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## Indigo Square, Surbiton, KT6 5BG

An exceptional, spacious contemporary split level mews style home with 3 double bedrooms, two bathrooms and a separate cloakroom a private garden and secure parking. Set within an exclusive modern development with a highly regarded nursery on site. Surbiton mainline station, high street and the Thames are short walk away. With the popular restaurants, bars and boutiques of Maple Road moments away. The many benefits include on the upper floor a striking open planned living room with a glazed wall over looking the garden, a sleek modern kitchen with integral appliances and stone surfaces plus ample lounge and dining space. A large welcoming entrance hall with a extensive storage a cloak room and stairs leading to the bedrooms and bathrooms. The lower floor comprises three generous double bedrooms all with fitted wardrobes one with a sumptuous en-suite bathroom and there is a coordinating main bathroom. Under floor heating and double glazing. There is secluded low-maintenance garden to the rear. The underground garage has a car lift, electric charging points and a lift from the communal areas. An outstanding modern home within the heart of Surbiton.

**Guide Price £835,000 Leasehold**

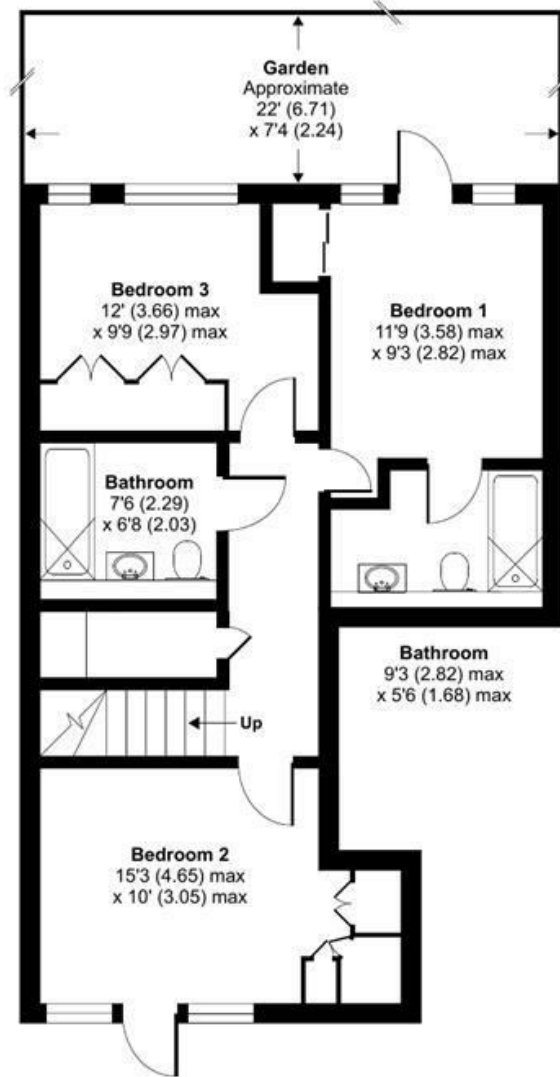
**EPC Rating: B**

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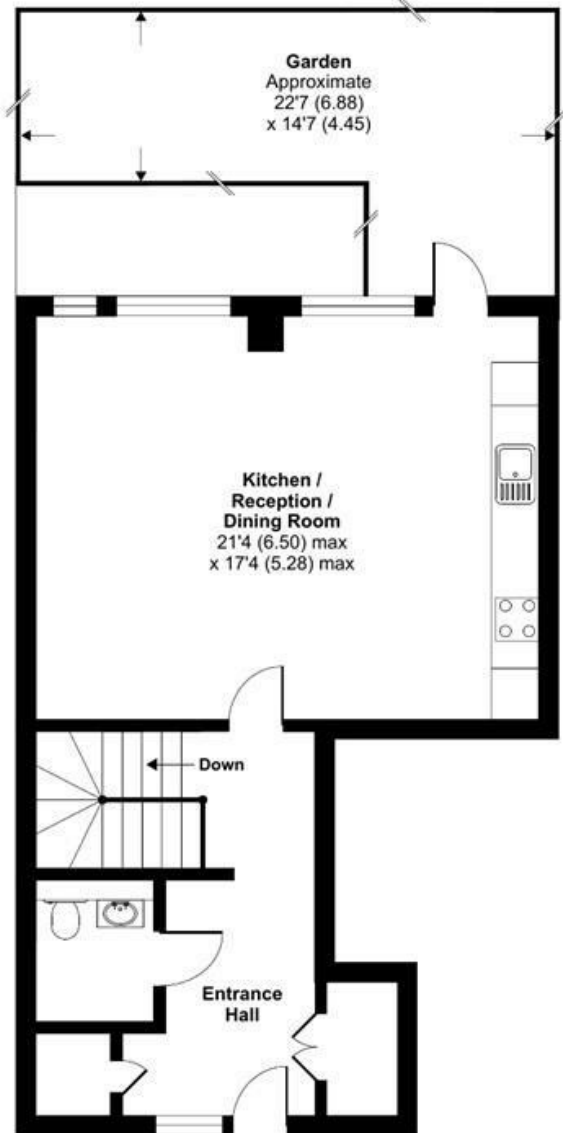
## Indigo Square, Surbiton, KT6

Approximate Area = 1170 sq ft / 108.7 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 799502

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		
84	84	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		