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St. Andrews Square, Surbiton, KT6 4EG

An outstanding, spacious two double bedroom garden floor conversion apartment with its own private walled garden. Located on the highly desirable St. Andrews Square within a short walk of the mainline station, high street and the Thames. The many benefits include a large reception room with ample sitting/dining space, a walk-in bay window and a fireplace. There is a separate contemporary fitted kitchen with integral appliances and a door to the garden. A welcoming entrance hallway, the master bedroom enjoys fitted wardrobes and French doors to the garden. The double second bedroom also has a door to the garden. A modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. The walled rear garden is south facing and includes a shed. Sold with a Share of the Freehold and no onward chain.

Guide Price £559,950 Leasehold - Share of Freehold

EPC Rating: D

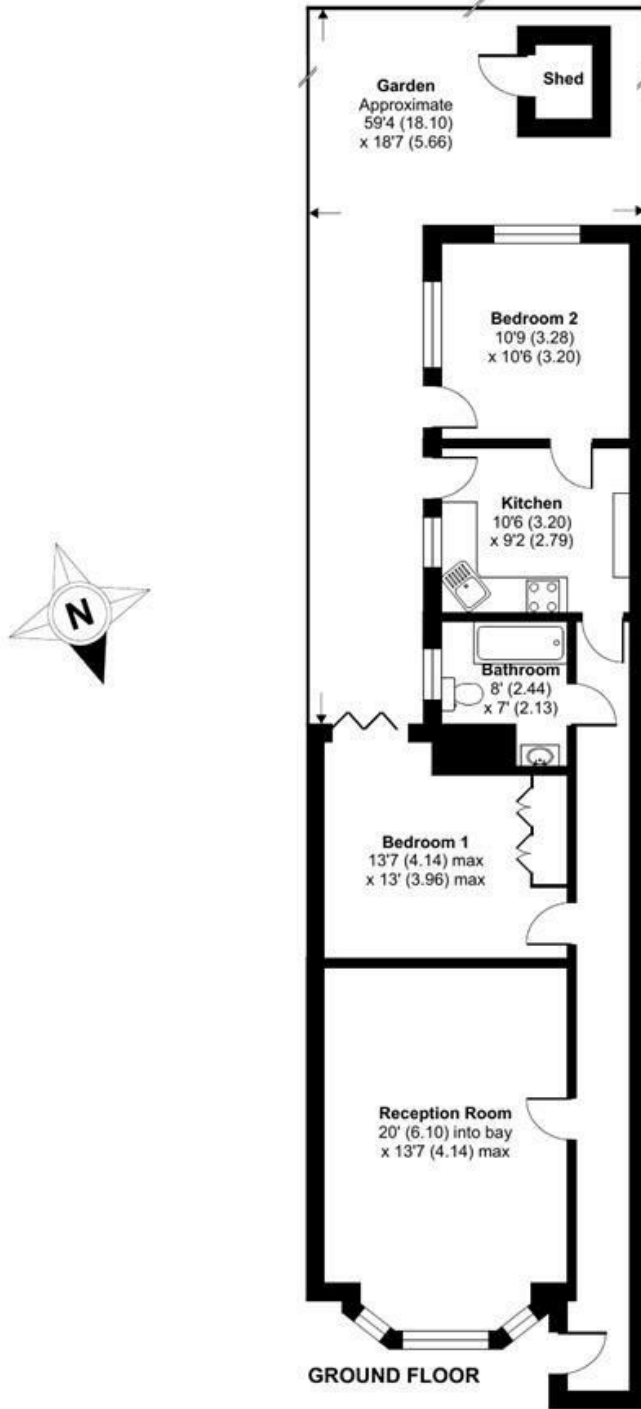
St. Andrew's Square, Surbiton, KT6

Approximate Area = 846 sq ft / 78.5 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 860 sq ft / 80 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 2022. Produced for Matthew James. REF: 809296

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.

