



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

***£700,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

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Robinson Road,  
Colliers Wood, SW17 9DN  
Approx. Gross Internal Area 1887 Sq Ft - 175.31 Sq M  
(Including Restricted Height Area & Excluding Sheds)  
Approx. Gross Internal Area 1499 Sq Ft - 139.26 Sq M  
(Excluding Restricted Height Area & Sheds)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
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

A four bedroom property requiring refurbishment, offering an excellent opportunity for buyers looking to create a home tailored to their own style and requirements. The ground floor comprises a spacious reception room featuring a large bay window, decorative ceiling cornicing and a feature fireplace.

There is also a separate dining room and kitchen which leads through to a rear conservatory with access to the garden. The property retains a number of attractive period features, while requiring modernisation throughout and offering considerable scope for refurbishment.

Upstairs, there are three well-proportioned bedrooms, including the master bedroom, along with a family bathroom. A fourth bedroom is located on the top floor, providing a versatile additional space.

## Location

Robinson Road is a residential street in the popular area of Colliers Wood. The location offers a convenient balance of local amenities, green spaces and excellent transport connections.

Colliers Wood Underground Station is only a 10 minute walk, providing Northern Line services into central London, while Tooting Broadway and Tooting stations are also nearby.

The area is well served by a range of shops, cafés, restaurants and everyday amenities, with the High Street and Tandem Centre close as well as the river Wandle and Merton Abbey Mills.

There is also a good choice of schools in the surrounding area, including Sellincoort Primary School and Singlegate Primary School, making the location appealing to families as well as commuters.

## Important info

Freehold

EPC Rating: tbc

Merton Council Tax Band E

Contact CSJ for viewings: 020 8296 1270



## 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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