



Matthew James

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Surbiton Hill Park, Surbiton, KT5 8EQ

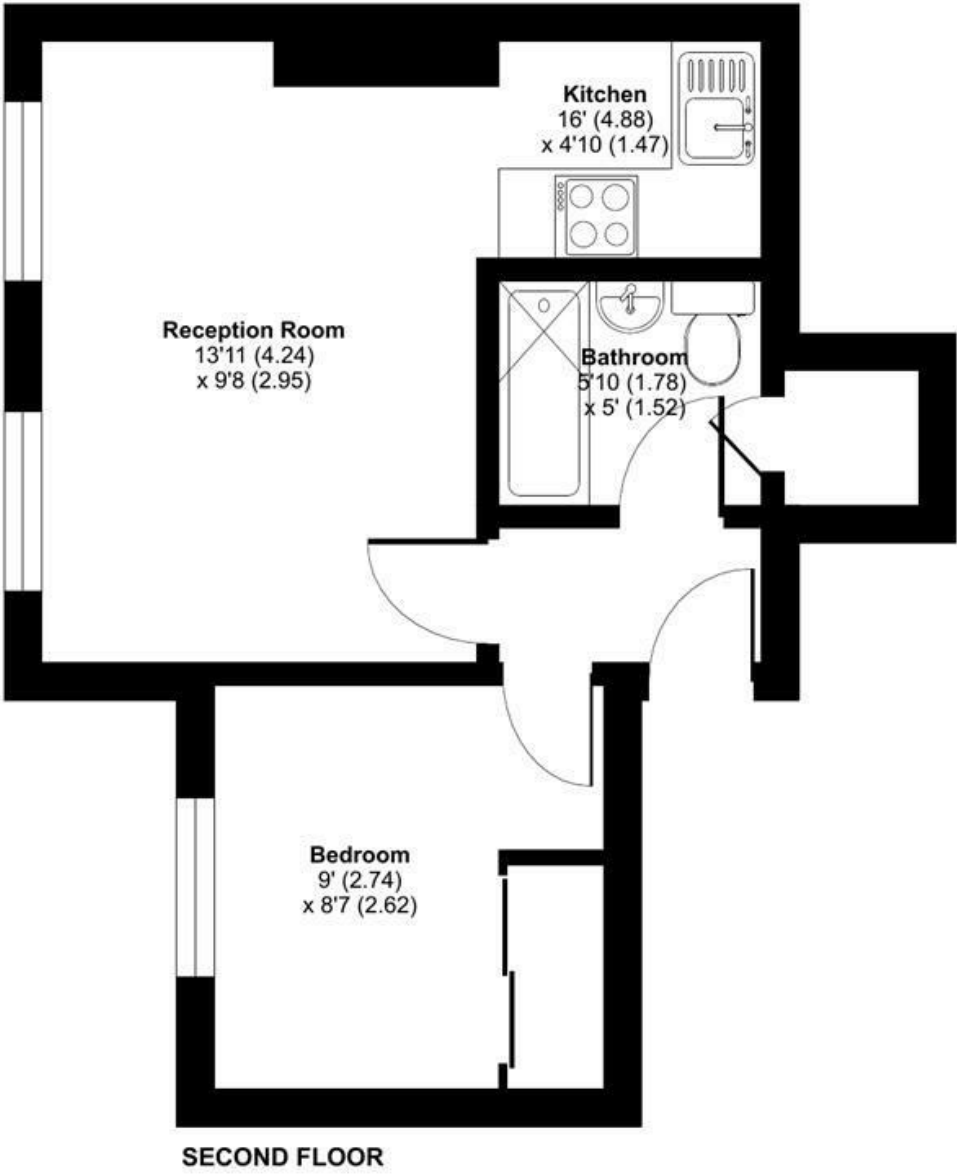
An excellent, very well presented one-bedroom, first floor conversion apartment set in a grand Victorian house with parking. Located within walking distance of Surbiton mainline station and high street. The many benefits include a lovely living room with two sash windows and tall ceilings. A modern open plan kitchen with an integral oven-hob-hood. There is a double bedroom with fitted wardrobes. A modern white bathroom suite with a shower over the bath and a large storage cupboard. Electric heating, parking to the rear. Council tax band B. Sold with a Share of the Freehold and a lease of approx. 110 years. We are advised the current service charge is £176 per month.

Guide Price £264,500 Leasehold - Share of Freehold

EPC Rating: D

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 314 sq ft / 29.1 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 2023. Produced for Matthew James. REF: 1057301

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.

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

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