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## North Road, Surbiton, KT6 4DY

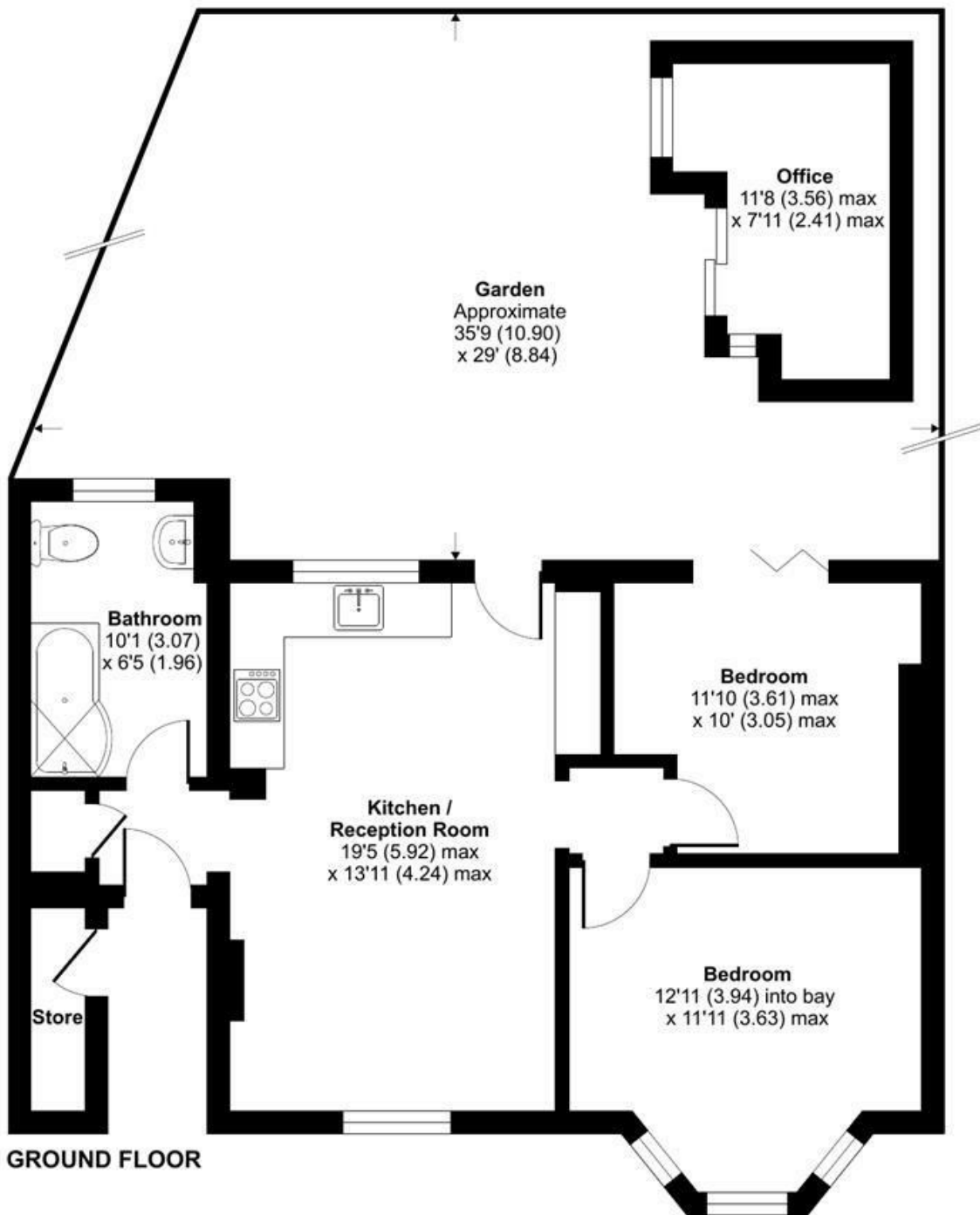
An excellent two double bedroom conversion apartment with a private walled garden and a contemporary garden office. Located within the heart of Surbiton, only a short walk from the mainline station, high street and the Thames. The many benefits include a spacious open-planed living space, including a modern fitted kitchen with integral appliances, a defined sitting and dining area with a period fireplace. There is a contemporary/equipped garden office. A spacious master bedroom with a bay window, a double second bedroom with tri-fold doors opening out to the garden. A white and stone bathroom suite with a shower over the bath. Window shutters, gas central heating, wooden flooring, oak doors and good storage spaces. There is a private, walled garden to the rear and a traditional front garden enclosed by period-style railings. Council tax band C. Sold with a Share of the Freehold and a lease of approx. 110 years. We are informed the current service charge is £75 per month. A lovely central Surbiton home.

**Guide Price £479,950 Leasehold - Share of Freehold**

**EPC Rating: D**

North Road, Surbiton, KT6

Approximate Area = 622 sq ft / 57.7 sq m  
Outbuildings = 90 sq ft / 8.3 sq m  
Total = 712 sq ft / 66 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1089136.

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.

