

## Robinson Road Colliers Wood, SW17 9DL

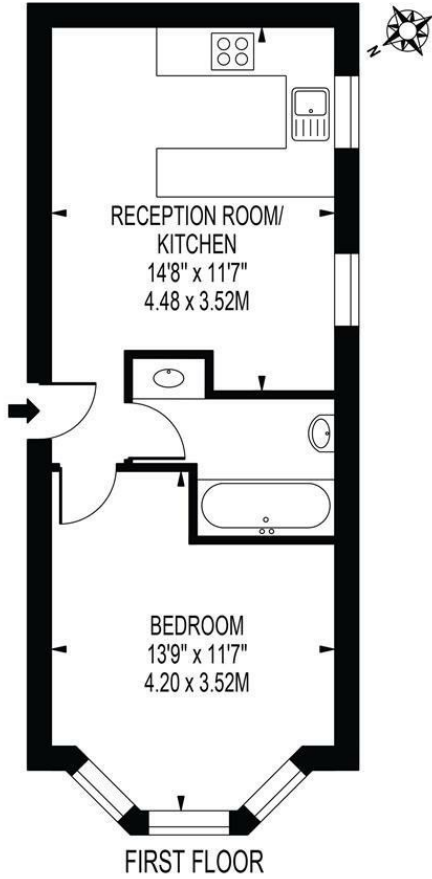
**£270,000 Leasehold**



Offering a quiet location moments from the local amenities on Colliers Wood High Street, this one bedroom flat is well presented with open-plan living. This flat would be great for the first time buyer and is situated on a quiet residential street, ideally located just moments from Colliers Wood High Street and is within easy reach of a great range of local amenities on Tooting High Street.

## ROBINSON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 353 SQ FT - 32.75 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.



- One Bedroom Flat
- Sought After Location
- Well Presented
- Ideal First Time Purchase
- Communal Garden
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : B
- Lease: 152 Years from 30th January 2018
- Service Charges (Per Annum) : £1554.78 (Forecast for 2024)

### 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>	70	77
(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	

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