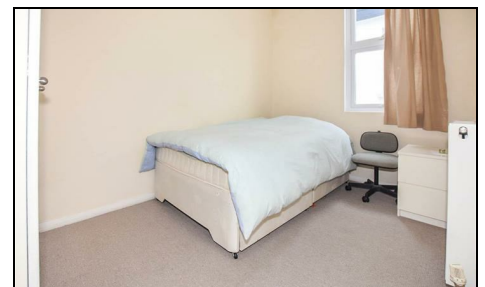


**Robinson Road  
Colliers Wood, SW17 9DL**

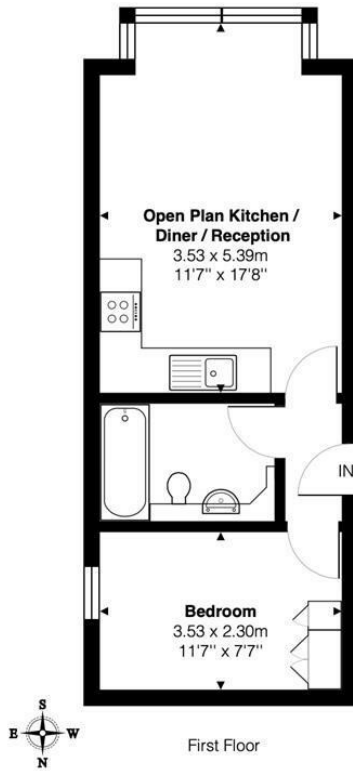
**£275,000 Leasehold - Share of Freehold**



**Offered with a new lease upon completion and a share of the freehold is this one bedroom flat. It is well presented with open-plan living and located in a quiet location moments from the local amenities on Colliers Wood High Street. This flat would be great for the first time buyer and is situated on a quiet residential street, moments from Colliers Wood High Street and is within easy reach of a great range of local amenities on Tooting High Street and is being sold with no onward chain.**

# Robinson Road, SW17

Total Area: 33.5 m<sup>2</sup> ... 361 ft<sup>2</sup>



This Floor plan is provided without warranty, of any kind.  
Bespoke Plans disclaims any warranty including, without limitation, satisfaction, quality or accuracy of any dimensions



- Ideal First Time Purchase
- New Lease upon Completion
- Share Of Freehold
- No Onward Chain
- Communal Garden
- EPC Rating : C
- Merton Council Tax Band : B
- Current Lease : 99 Years From September 1981
- Service Charges (Per Annum) : TBC
- No Ground Rents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



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

