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## St. Mark's Hill, Surbiton, KT6 4PW

An outstanding, spacious and contemporary one bedroom second floor apartment with a large private balcony overlooking the communal garden. Located within the heart of Surbiton, moments walk from the mainline station and high street, this energy-efficient property is a mere 4 years old. The many benefits include a large open-plan living room with ample room for sitting/dining/work space and bi-fold doors opening onto the balcony, creating a lovely sense of flow. The sleek, high-specification kitchen features luxury stone surfaces, and a full suite of quality integrated appliances. The large double bedroom benefits from a fitted wardrobe and plenty of space for additional storage, and the sumptuous shower room also features built-in storage. High-end solid parquet flooring is complemented by underfloor heating, and high performance double glazing ensures peace and tranquillity despite proximity to amenities. There is a communal garden with bike store to the rear, and well-maintained communal hallways. Council tax band C. Lease length is approx. 145 years. We are informed the service charge is £1560pa and the ground rent £350pa. A rare find and wonderful apartment in the heart of Surbiton.

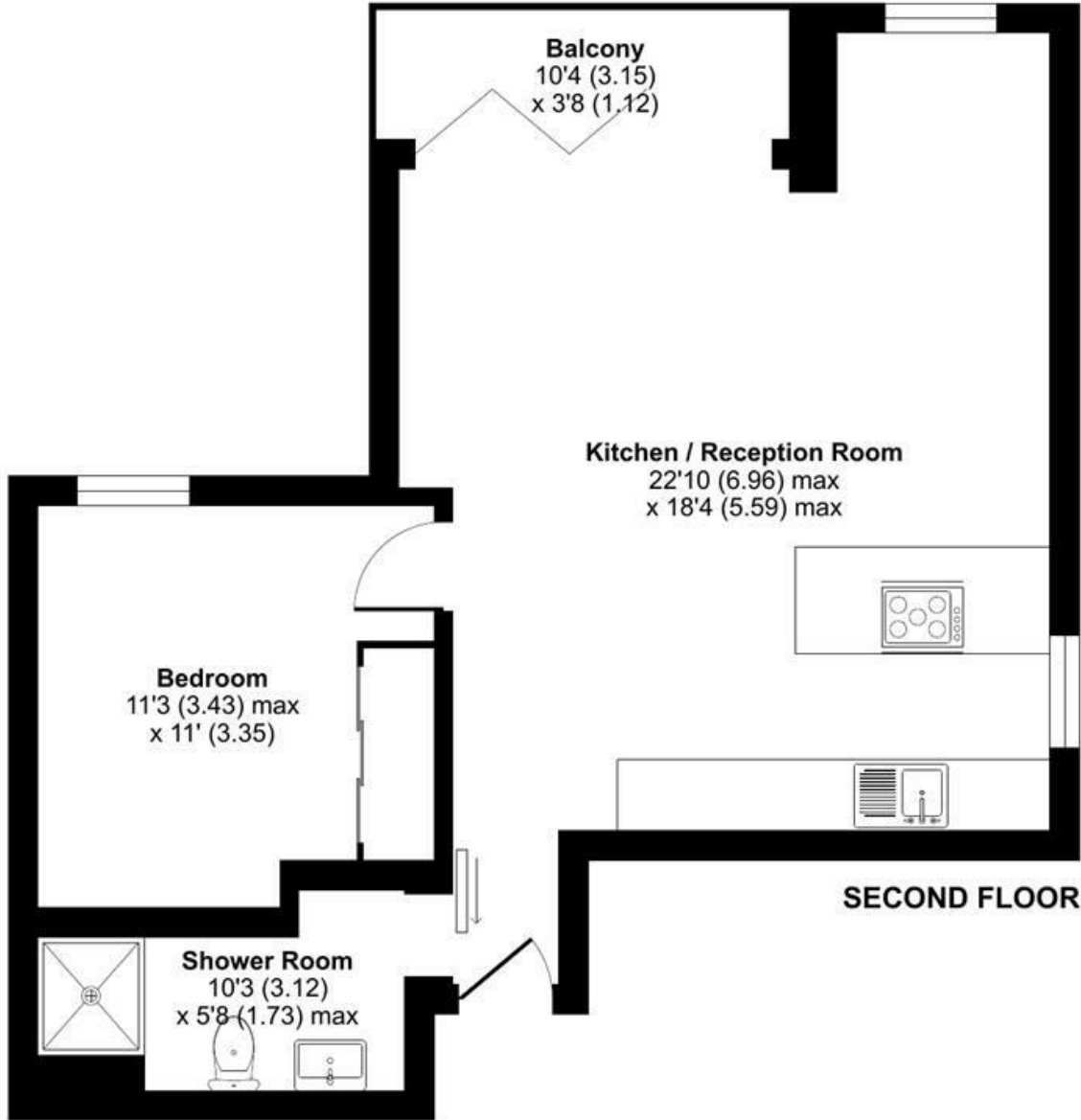
**Guide Price £399,950 Leasehold**

**EPC Rating: B**

# St. Mark's Hill, Surbiton, KT6

Approximate Area = 556 sq ft / 51.6 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). © nichecom 2024. Produced for Matthew James. REF: 1075127

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/fittings 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		82	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		