

**Robinson Road  
Colliers Wood, SW17 9DW**

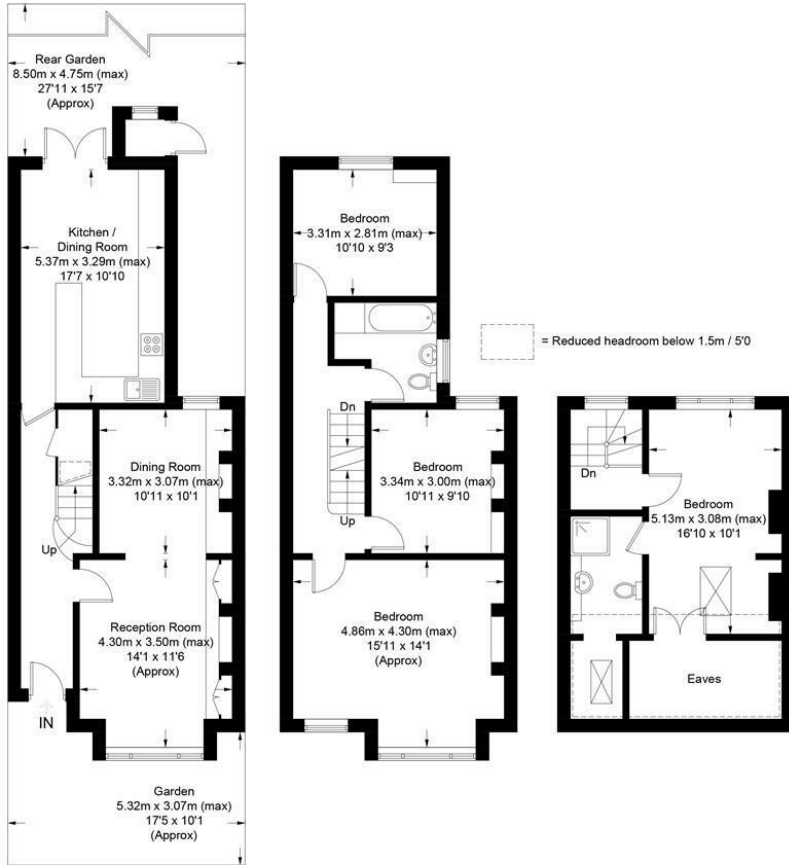
**Offers In Excess Of £800,000 Freehold**



**A rare opportunity to acquire this extended period family home which offers exceptional living accommodation, located on a highly sought after road close to both Tube Station and Tooting High Street. Comprising of a spacious through lounge/diner, kitchen breakfast room with direct access to the south facing rear garden. On the first floor are three of the double bedrooms and the family bathroom, whilst the loft has been converted to create a further double bedroom with en-suite. Properties of this size, location and with no onward chain are rare to the market so early viewing is essential.**

## Robinson Road, SW17

Approximate Gross Internal Area = 143.1 sq m / 1540 sq ft  
(Including Eaves)



Ground Floor

First Floor

Second Floor

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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- Period Family Home
- Four Double Bedrooms
- Two Bathrooms
- No Onward Chain
- Kitchen Breakfast Room
- Highly Sought After Location
- Close To Tube Station
- Tooting High Street Nearby
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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