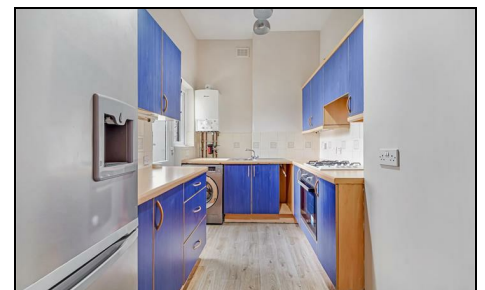


**Robinson Road  
Tooting, SW17 9DN**


**£475,000 Leasehold**

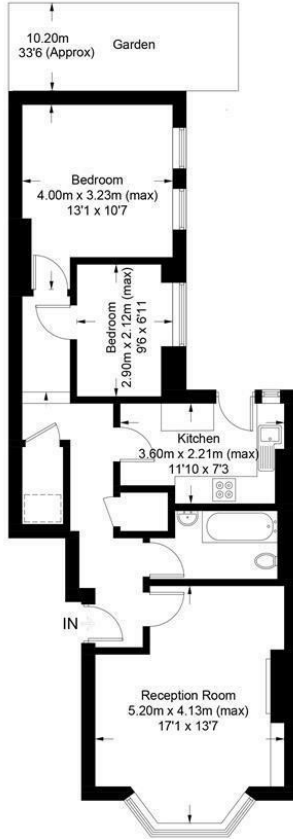


**A period and characterful two bedroom ground floor flat for sale located on a highly sought after road close to both Colliers Wood and Tooting Broadway (Northern Line) and St George's Hospital. Comprising a spacious lounge with bay window, fitted kitchen with direct access to the great sized private rear garden, two bedrooms and the family bathroom. This property is offered with no onward chain making it ideal for the first time buyer.**

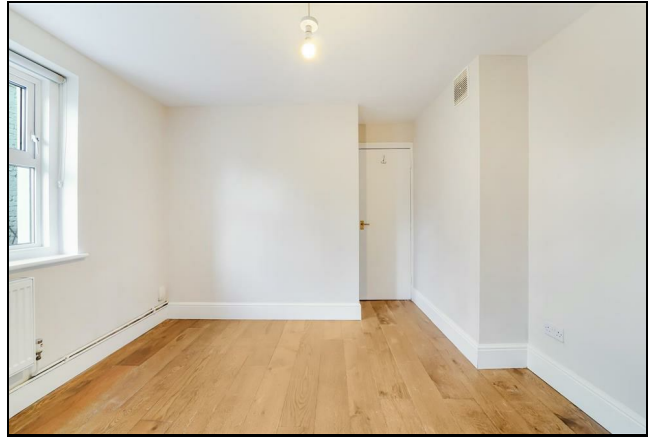
## Robinson Road, SW19

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft

 = Reduced headroom below 1.5m / 5'0"



This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Two Bedroom Flat
- Period Conversion
- No Onward Chain
- Great Location
- Private Garden
- Tastefully Presented
- EPC Rating : D
- Merton Council Tax Band :
- Lease : 189 Years From 01 July 1983
- Service Charges (Per Annum) : £504.67. No Ground Rents.

### 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		
	63	75
<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.

Celebrating 30 years of successful Sales and Lettings in Merton

