

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

£490,000 Leasehold



A superb example of a two double bedroom Period converted garden flat located in a highly sought after area close to Both Colliers Wood Tube, Tooting Broadway Tube Stations and Tooting Mainline. This lovely property comprises of a lounge with high ceiling and bay window, two good sized double bedrooms, modern bathroom, fitted kitchen/diner with granite worktops and direct access to the large south facing rear garden that further benefits from a sound proof studio with power.

Robinson Road, SW17

Approximate Gross Internal Area
65.0 sq m / 700 sq ft
Office / Studio = 12.7 sq m / 136 sq ft
Total = 77.7 sq m / 836 sq ft



Ground Floor

This floor plan is for representation purposes only and is not drawn to scale. 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 Conversion
- Two Double Bedrooms
- Large South Facing Garden
- Long Lease
- Sought After Location
- Close To Tube Station
- Sound Proof Studio
- Ideal First Time Purchase
- EPC Rating : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		64	78
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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