



**St. Mark's Hill, Surbiton, KT6 4PW**

**welcome to**

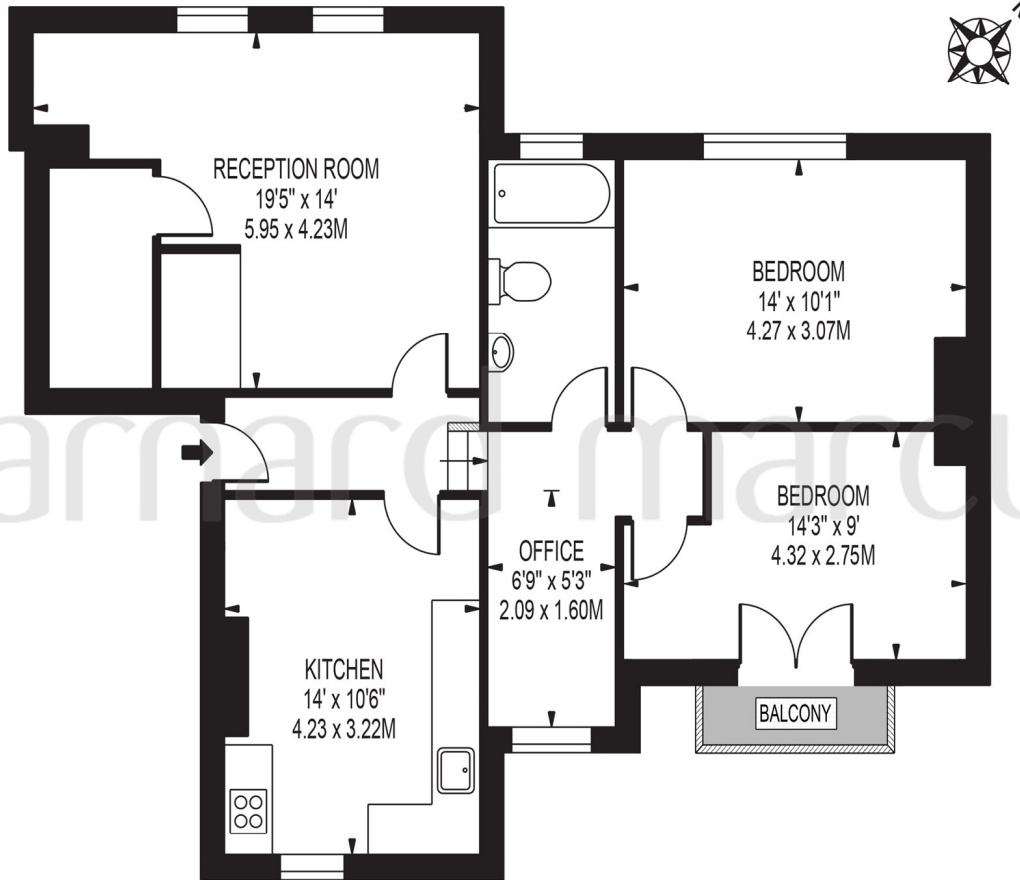
**St. Mark's Hill, Surbiton**

Residing in the heart of Surbiton Town Centre, this two double bedroom apartment is just 0.1 miles to Surbiton Station whilst further benefiting from a breath-taking condition through out as well as a south facing private garden & a share of freehold meaning lease can be easily extended.



# ST. MARKS HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 850 SQ FT - 79 SQ M



FIRST FLOOR

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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 just 0.1 miles to Surbiton Rail Station as well as its vibrant town centre; this two double bedroom also falls within the catchments for a variety of good to outstanding schools making this home perfect for young families.

The home opens with a wonderfully welcoming hallway which elegantly grants access to all areas of the home. The heart of the home lies within the sizable living space that allows an ample amount of space for living & dining furniture whilst enjoying a huge amount of natural light. Additional storage/cellar is also located in the reception room.

Across the hallway is an equally spacious kitchen/eat in diner that offers a variety of integrated appliances as well as counter top space & storage. Before reaching the bedrooms & bathroom; the hallway offers a charming area that makes for the perfect working from home/office space which grants views over the private gardens.

The three-piece family bathroom offers a generous amount space whilst boasting a very stylish finish as well as under floor heating. Adjoining is the vast master bedroom that comes complete with a near floor to ceiling window as well as a modern condition & huge amount of space for wardrobes, dressers etc

Finally, the sizable second double bedroom comes with stairwell access to the property's private south facing garden which benefits from natural light throughout the entire day as well as being incredibly well maintained.

Additional benefit of a share of the freehold.

welcome to

## St. Mark's Hill, Surbiton

- Two Double Bedrooms
- Private South Facing Garden
- 0.1 Mile To Surbiton Rail Station
- Breath-Taking Condition Through Out
- Share Of Freehold

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR107887](https://www.barnardmarcus.co.uk/Property/SUR107887)



Property Ref:  
SUR107887 - 0005

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