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Surbiton Hill Road, Surbiton, KT6 4TW

An excellent, well presented good size one bedroom ground floor conversion apartment set in a grand detached Victoria house. Located within walking distance of Surbiton mainline station the high street and Kingston town center. The many benefits include a large living room with ample sitting and dining space, tall grand ceilings and a bay window. There is a sleek contemporary open plan kitchen with a built in oven-hob-hood and new flooring. A large double bedroom and a modern white bathroom suite with a shower over the bath. Electric heating to conventional radiators and double glazing. Recently decorated to a high standard. Sold with a 92 year lease and no onward chain.

Guide Price £265,000 Leasehold

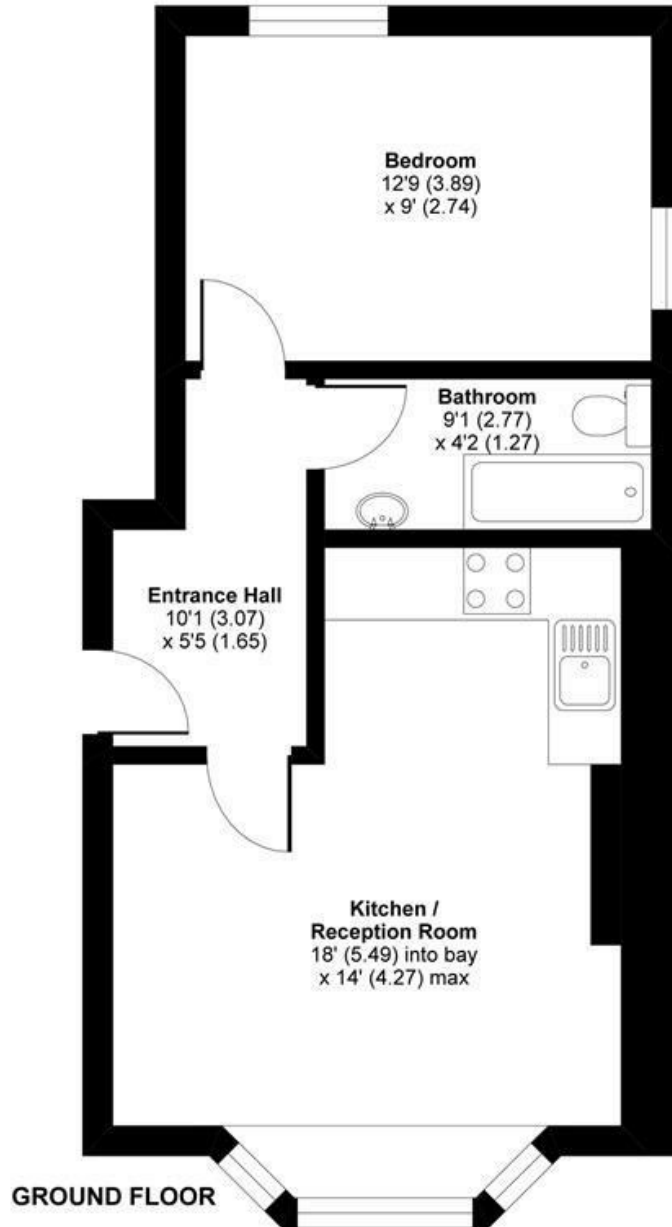
EPC Rating: F

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Approximate Area = 420 sq ft / 39 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). © nrichcom 2021. Produced for Matthew James. REF: 681780

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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	

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	