



**Hook Road, Surbiton KT6 5AA**

**welcome to**

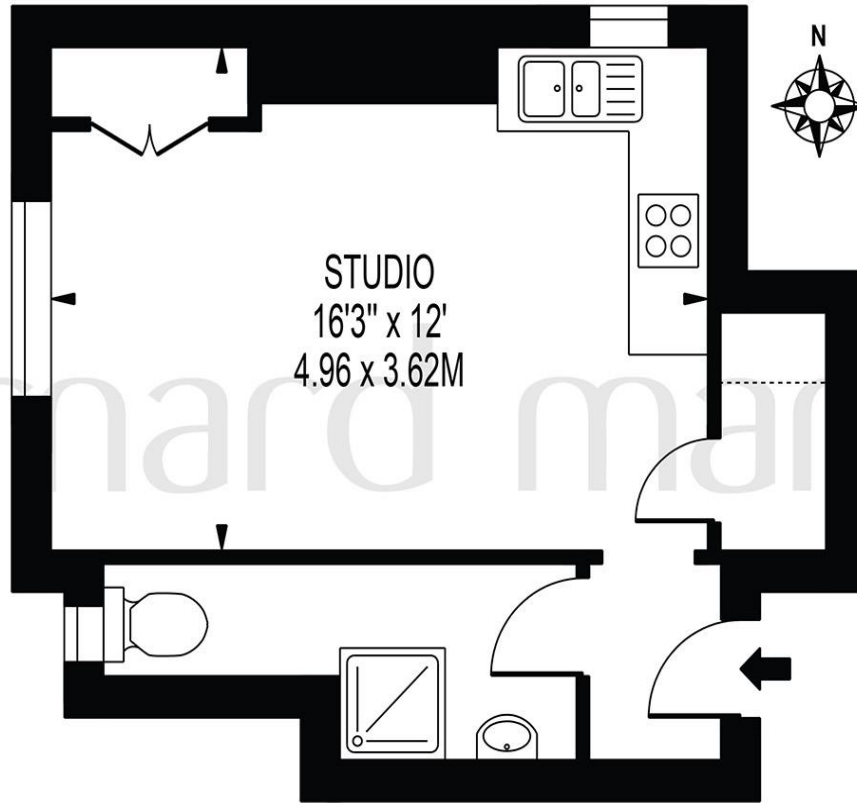
**Hook Road, Surbiton**

Located less than a mile from Surbiton's incredibly well connected rail station as well as its vibrant town centre; this studio apartment is offered to the market with the exciting benefits of off street communal parking as well as a long lease & luscious communal gardens



# HOOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 274 SQ FT - 25.50 SQ M



## FIRST FLOOR

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 less than a mile from Surbiton's incredibly well connected rail station as well as its vibrant town centre; this apartment also is just a moments walk from a bus stop that offers a variety of buses that travel to Surbiton Town Centre in a matter of minutes.

This home offers an incredibly spacious & airy living/kitchen/dining/bedroom which adjoins an equally spacious three piece bathroom. Completing this charming apartment is a luscious communal garden as well as off street communal parking.

This property is a fantastic investment/opportunity for any keen buyer so immediate inspection is advised. Please contact Barnard Marcus on 0208 390 8181 to arrange a viewing!

welcome to

## Hook Road, Surbiton

- Studio Apartment
- Off Street Communal Parking
- Long Lease
- Communal Gardens
- Victorian Conversion

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.

# £195,000



**view this property online** [barnardmarcus.co.uk/Property/SUR108516](https://barnardmarcus.co.uk/Property/SUR108516)



Property Ref:  
SUR108516 - 0002

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



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