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## St. Philips Road, Surbiton, KT6 4DU

An outstanding, spacious two double bedroom garden floor conversion apartment with direct access to a private terrace. Located within the heart of Surbiton only minutes' walk from the mainline station, the high street and the Thames. The many benefits include a large living room with a period fireplace and doors leading out to the terrace. A contemporary high gloss kitchen, dining room with integral appliances, oak surfaces and a breakfast bar. There is a very spacious master bedroom suite with a bay window and a walk-in wardrobe. A double second bedroom with a door to the garden. A modern, refurbished white bathroom with a shower over the bath. A renovated utility cupboard with plumbing for a washing machine and storage space. Outside, to the rear, a private enclosed terrace garden and store cupboard overlooking a communal lawn which also has a decked area and storage shed. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band C. We are informed the current service charge is approx. £74 per month. A lovely garden apartment.

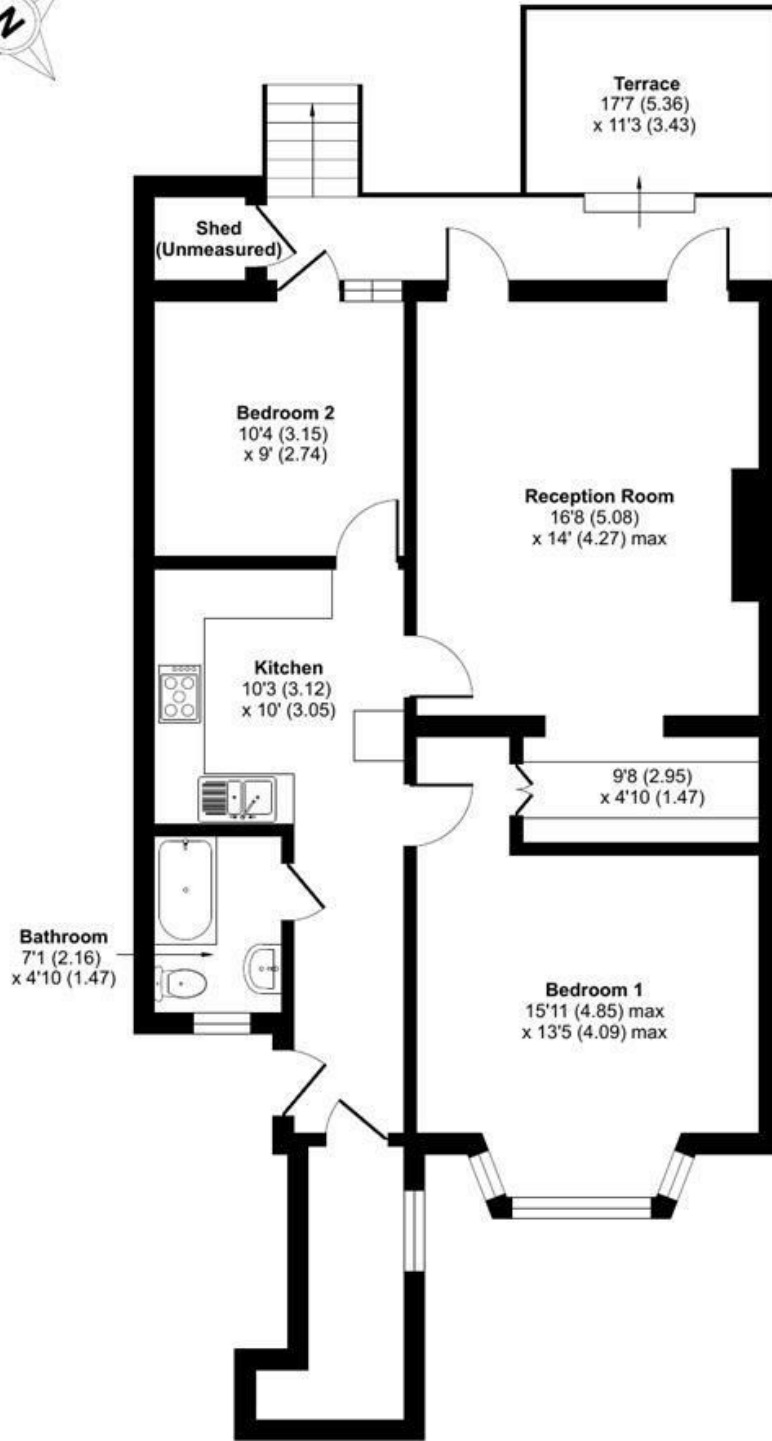
**Guide Price £570,000 Leasehold - Share of Freehold**

**EPC Rating: C**

# St. Philip's Road, Surbiton, KT6

Approximate Area = 850 sq ft / 78.9 sq m (excludes shed)

For identification only - Not to scale



LOWER GROUND 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: 993741

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.

