



Matthew James

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Verona Drive, Surbiton, KT6 5AJ

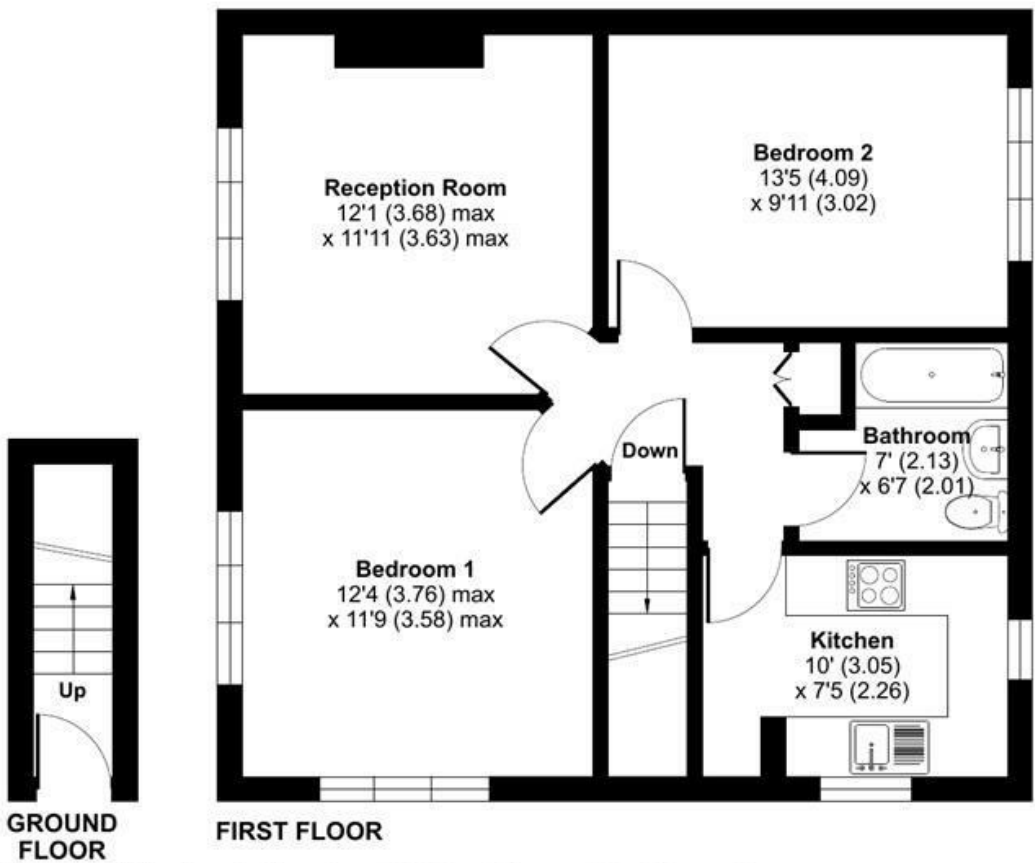
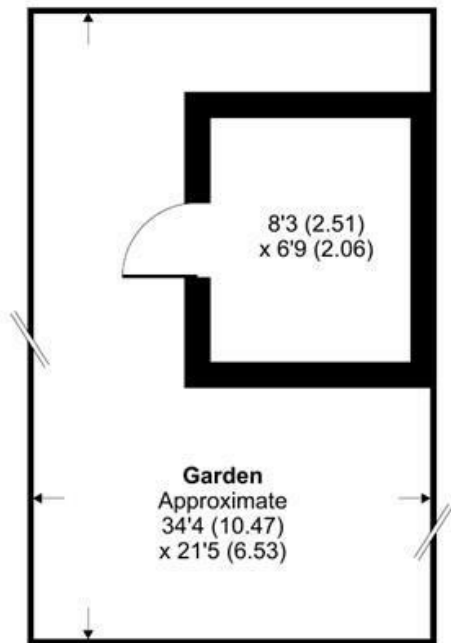
An excellent spacious two double bedroom first floor maisonette with a private garden. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. The many benefits include a large living room with ample sitting and dining space and a period fireplace. A separate modern kitchen with a fitted oven-hob-hood. There is a large main bedroom and a double second bedroom. The white bathroom suite includes a shower over the bath. Gas central heating and double glazing. To the rear is a private enclosed garden with a new patio area. Sold with no onward chain. Council Tax band C. The lease is approx. 114 years and ground rent £200 pa.

Guide Price £324,950 Leasehold

EPC Rating: D

Verona Drive, Surbiton, KT6

Approximate Area = 668 sq ft / 62.1 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 724 sq ft / 67.3 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). © nichecom 2022. Produced for Matthew James. REF: 912045

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	57	66
(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		