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## Church Hill Road, Surbiton, KT6 4UD

A spacious, bright two-double-bedroom second floor apartment with a private balcony, garage and off-street parking on first come, first-served basis. Located in the heart of Surbiton, a short walk to the station and the wider amenities on offer. The apartment features a large living room with a door opening onto the balcony. There is a separate open-plan kitchen/dining room, a rarity in this style of property, which has recently been renovated. There are two generous sized double bedrooms and an updated bathroom with a shower over the bath. Gas central heating and double glazing. There is a garage to the rear (in need of some repair), as well as private off-street parking on first come, first-served basis. Council tax band D. The apartment has a Share of the Freehold, with a lease in excess of 900 years. The garage is on a separate lease of 86 years. We are advised the service charge is currently £120 per month.

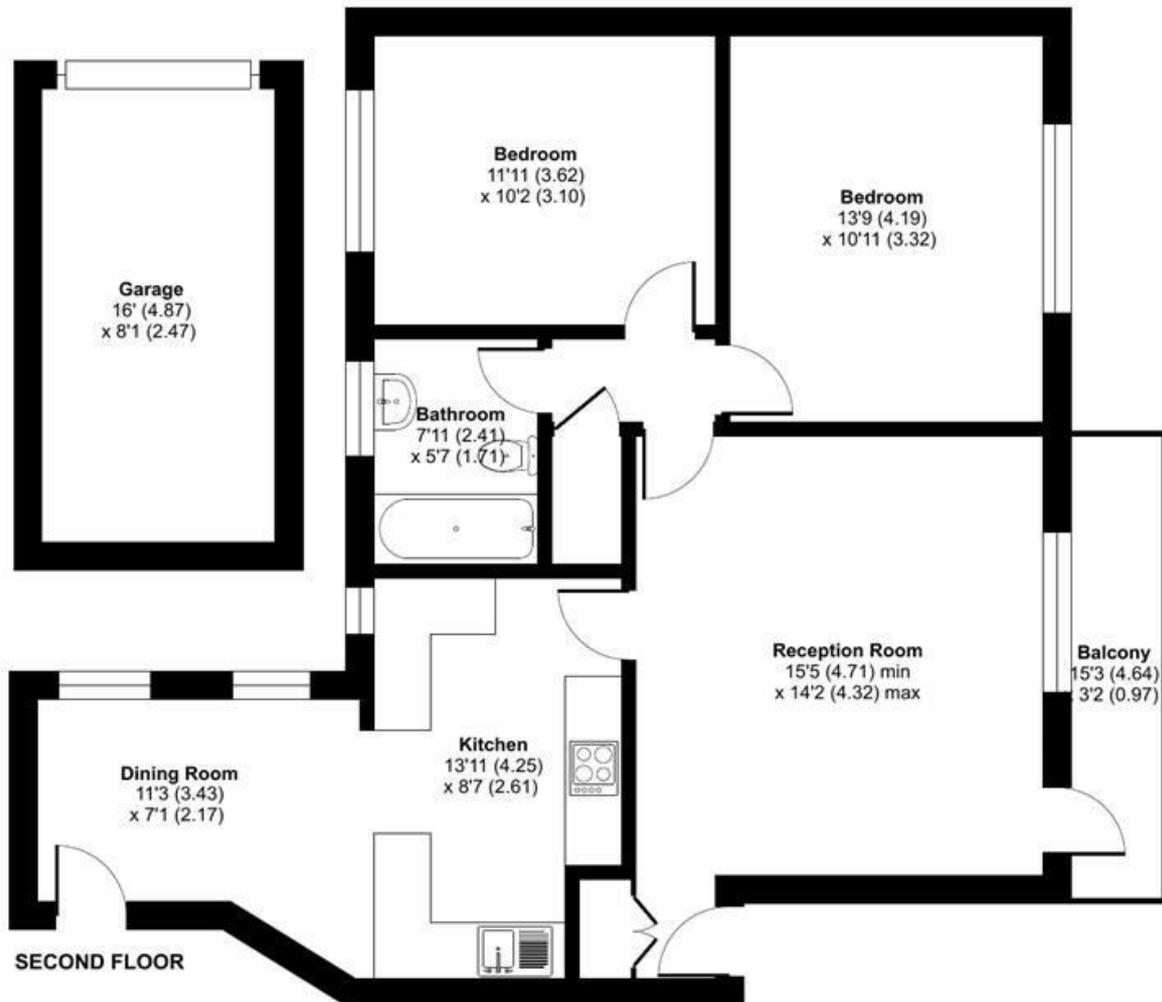
**Guide Price £469,950 Leasehold - Share of Freehold**

**EPC Rating: C**

# Heron Court, Church Hill Road, Surbiton, KT6

Approximate Area = 822 sq ft / 76.3 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Total = 951 sq ft / 88.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1410673

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			
		74	79
<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	