



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## Grove Road, Surbiton, KT6 4BZ

A beautifully presented, spacious two double bedroom first floor conversion apartment set in an impressive detached Victorian house. Located on one of Surbiton's highly desirable tree lined river roads only minutes walk from the mainline station, high street and the Thames. The many benefits include a stunning spacious lounge dining room with a walk in bay window and a separate study, modern hardwood floors throughout the living space. A new fitted kitchen with integral appliances and oak surfaces. Two very large double bedrooms both with bay windows. A sumptuous white and stone shower room. Gas central heating and well maintained communal areas. Sold with a Share of the Freehold and a lease in excess of 900 years.

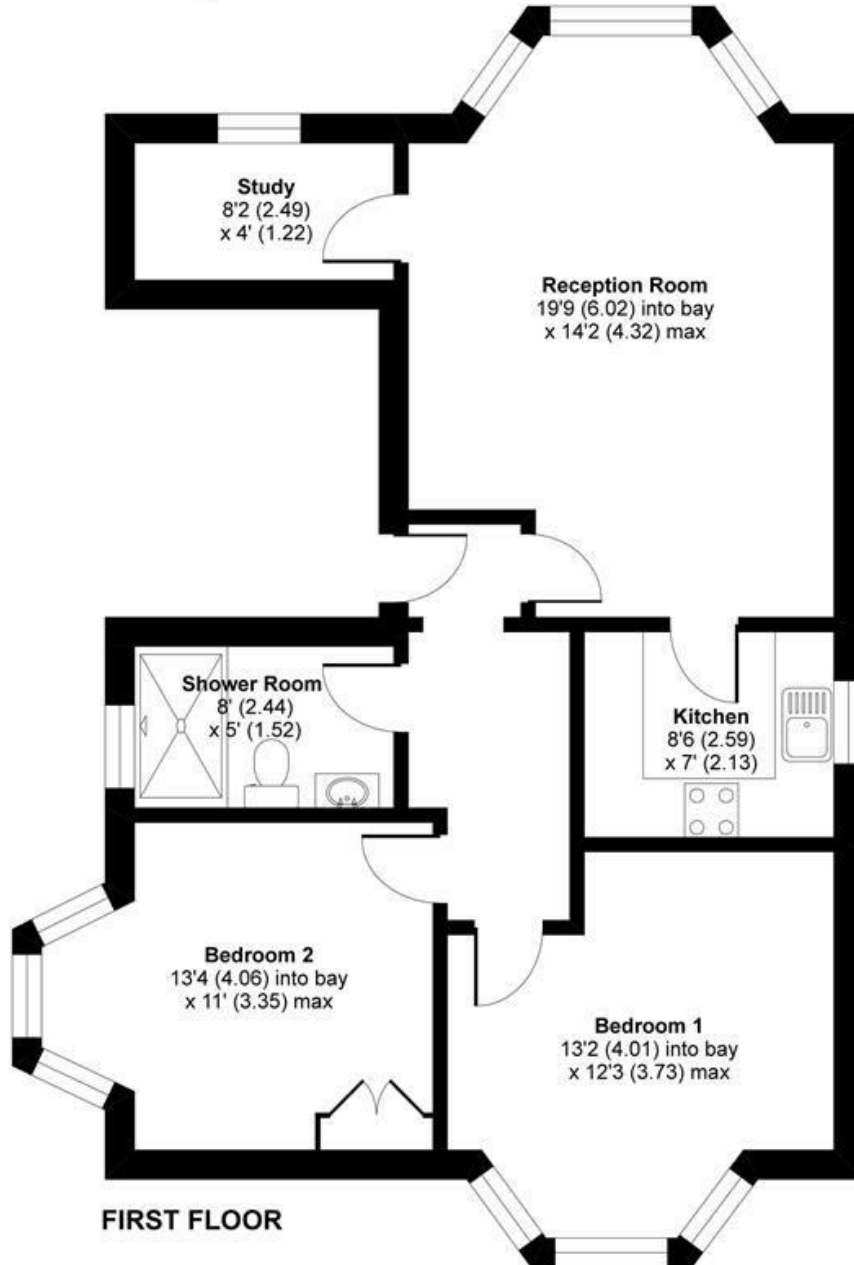
**Guide Price £525,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# Grove Road, Surbiton, KT6

Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Matthew James. REF: 665576

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

