



Matthew James

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Alpha Road, Surbiton, KT5 8BF

An amazing, spacious two-double bedroom, two-bathroom duplex apartment with a spectacular, contemporary living space plus an internal office/studio and a courtyard garden. Set in a quiet, peaceful location within walking distance of Surbiton mainline station with local shops and amenities moments away. Numerous benefits include, on the lower floor, a stunning, expansive living space with a large sitting and dining area and French doors opening to the courtyard. There is a new (2022) contemporary John Lewis open-plan kitchen with integral appliances, corian work surfaces and a sociable dining bar. The office/studio includes fitted storage. On the upper floor is a master bedroom with bespoke fitted wardrobes and an ensuite shower room. There is a double second bedroom also with bespoke wardrobes, plus a coordinating main bathroom. Underfloor heating, double glazing and a covered parking space. Council tax band D. Lease 107 years. We are informed the service charge is £1490 pa and the ground rent £200 pa. An outstanding home.

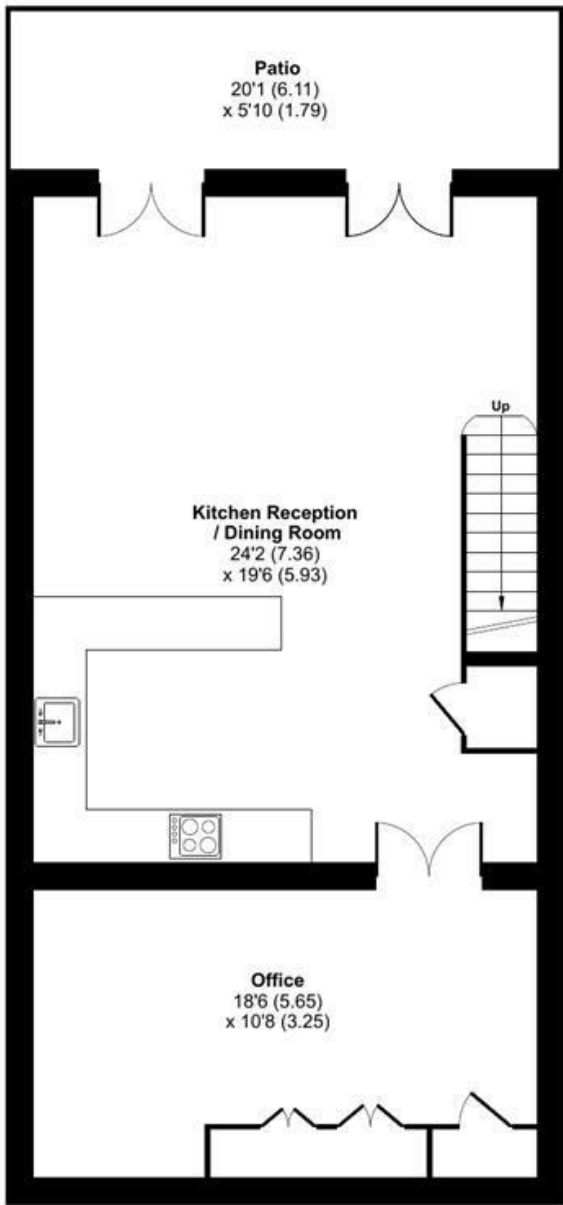
Guide Price £525,000 Leasehold

EPC Rating: D

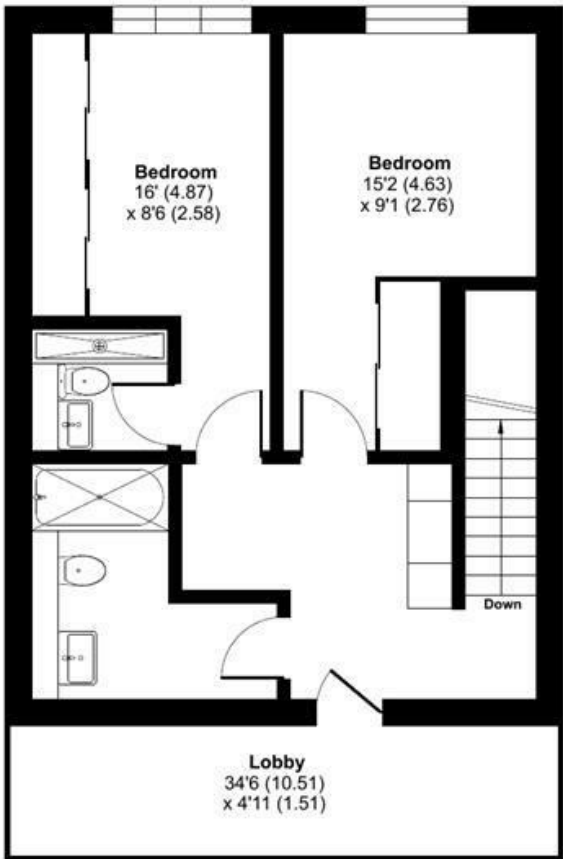
Alpha Road, Surbiton, KT5

Approximate Area = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



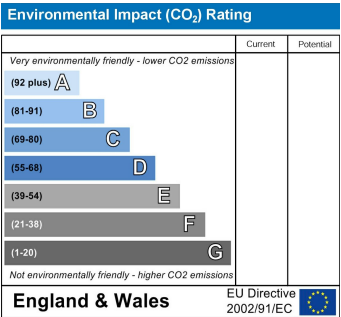
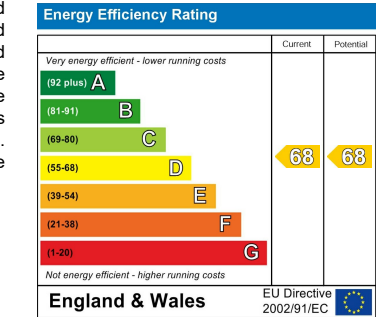
LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Matthew James. REF: 1408955



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.