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St. Philips Road, Surbiton, KT6 4DU

An excellent, very well presented spacious two bedroom first floor conversion apartment set in a grand Victorian house. Located within the heart of Surbiton only a few minutes' walk from the mainline station, high street and the Thames. The many benefits include a large dual-aspect living room with ample sitting and dining space and a period fireplace. A separate, sleek contemporary fitted kitchen with integral appliances. A large main bedroom overlooking the gardens with fitted wardrobes and a good size second bedroom. The modern fitted bathroom suite has a shower over the bath. Gas central heating. There is a well maintained communal garden to the rear. Council Tax Band D. Sold with a Share of the Freehold and lease in excess of 900 years. We are informed the current service charge is approx. £450 per quarter. No onward chain.

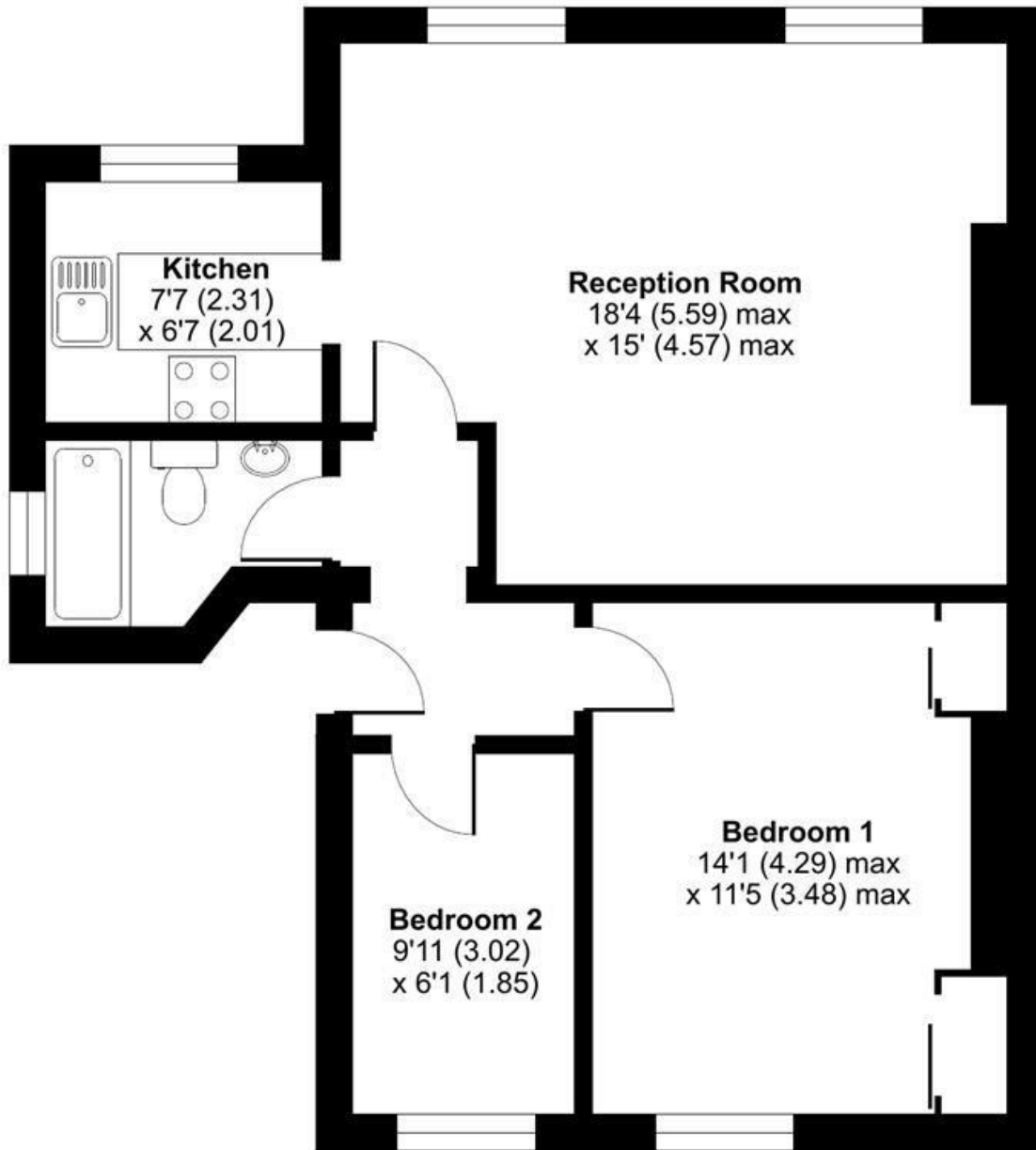
Guide Price £435,000 Leasehold - Share of Freehold

EPC Rating: C

St. Philip's Road, Surbiton, KT6

Approximate Area = 638 sq ft / 59.2 sq m

For identification only - Not to scale



SECOND 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: 960115

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		
	71	82
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		