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## St. Philips Road, Surbiton, KT6 4DU

An excellent upper ground floor studio apartment set in a grand Victorian house within the heart of Surbiton only minutes' walk from the mainline station and high street. The many benefits include a large studio room with purpose built fitted studio furniture which features a raised bed, a store and wardrobe, plus sitting and work/dining space. A separate sleek fitted kitchen with integral appliances. There is a new white and stone shower room. This is a light bright apartment with a run of three sash windows at the rear of the building. Electric radiators. Well maintained communal areas. Council tax band B. Lease approx. 147 years. We are advised the service charge is £700 pa and the ground rent £70 pa.

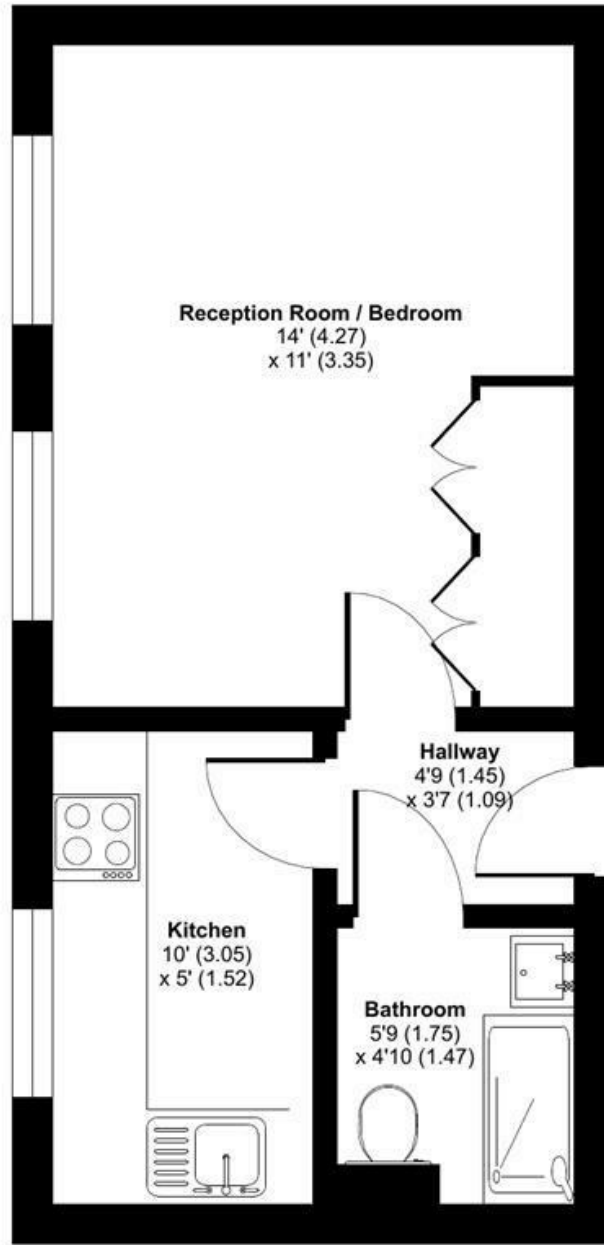
**Guide Price £235,000 Leasehold**

**EPC Rating: E**

# St. Philip's Road, KT6

Approximate Area = 269 sq ft / 25 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1076677

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.

