



barnard marcus

Ravens Ait Hall, Kingsdowne Road, Surbiton, KT6 6LA

welcome to

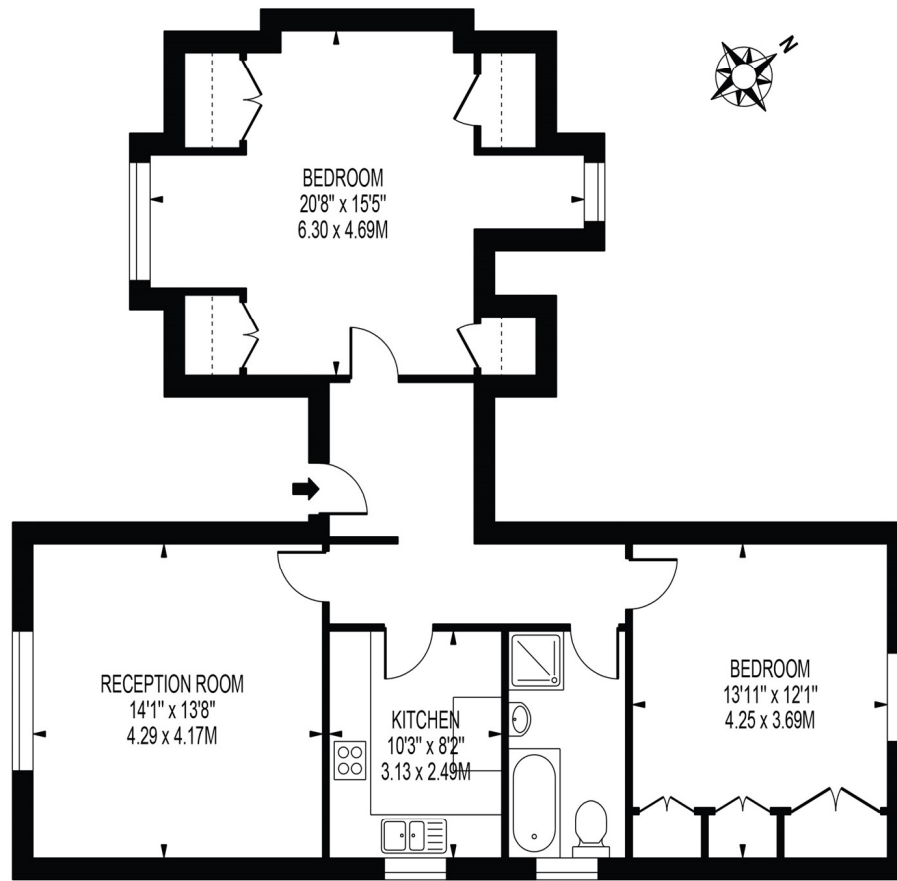
Ravens Ait Hall, Kingsdowne Road, Surbiton

Located just 0.6 miles from Surbiton mainline rail station, this two double bedroom top floor apartment resides within a beautiful period property with the additional benefits of allocated off street parking & communal gardens.



RAVENS AIT HALL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 881 SQ FT - 81.85 SQ M



SECOND 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 just 0.6 miles from Surbiton mainline rail station, this two double bedroom top floor apartment resides within a beautiful period property with the additional benefits of allocated off street parking as well as luscious communal gardens.

The homes opens in to a wonderfully welcoming hallway entrance which flows elegantly to the airy reception room that enjoys uninterrupted views of the communal gardens. Adjoining is the practically sized kitchen which offers an ample amount of storage & counter top space with the additional benefit of a breakfast bar.

Continuing down the hallway is the second of the double bedrooms which benefits from a wall of bespoke integrated wardrobes with the stylish three piece family bathroom adjoining. Concluding this enchanting home is the vast master bedroom. This incredibly sizable space offers a dual aspect as well as a total of four integrated storage cupboards.

Please contact Barnard Marcus directly on 0208 390 8181 to arrange a viewing.

welcome to

Ravens Ait Hall, Kingsdowne Road, Surbiton

- Two Generously Proportioned Double Bedrooms
- Allocated Off Street Parking
- Communal Gardens
- Share Of Freehold
- 0.6 Miles To Surbiton Mainline Rail Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3128.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. 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

£450,000



view this property online barnardmarcus.co.uk/Property/SUR109068



Property Ref:
SUR109068 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



barnardmarcus.co.uk