



Matthew James

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Surbiton Hill Park, Surbiton, KT5 8EF

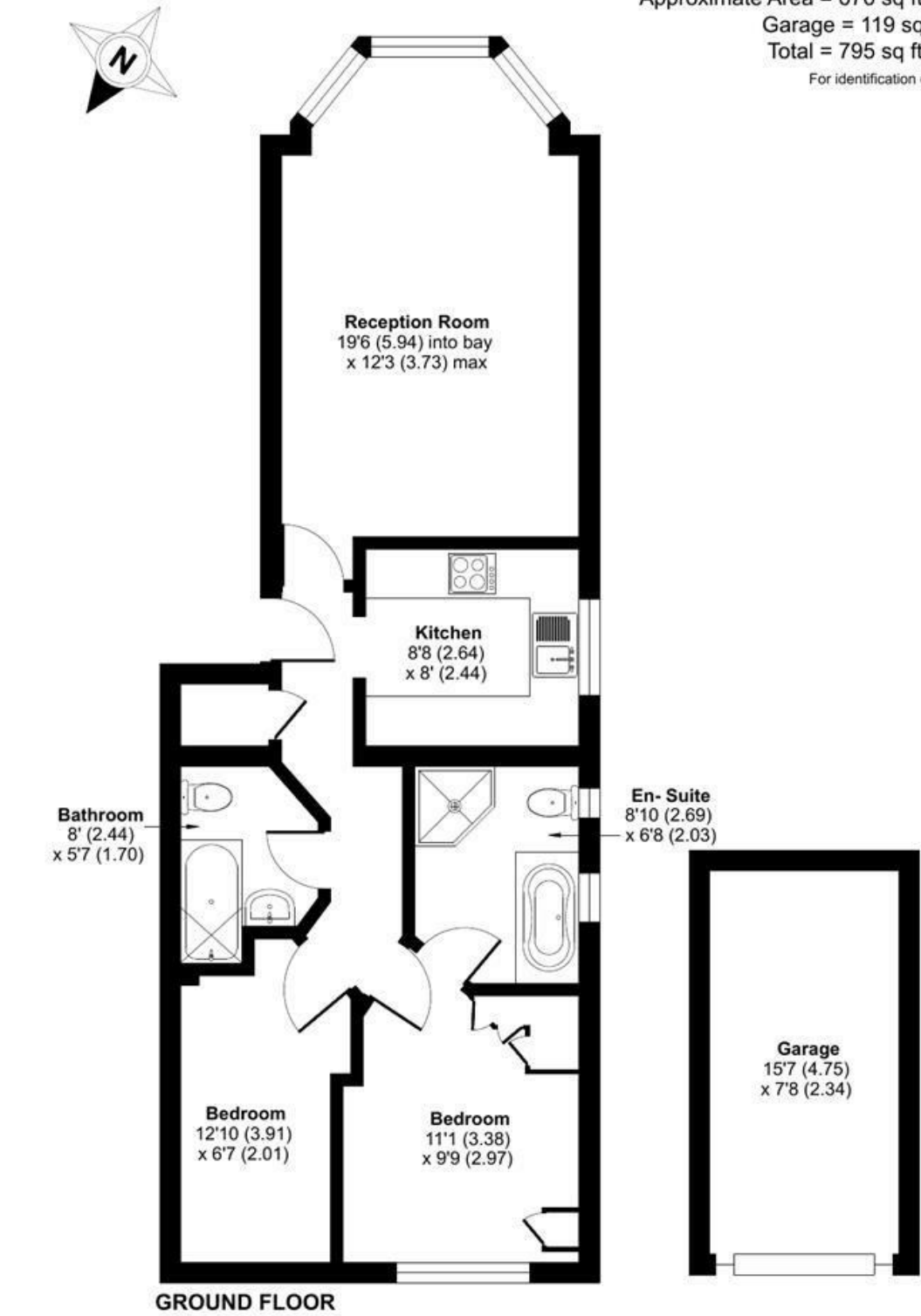
An excellent two-bedroom, two-bathroom upper ground floor apartment with a garage. Located in a popular residential area within walking distance of Surbiton mainline station and high street. The many benefits include a large reception room with ample sitting and dining space. A separate, good size modern fitted kitchen with integral appliances. The main bedroom includes fitted wardrobes and an en-suite bathroom with a bath and separate shower. There is a second bedroom and a main bathroom with a shower over the bath. Gas central heating and double glazing. There is an integral garage to the rear of the property, a bike store and a well maintained communal garden. Council tax band D. Lease 97 years. We are informed the current service charge is £1,600pa and the ground rent £150 pa. No onward chain.

Guide Price £395,000 Leasehold

EPC Rating: C

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 676 sq ft / 62.8 sq m
Garage = 119 sq ft / 11 sq m
Total = 795 sq ft / 73.8 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: 1040808

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		
78	78	
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		