



Robinson Road, Colliers Wood

£425,000 Leasehold

Large 1 Double Bedroom - Ground Floor - Large Private Garden
Long Lease - Planning Permission To Extend - Stunning Condition
Short Walk To Colliers Wood Tube & Tooting Overground Train
Low Service Charges - Contemporary Bathroom & Kitchen - EPC 'C'

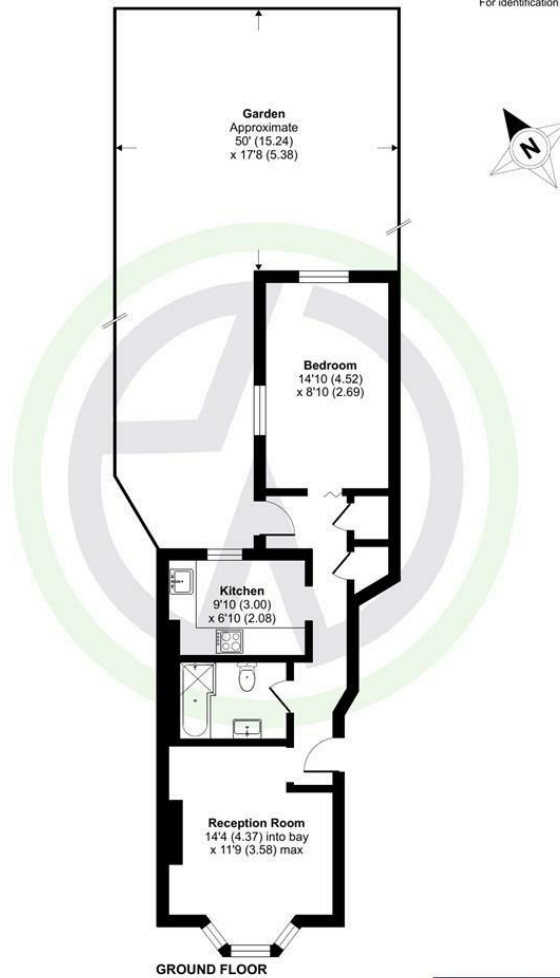


Robinson Road, Colliers Wood

Robinson Road, London, SW17

Approximate Area = 505 sq ft / 46.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Edissonwhite. REF: 1196381



London Borough of Merton
Tax Band B
Leasehold

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		66	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			
EU Directive 2002/91/EC			

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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