Ellisons

Colliers Wood
Sales & Lettings
127 High Street
Colliers Wood SW19 2HR
T 020 8544 0518
E collierswood@ellisons.uk.com
www.ellisons.uk.com

Robinson Road
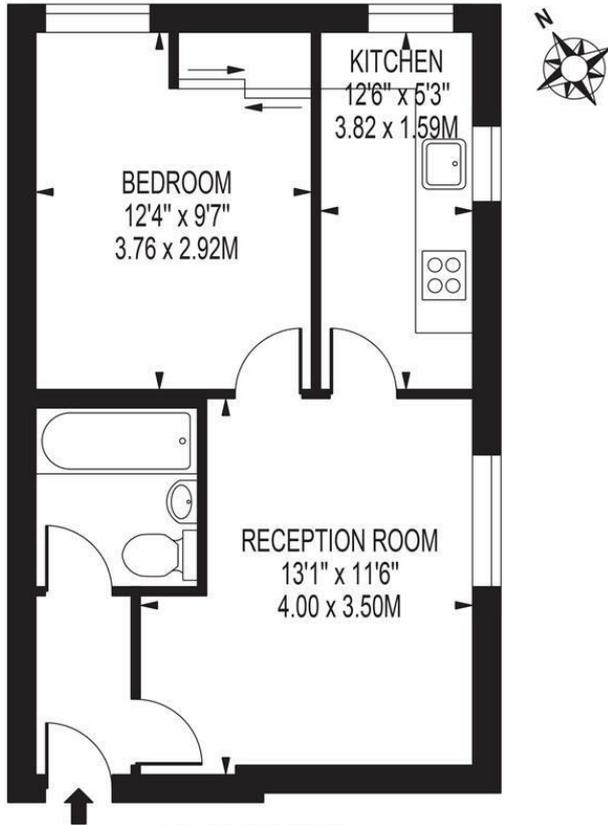## Colliers Wood, SW17 9DL

£300,000 Leasehold

A lovely one double bedroom flat that is beautifully presented, located just moments from Colliers Wood High Street and is within easy reach of a great range of local amenities on Tooting High Street including Tube Station on the Northern Line. Comprising of modern fully fitted kitchen, separate reception good sized bedroom with built in floor to ceiling wardrobes and modern bathroom. This property does have a shared communal garden for those wanting to have some outside space . This flat would be great for the first time buyer and is offered with no onward chain, long lease and a share of the freehold.

ROBINSON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 388 SQ FT - 36.09 SQ M

KITCHEN
12'6" x 5'3"
3.82 x 1.59M

BEDROOM
12'4" x 9'7"
3.76 x 2.92M

RECEPTION ROOM
13'1" x 11'6"
4.00 x 3.50M

FIRST FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- One Bedroom Apartment
- Beautifully Presented
- Shared Garden
- Long Lease
- Share Of Freehold
- No Onward Chain
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 999 Years From 01 July 2007
- Ground Rents (Per Annum) : Peppercorn - Service Charges (Per Annum) : £1,500 (approx)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	75	
(55-68) D		
(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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