



Brighton Road, Surbiton, KT6 5LR

An outstanding two double bedroom second floor conversion apartment with a large separate kitchen. Set in a landmark building, only minutes' walk of Surbiton mainline station and high street. The numerous benefits include a large lounge dining room featuring a walk-in turret-style window and period fireplace. A modern separate fitted kitchen dining room with integral appliances. Two very good size double bedrooms. A modern white bathroom suite with a shower over the bath. A welcoming entrance hall with storage. Gas central heating. Security entrance phone and well maintained communal areas. Photographs not current. Lease 164 years, we are informed the service charge is £1539 pa. Council tax band C. Sold with no onward chain.

Guide Price £384,950 Leasehold

EPC Rating: D



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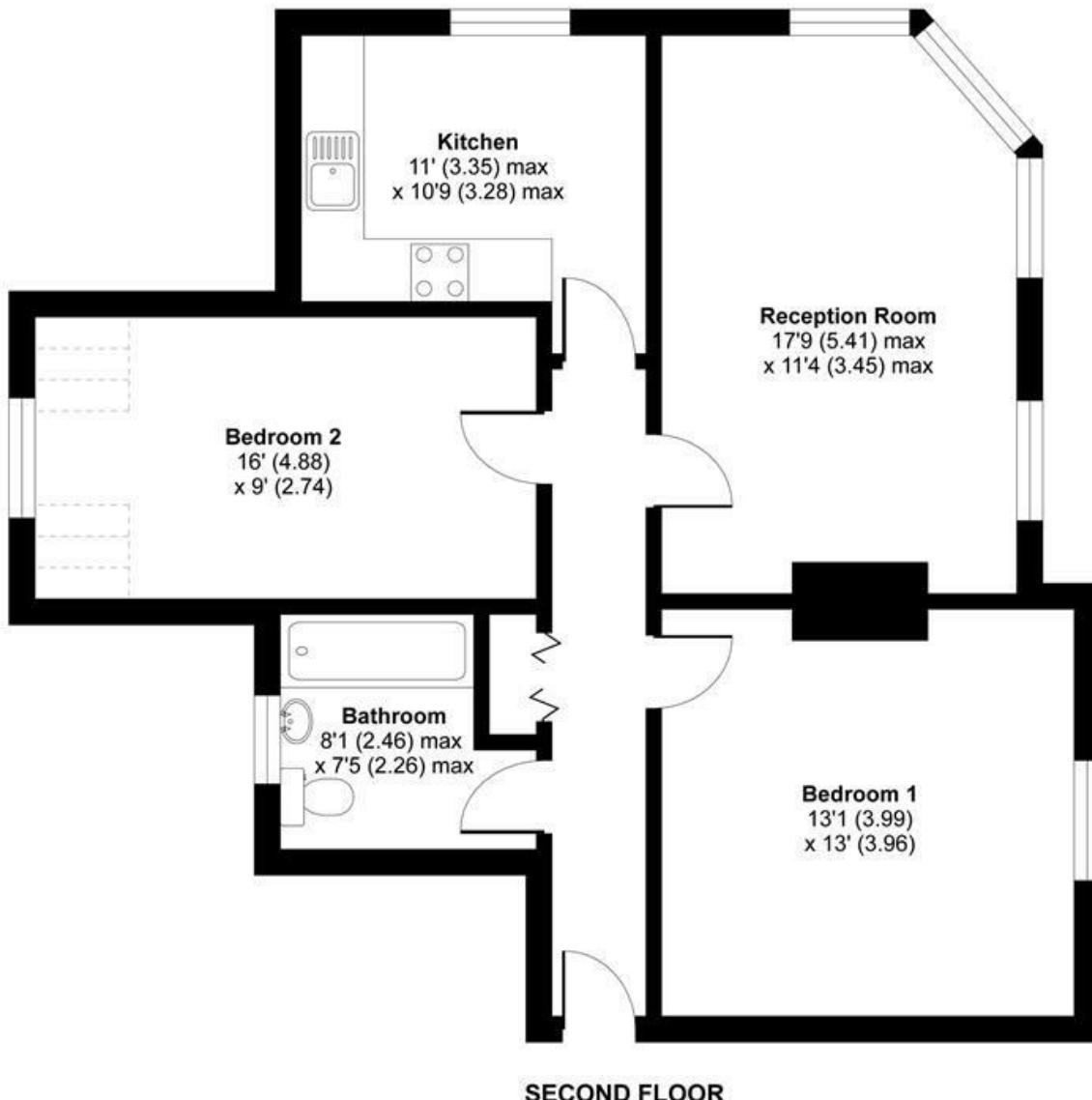
Approximate Area = 754 sq ft / 70 sq m

Limited Use Area(s) = 18 sq ft / 1.7 sq m

Total = 772 sq ft / 71.7 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Matthew James. REF: 760271

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		