



**Claremont Road, Surbiton, KT6 4QU**



**welcome to**

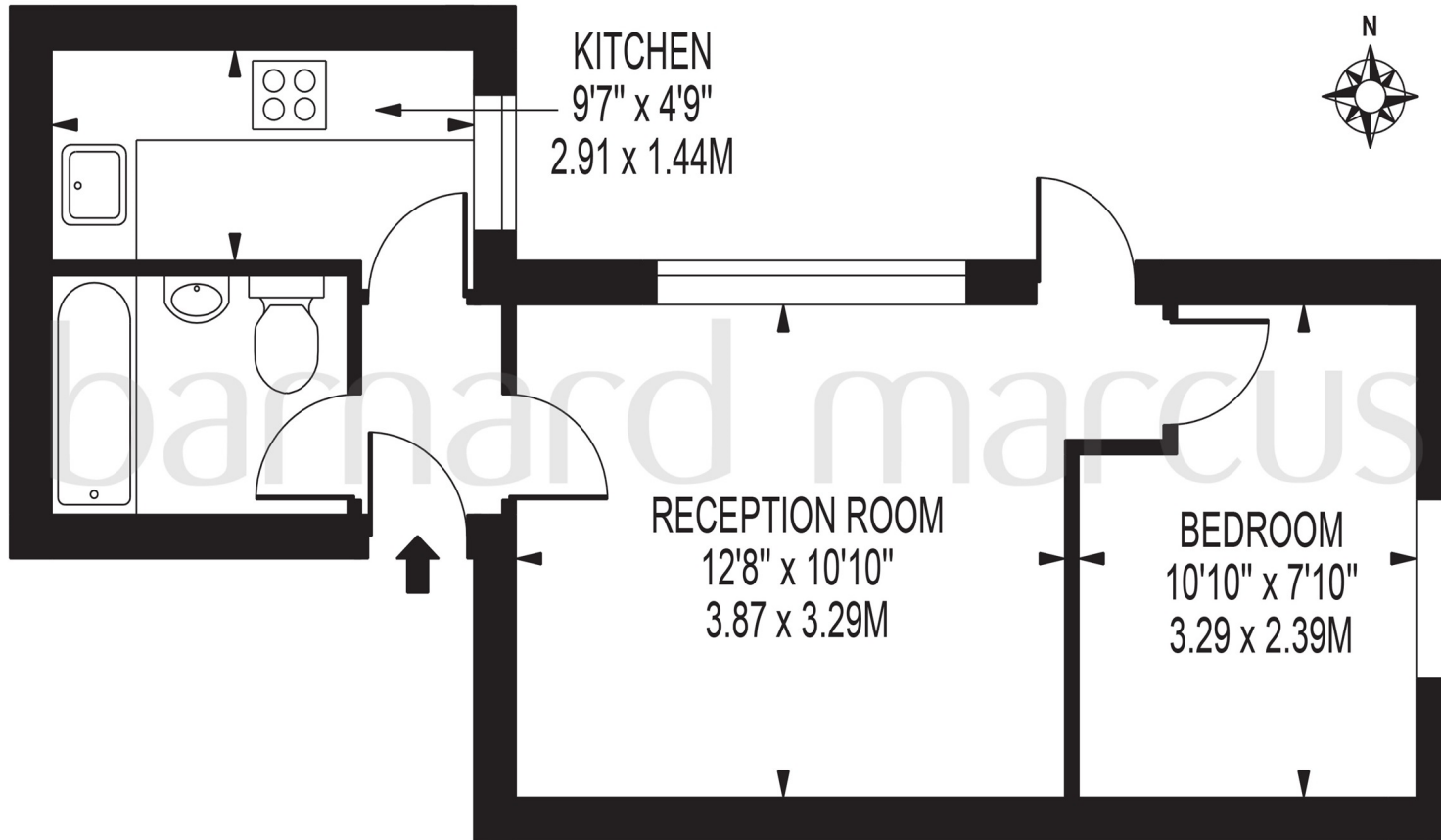
**Claremont Road, Surbiton**

Residing in the heart of Surbiton's vibrant town centre with just a moments' walk from Surbiton Rail Station, this charming top floor one double bedroom apartment enjoys an abundance of natural light throughout the day as well as a charmingly stylish décor throughout



# CLAREMONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 332 SQ FT - 30.84 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Located in the heart of Surbiton's vibrant town centre, surrounded by a variety of high street amenities as well as a collection of popular bars and restaurants; this one double bedroom top floor apartment is also just a moments' walk from Surbiton Rail Station making it the dream home for any keen buyer who commutes and or seeks the best of Surbiton Town Centre lifestyle.

The property opens with a wonderfully spacious living area that enjoys an unlimited amount of natural light throughout the day whilst also granting direct access to the equally sizable double bedroom. Completing this wonderfully charming apartment are a contemporary three piece family bathroom as well as a beautifully modern kitchen.

Given this property's price and location; we are expecting a large amount of interest so should you wish to book a viewing - please contact Barnard Marcus directly on 0208 390 8181 to secure your viewing slot.

welcome to

## Claremont Road, Surbiton

- Double Bedroom
- Central Surbiton Location
- Charming Top Floor Apartment
- Private Rear Access
- Modern & Stylish Condition Throughout

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£270,000**



**view this property online** [barnardmarcus.co.uk/Property/SUR108587](https://barnardmarcus.co.uk/Property/SUR108587)



Property Ref:  
SUR108587 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the  
postcode not the actual property



barnard marcus



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