



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Surbiton Hill Road, Surbiton, KT6 4TW

An excellent, well presented, good size one bedroom ground floor conversion apartment set in a grand detached Victoria house. Located within walking distance of Surbiton mainline station, the high street and Kingston town centre. The many benefits include a large living room with ample sitting and dining space, tall grand ceilings and a bay window. There is a sleek contemporary open-plan kitchen with a built-in oven-hob-hood and new flooring. A large double bedroom and a modern white bathroom suite with a shower over the bath. Electric heating to conventional radiators and double glazing. Recently decorated to a high standard. Council tax band C. Sold with a lease of 122 years. We are informed the current service charge is approx. £1,000 pa. No onward chain.

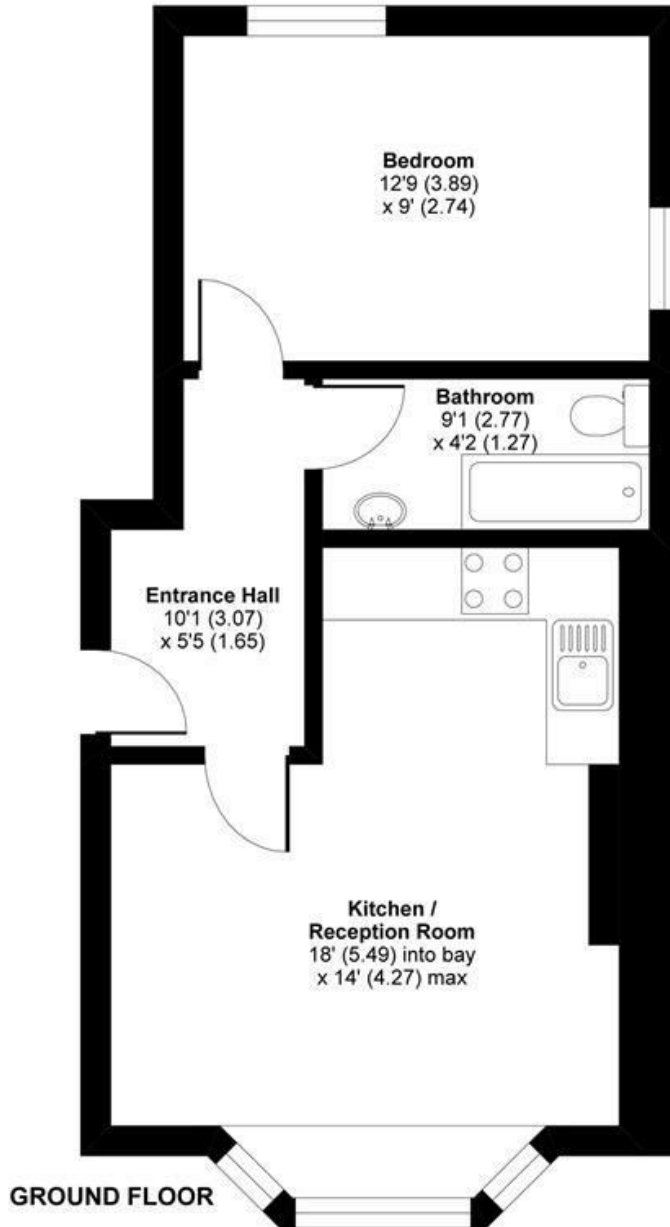
Guide Price £265,000 Leasehold

EPC Rating: F

Surbiton Hill Road, Surbiton, KT6

Approximate Area = 420 sq ft / 39 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). © nrichcom 2021. Produced for Matthew James. REF: 681780

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.

