

ROBINSON ROAD, SW17  
**£425,000 SHARE OF FREEHOLD**

## A FANTASTIC TWO BED APARTMENT IN TOOTING BROADWAY

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## DESCRIPTION:

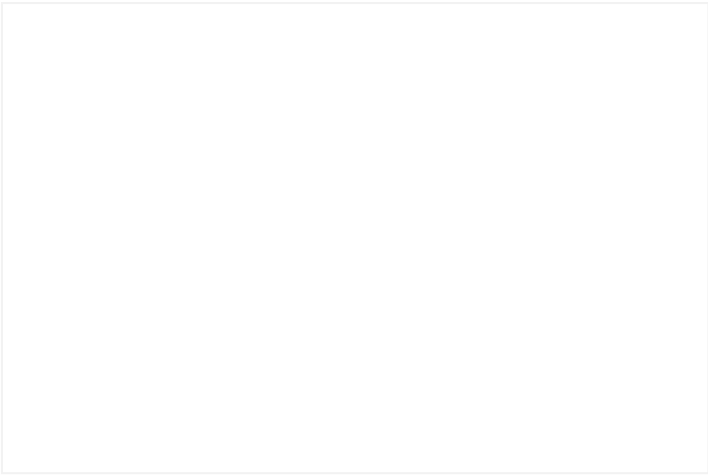
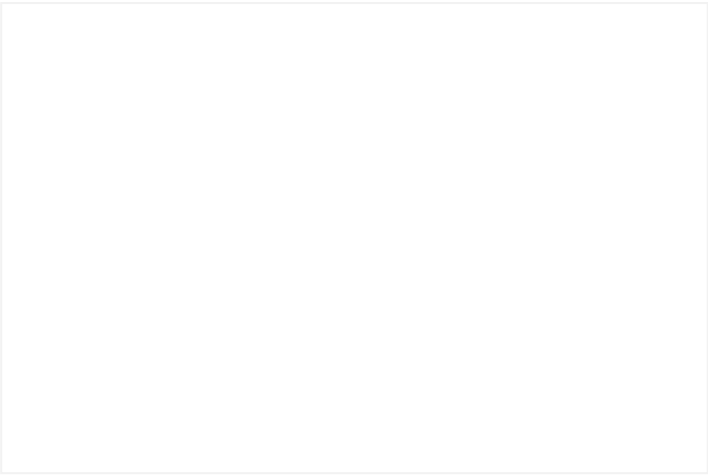
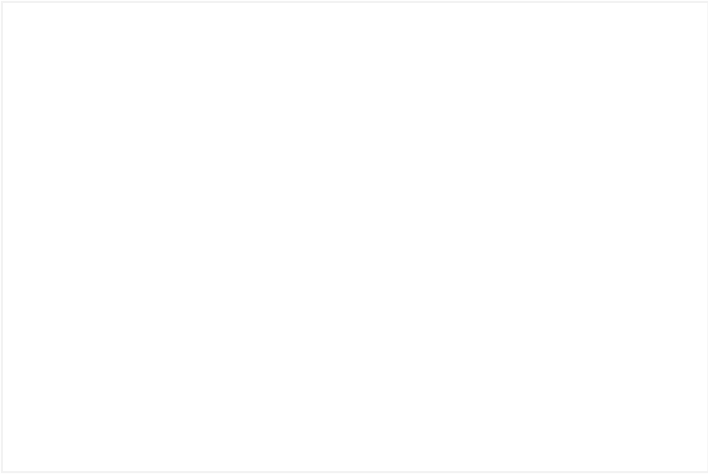
A well-presented two double bedroom first-floor flat, ideally located on a sought-after road near Tooting Broadway and a range of local amenities.

This bright and spacious flat features a welcoming reception room with a charming feature fireplace, fitted carpets, and double-glazed windows. The kitchen is well-equipped with a variety of wall and base units, integrated appliances, tiled splashbacks, a breakfast bar, and a double-glazed window providing plenty of natural light.

Both bedrooms are generously sized and carpeted, with the second bedroom also benefiting from a feature fireplace. The modern bathroom includes a stylish three-piece suite, tiled splashbacks, and contemporary fixtures throughout.

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.

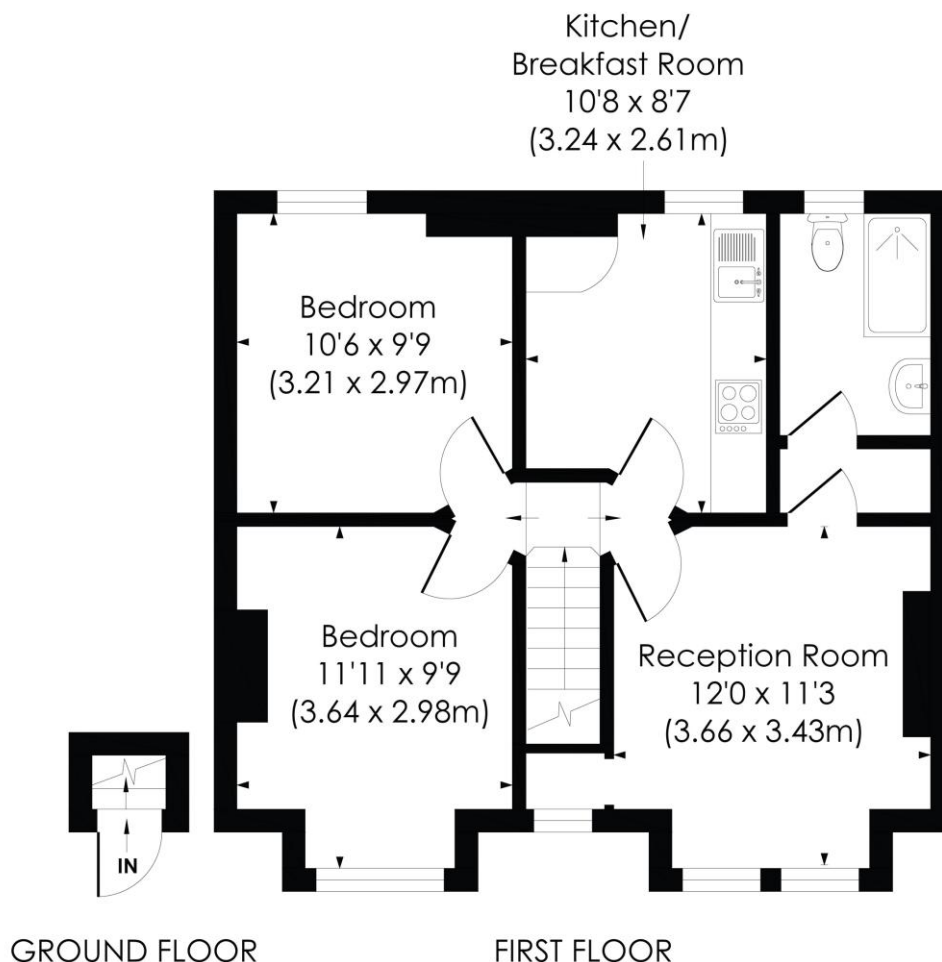
Merton Council Tax Band: C



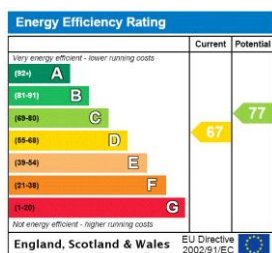
## ROBINSON ROAD, SW17

Approx. Gross Internal Floor Area

542 Sq. ft/50.37 Sq. m



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Share of Freehold

**Council Tax Band:** C

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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