



**ROBINSON ROAD, COLLIERS WOOD  
LONDON, SW17**

***£589,500 Share of Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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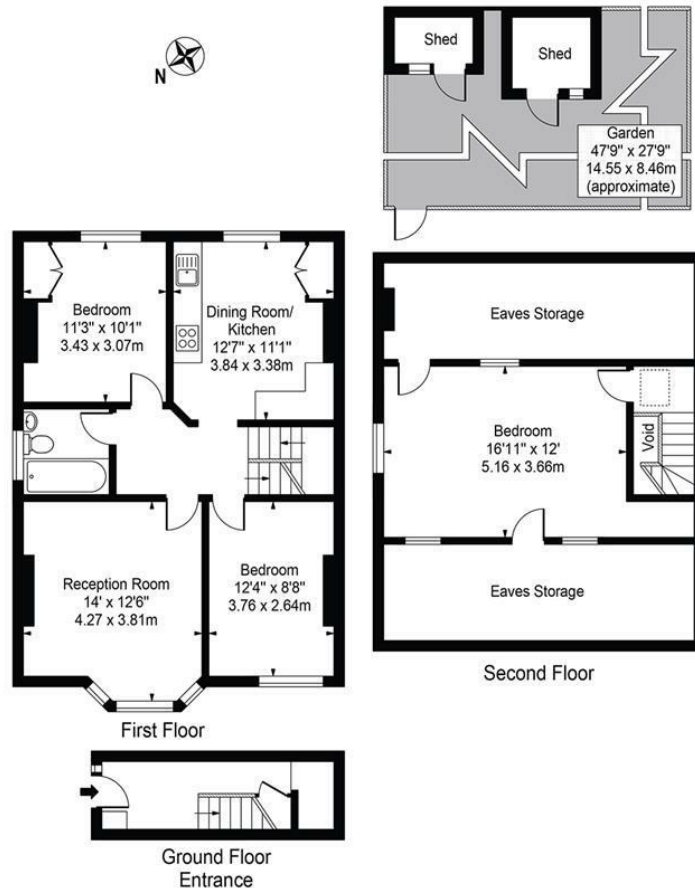
## Robinson Road, SW17 9DR

Approx. Gross Internal Area 1319 Sq Ft - 122.54 Sq M

(Including Eaves Storage, Excluding Sheds & Void)

Approx. Gross Internal Area 1004 Sq Ft - 93.27 Sq M

(Excluding Eaves Storage, Sheds & Void)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Description

Spacious period maisonette comprises reception room, two double bedrooms, kitchen / dining room and family bathroom to first floor with a master bedroom with large eaves storage at second floor

Outside to the rear is a private garden with fenced boundaries and laid to grass

The property is perfectly located for commuters with Tooting Station (Thameslink services) being just 0.3 miles away and Colliers Wood Underground (Northern Line) just 0.6 miles

Share of Freehold

Merton Council Tax Band C

EPC Rating tbc



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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