



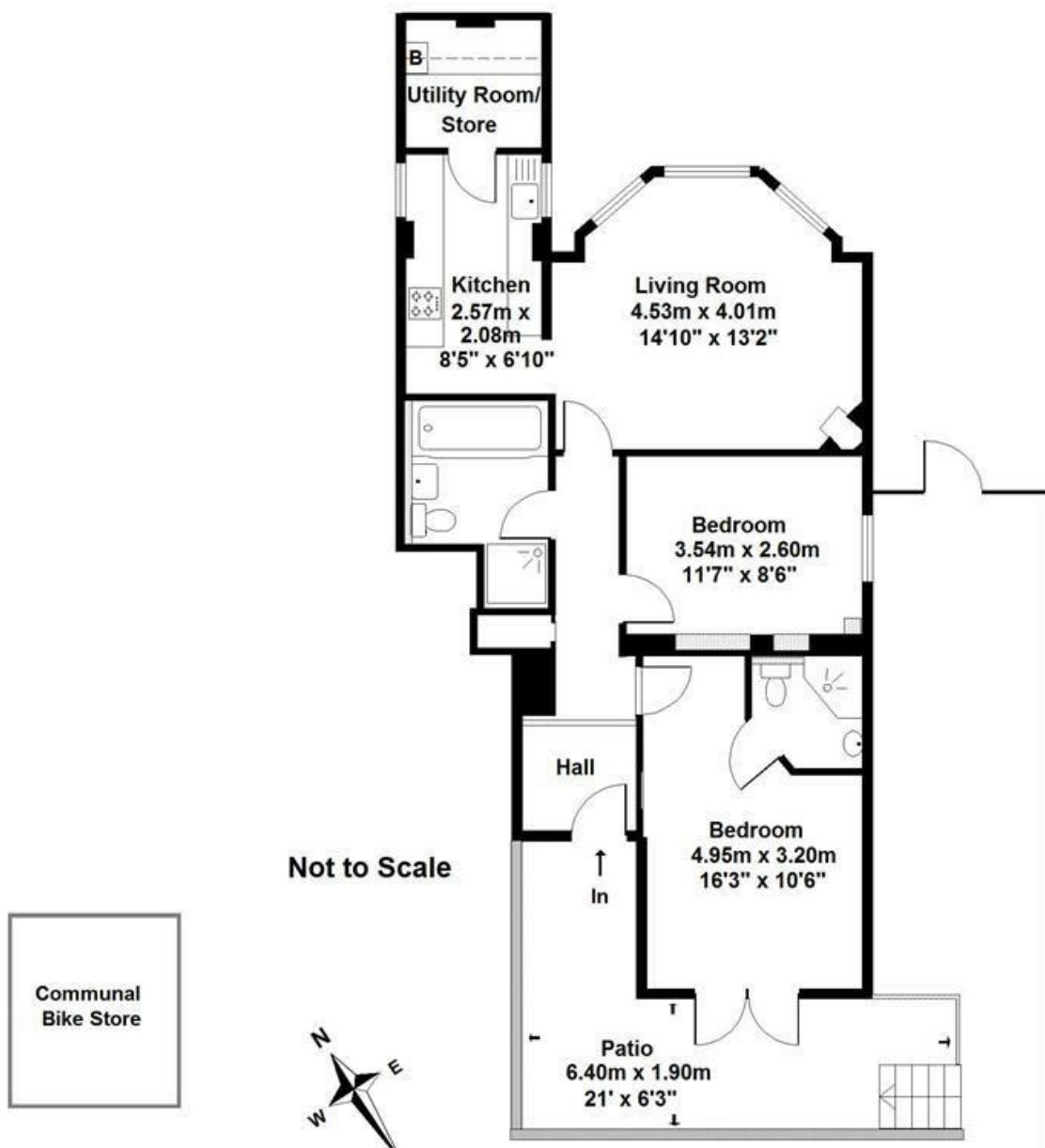
Grove Road, Surbiton, KT6 4DA

An outstanding two double bedroom, two bathroom garden floor conversion apartment with a private south-west facing terrace leading to a lovely communal garden. Set in an imposing detached Victorian house. Located on one of the highly desirable, tree lined river roads, only minutes walk from the mainline station, high street, the Thames and local schools. The numerous benefits include its own private entrance and reception hall, a good size lounge and dining room with a bay window. A modern fitted separate kitchen with a built-in oven, hob, hood and oak worktops, plus a utility room. The main bedroom has French doors opening onto the terrace and an en-suite shower room. A double second bedroom, the main bathroom has a separate shower. Gas central heating via a Worcester boiler installed in 2019. There is a secure bike store with access from the garden. Sold with a Share of the Freehold and a lease of 113 years. We are advised the current service charge is approx. £1525pa. Council tax band C. No onward chain. A lovely garden apartment set on one of Surbiton's premier roads.

Guide Price £499,950 Leasehold - Share of Freehold

EPC Rating: D

Lower Ground Floor



Communal Gardens to rear
approx 20m x 15m

Approximate Gross Internal Floor Area:
70m sq (753sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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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		
	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		
(11-20) G		
Not energy efficient - higher running costs		
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		
(11-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		