

## Robinson Road Colliers Wood, SW17 9DL

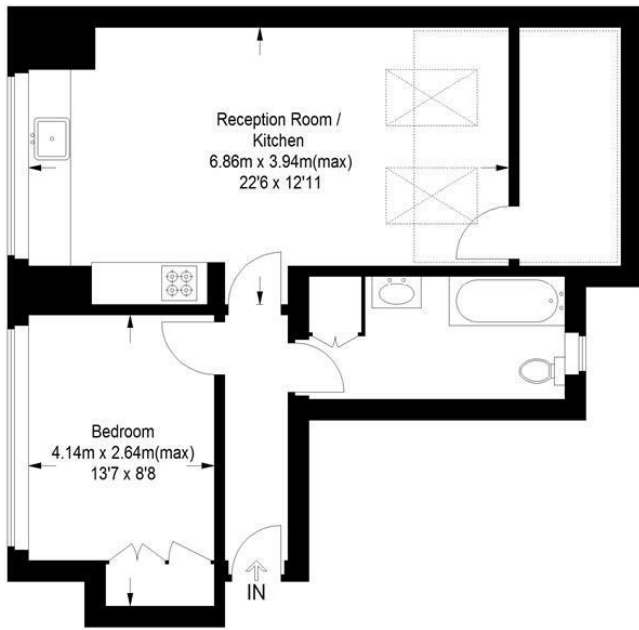
**£325,000 Leasehold**



**A beautifully presented, top floor one bedroom apartment located on a sought after road between Tooting Broadway and Colliers Wood. The property has a "loft-style" feel, and is modern and neutrally decorated throughout with an open plan living / kitchen, fully tiled bathroom with shower over bath and a spacious bedroom that offers lots of natural light.**

# Robinson Road

Approximate Gross Internal Area  
Total = 52.2 sq m / 562 sq ft



## Second Floor

= Reduced headroom below 1.5 m / 5'0

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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- Top Floor
- No Onward Chain
- One Double Bedroom
- Communal Gardens
- Sought After Location
- Ideal First Time Purchase
- Lease Remaining (Years): 114
- Ground Rent (Per Annum): £40
- Service Charges (Per Annum): £1,053.97
- EPC Rating : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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