

Robinson Road, SW17

4 2 2

£800,000 *Freehold*

This charming house has been extended into the rear and loft and is arranged across 1648 sq ft. Featuring a welcoming reception room with a feature fireplace, hard-wood flooring and double-glazed windows. The large open plan kitchen at the rear is well-equipped with a variety of wall and base units, integrated appliances, a breakfast bar, and floor-to-ceiling sliding doors leading to a generous private garden.

KEY FEATURES

- Freehold
- 4 bedrooms
- On-street parking
- Private garden and patio space
- Abundance of natural light
- Ample storage options





Tooting

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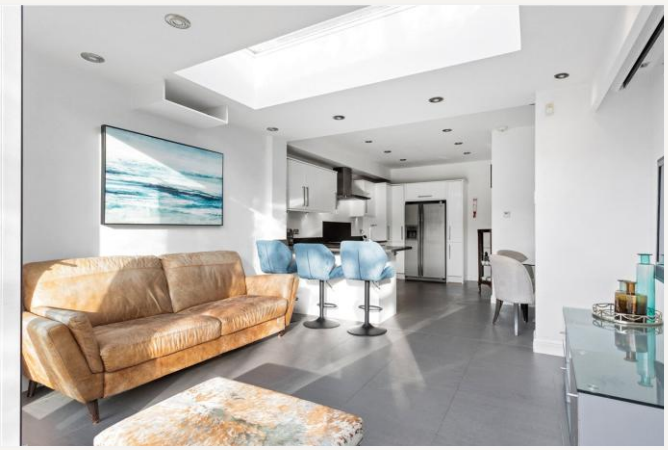
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A large and well-built out-house in the garden is ideal for a home office or gym. The property also features four large bedrooms, all generously sized, with ample storage, wooden flooring, and an abundance of natural light. The family bathrooms include stylish three-piece suite and tiled splashbacks.

Robinson Road, located in the heart of Tooting SW17, is a popular residential street known for its charming period properties and strong community feel. Just a short walk from Tooting Broadway Underground Station (0.6miles), the area offers excellent transport links into Central London via the Northern Line. Residents benefit from easy access to a vibrant selection of shops, cafes, and restaurants along Tooting High Street, as well as the bustling Tooting Market. The area is also well-served by local schools, parks, and healthcare facilities, making it a desirable location for professionals, families, and investors alike.















MATERIAL INFO

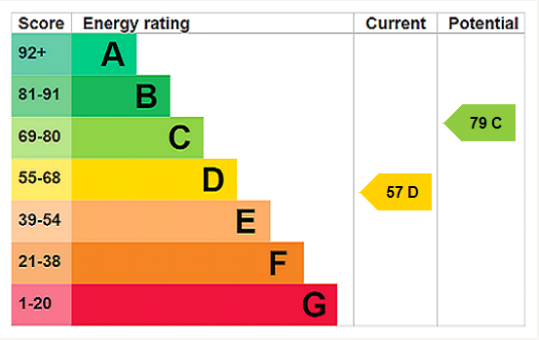
Tenure: Freehold
Council Tax Band: D
EPC rating: D

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Approx. Gross Internal Floor Area 1648 sq. ft / 153.10 sq. m (Including Restricted Height Area, Eaves Storage & Outbuilding)
Approx. Gross Internal Floor Area 1369 sq. ft / 127.23 sq. m (Excluding Restricted Height Area, Eaves Storage & Outbuilding)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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