

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

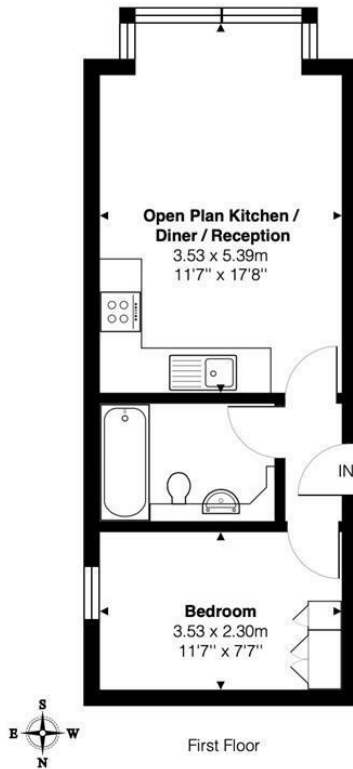
**£275,000 Leasehold - Share of Freehold**



**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
- Lease : Currently 99 Years From
- 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	

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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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