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St. Mark's Hill, Surbiton, KT6 4PS

A bright, spacious two-bedroom apartment on the second floor of a lift-serviced block, with the benefit of a garage. Ideally located just a short walk from Surbiton mainline station and the high street, this property combines convenience, comfort, and the security of a Share of Freehold and a newly extended 999-year Lease. The generous living room provides ample space for sitting and dining, while the separate fitted kitchen comes with appliances. The large master bedroom features fitted wardrobes, alongside a second double bedroom and a bathroom with overhead shower. The entrance hall includes storage cupboards, with modern double glazing, and electric heating throughout. Council Tax Band D; service charge is £500 per quarter. No onward chain.

Guide Price £389,950 Leasehold - Share of Freehold

EPC Rating: E

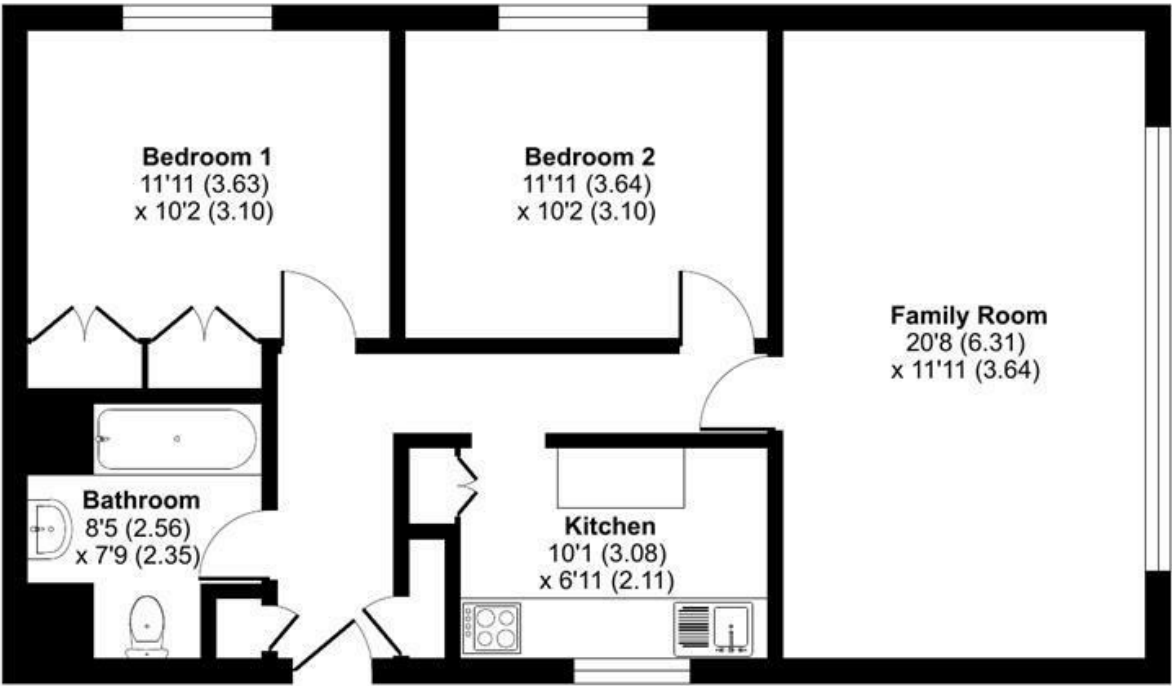
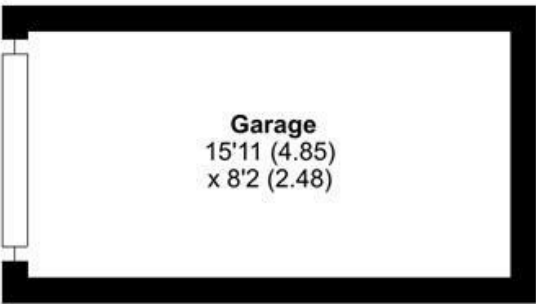
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Approximate Area = 761 sq ft / 70.6 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 890 sq ft / 82.5 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1356514

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		
England & Wales		
EU Directive 2002/91/EC		
		79
	43	

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		
	81	81