



Grove Road, Surbiton, KT6 4DA

An outstanding, spacious one bedroom first floor conversion apartment, set in a grand detached Victorian house. Located on one of Surbiton's highly desirable tree-lined river roads. The mainline station, high street and the Thames are a short walk away. The many benefits include a large open-plan kitchen, living-dining room with tall ceilings and elegant sash windows and the modern fitted kitchen includes a breakfast bar. There is a generous double bedroom also with tall ceilings, a sash window overlooking the garden. A modern white en-suite bathroom with a shower over the bath. Gas central heating and storage space above the kitchen. A well maintained communal garden with lawn and sitting areas, there is also a bike store. Council tax band B. Sold with a Share of the Freehold and a lease of approx. 112 years. We are advised the current service charge is approx. £1288 pa. A lovely home in an excellent location.

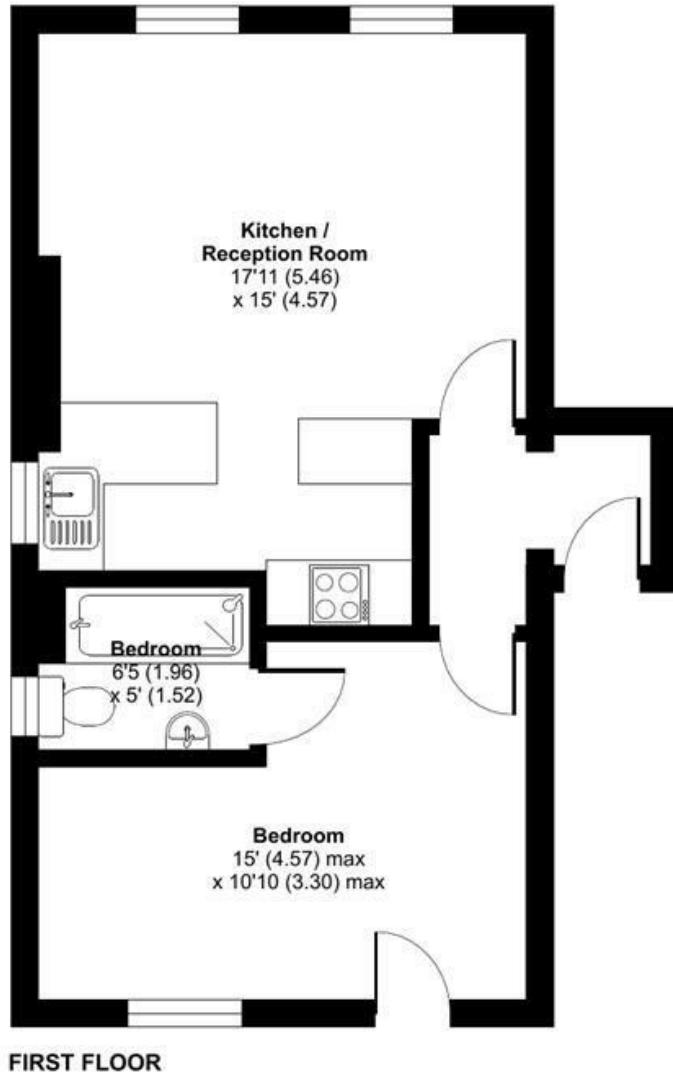
Guide Price £360,000 Leasehold - Share of Freehold

EPC Rating: D

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Approximate Area = 460 sq ft / 42.7 sq m

For identification only - Not to scale



FIRST FLOOR

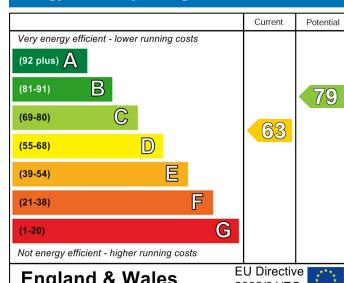


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Matthew James. REF: 1050325

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



Environmental Impact (CO₂) Rating

