



## Upper Brighton Road, Surbiton, KT6 6QX

An outstanding two double bedroom, two bathroom first floor conversion apartment set in a grand period house with parking and a secluded communal garden. Located within walking distance of Surbiton mainline station and high street. The many benefits include a stunning living room with French doors and a Juliet balcony overlooking the garden. There is ample sitting and dining space, a period fireplace, tall grand ceilings and a part-open plan kitchen with integral appliances. The main bedroom includes a bay window with new high performance double glazing, wardrobes and an en-suite shower room. There is a second double bedroom also with new windows and a main bathroom with a jacuzzi bath and a shower above. Gas central heating. Well maintained elegant communal hallways and a secluded communal garden to the rear. Parking space at the front. Council tax band D. Sold with a Share of the Freehold and a lease of 103 years. We are informed the current service charge is £1869.43pa. No onward chain. A lovely home.

**Guide Price £475,000 Leasehold - Share of Freehold**

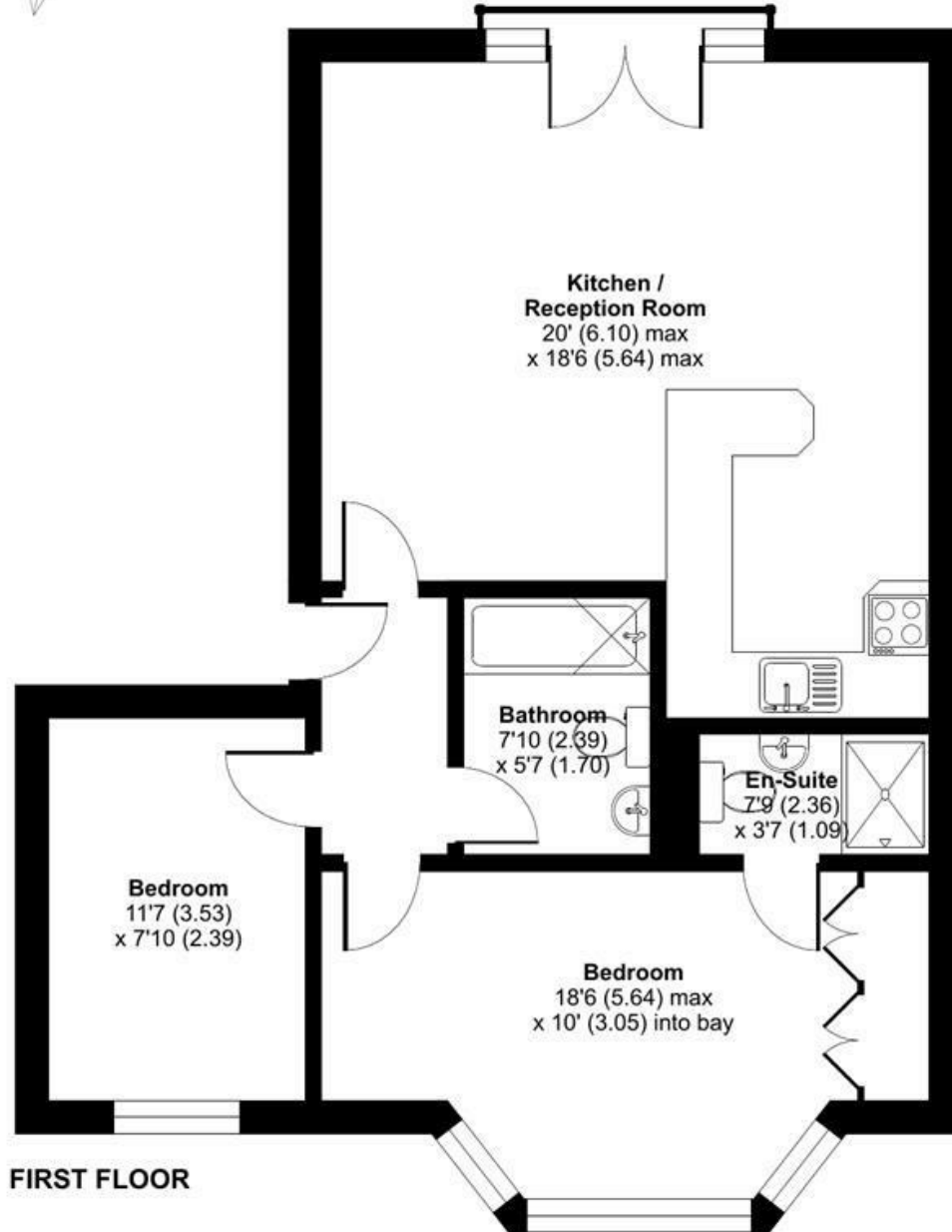
**EPC Rating: C**



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Approximate Area = 711 sq ft / 66 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: 1089874

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			
		71	80
<b>England &amp; Wales</b>		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	