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22-24 Kingsdowne Road, Surbiton, KT6 6LA

An excellent, spacious two double bedroom two bathroom top floor conversion apartment set in grand Victorian house with parking. Located on a leafy road within walking distance of Surbiton mainline station and high street. The many benefits include a very large living room with tall ceilings and an impressive walk in bay window. The separate modern kitchen is set on a mezzanine level with a built in oven hob and hood. There is large master bedroom with built in wardrobes and an en-suite shower room and a good size double second bedroom. A modern white bathroom suite with a shower over the bath. Gas central heating. Parking and a well maintained communal garden. Sold with a Share of the Freehold. Completion end of April 2022.

Guide Price £465,000 Leasehold - Share of Freehold

EPC Rating: D

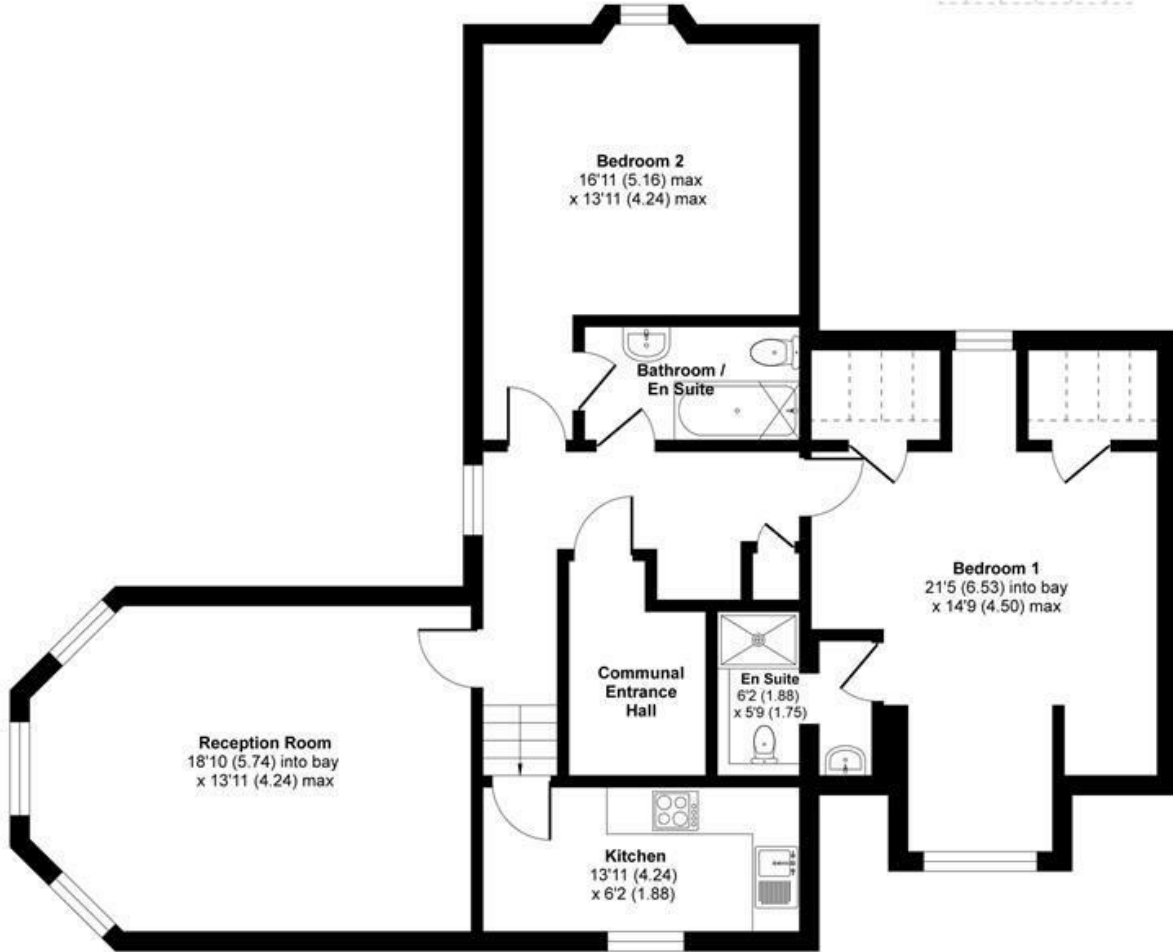
Kingsdowne Road, Surbiton, KT6

Approximate Area = 1029 sq ft / 96 sq m
 Limited Use Area(s) = 36 sq ft / 3 sq m
 Total = 1065 sq ft / 99 sq m

For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2021. Produced for Matthew James. REF: 777762

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	