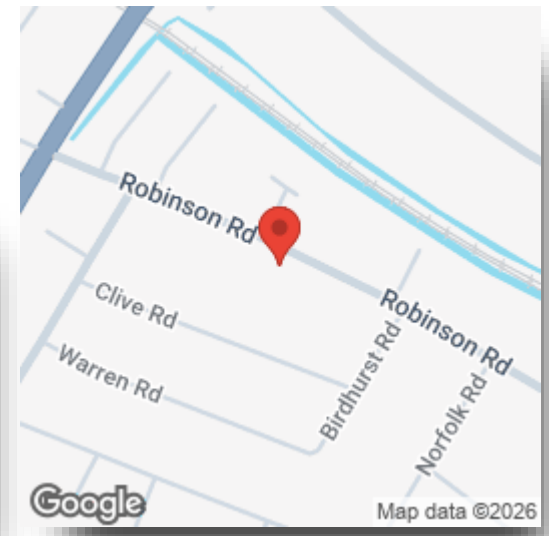
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£310,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109283



Property Ref:
TTG109283 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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