



The Crescent, Surbiton, KT6 4BW

An outstanding spacious, completely refurbished and refitted two double bedroom, stylish upper ground floor, mansion apartment set back from the road. Set within a landmark Art Deco building, located within a short walk of Surbiton mainline station and high street. The many benefits include a lovely reception room providing ample sitting and dining space, tall ceilings, bespoke joinery and a curved bay window. There is a separate, sleek contemporary kitchen with integral Neff & AEG appliances including a wine fridge, durable compact laminate/resin surfaces and an external door to service stairs. The large main bedroom includes wardrobe space. There is a coordinated large double second bedroom also with wardrobe space. The sumptuous white and stone bathroom suite includes a shower over the bath. The welcoming entrance hallway includes storage cupboards. Gas central heating and new double-glazed windows. Well maintained communal gardens and a bike store. Parking on a first come first served basis. Council tax band D. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £2,859.26 pa. A beautiful apartment in the heart of Surbiton.

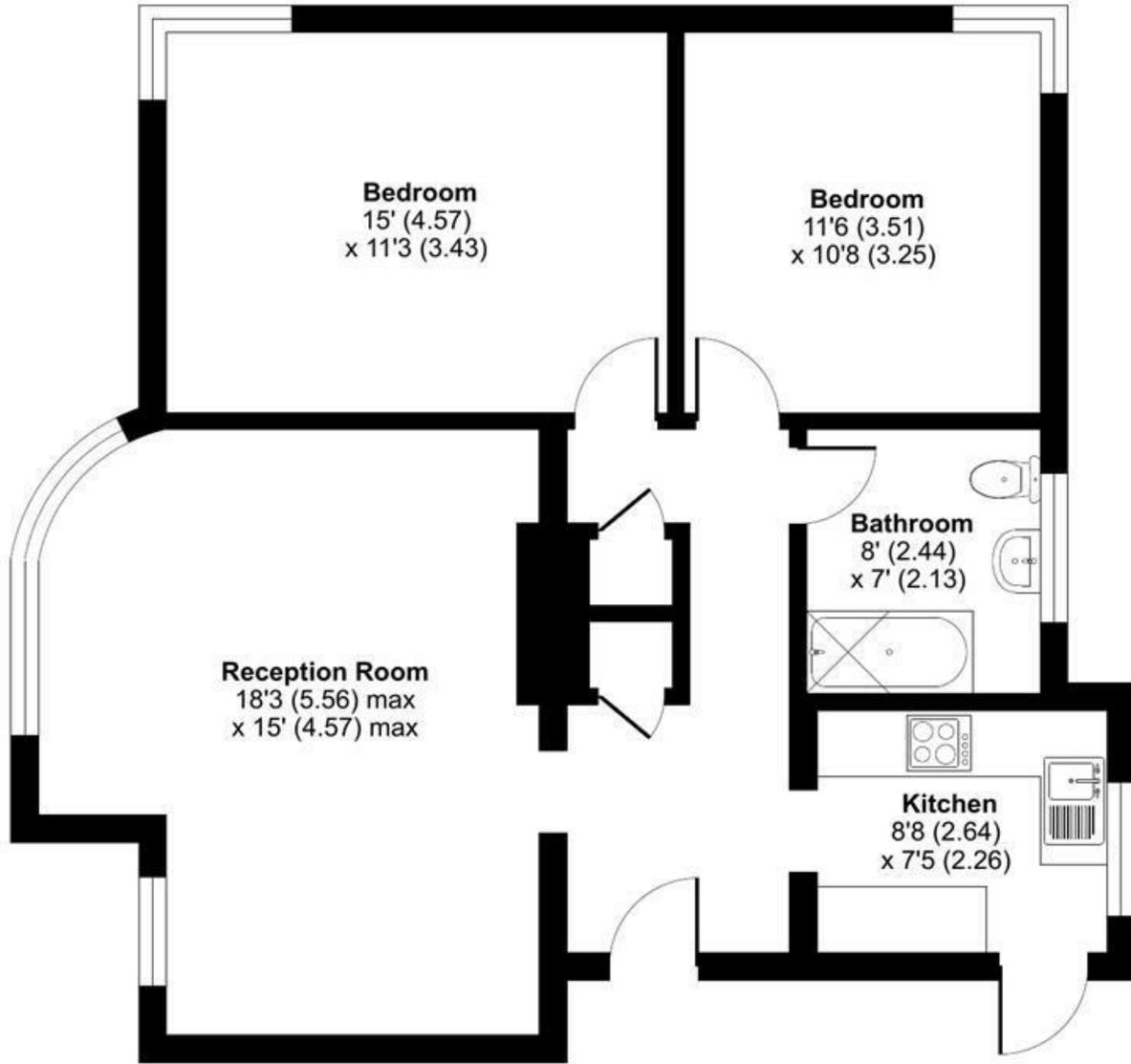
Guide Price £599,950 Leasehold - Share of Freehold

EPC Rating: D

Crescent Court, The Crescent, Surbiton, KT6

Approximate Area = 820 sq ft / 76.1 sq m

For identification only - Not to scale



UPPER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1088194

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		66	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
EU Directive 2002/91/EC			