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5 Corkran Road, Surbiton, KT6 6PL

A stunning, spacious one bedroom top floor, split level conversion apartment set in a grand detached Edwardian house. Located in the highly desirable Southborough area of Surbiton, within minutes' walk of the mainline station and high street on one of Surbiton's premier roads. The many benefits include an impressive entrance hall and staircase leading to a mezzanine which gives access to the kitchen and bedroom. On the lower floor there is a large sitting room and a sumptuous white and stone bathroom with a large separate shower. On the upper floor, a very good size kitchen dining room with fitted units, beautiful wooden surfaces, integral appliances and room for a dining table. A spacious double bedroom with built-in wardrobes. Gas central heating. Parking to the front and a beautiful, well-maintained communal garden to the rear. There is a communal cellar suitable for bikes. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the current service charge is £60 per month. No onward chain.

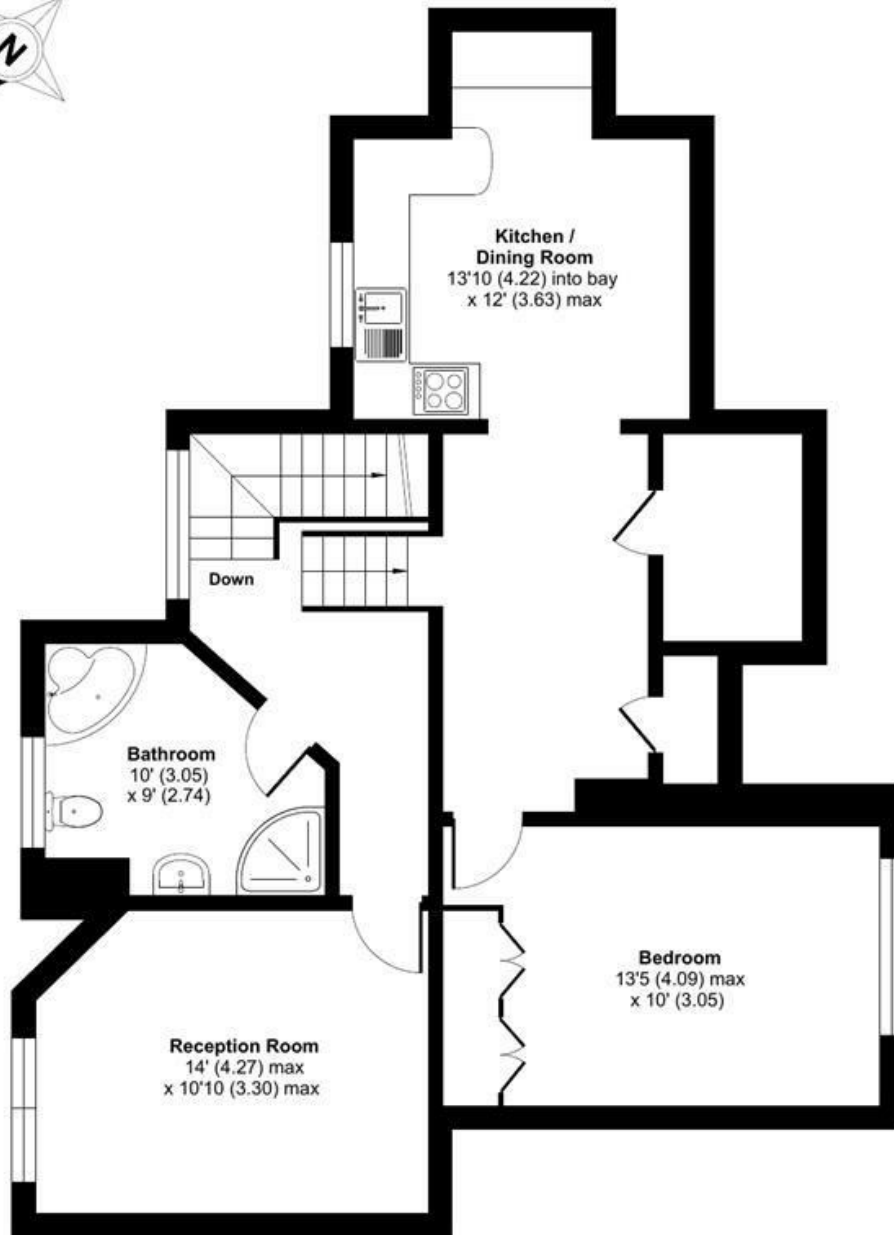
Guide Price £399,950 Leasehold - Share of Freehold

EPC Rating: E

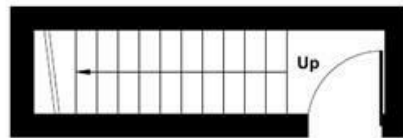
Corkran Road, Surbiton, KT6

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST 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: 1051463.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	65
England & Wales		
EU Directive 2002/91/EC		

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