



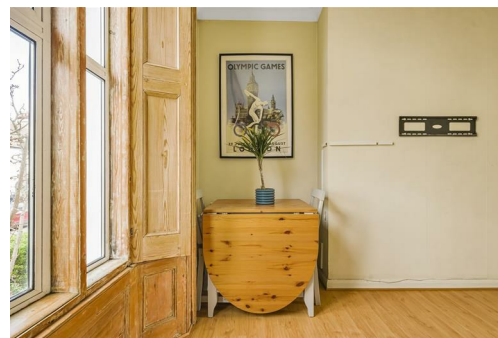
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Cadogan Road, Surbiton, KT6 4DL

An excellent one double bedroom plus a study upper ground floor conversion apartment with parking. Set on one of the highly desirable 'river roads' within walking distance of Surbiton mainline station, high street and the Thames. The many benefits include an L-shaped open plan living-dining-kitchen with tall grand ceilings, window shutters and a fitted kitchen. A double bedroom with a fitted wardrobe plus a study/single bedroom also with fitted storage. There is a sleek new white bathroom suite with a shower over the bath. Gas central heating. Parking to the rear of the property. We are advised the lease is approx. 179 years, we are also advised the current service charge is approx. £1200pa. Council tax band C. Sold with no onward chain.

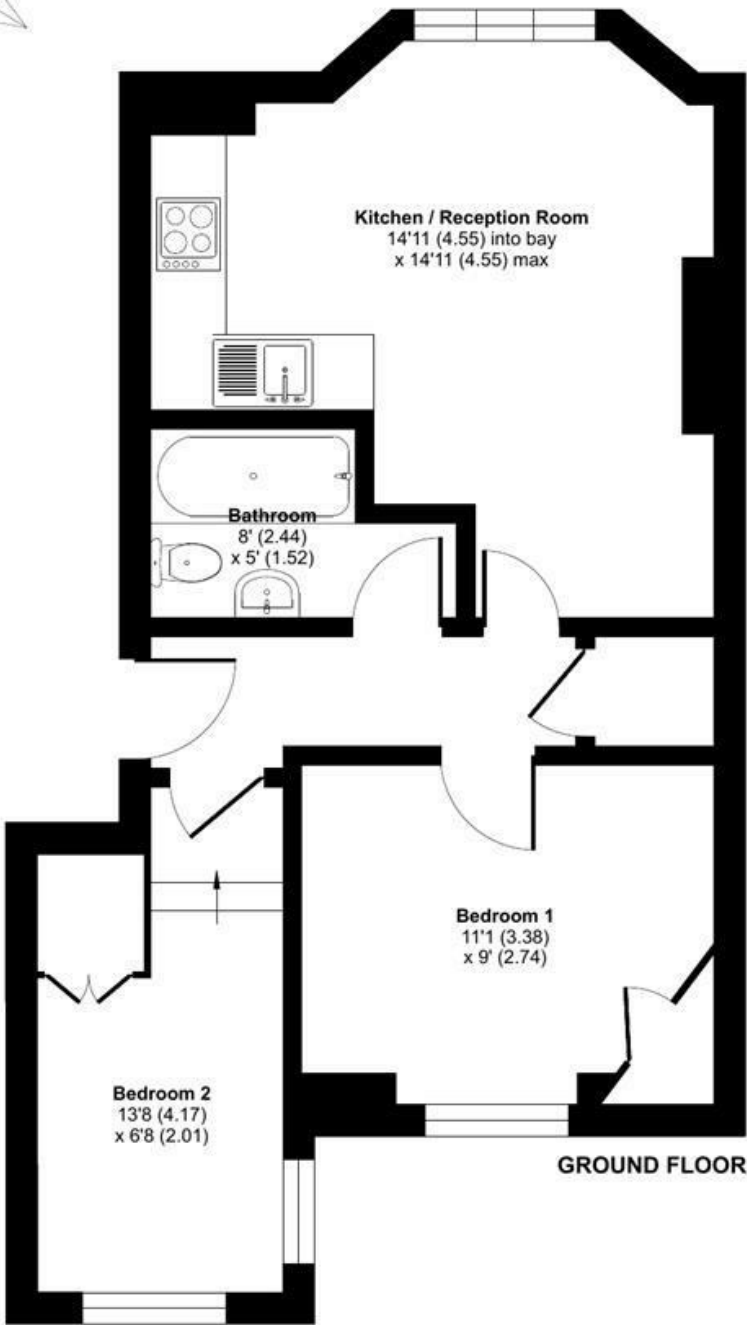
Guide Price £330,000 Leasehold

EPC Rating: D

Cadogan Road, Surbiton, KT6

Approximate Area = 461 sq ft / 42.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 961058

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.

