



Catherine Road, Surbiton, KT6 4HA

A stunning, light-spacious, completely refurbished/newly built and fitted to exacting standards, garden floor apartment with a large private south-west-facing terrace. Set within a grand Victorian house, located on one of the highly desirable tree lined 'river roads' within walking distance of Surbiton mainline station and high street with the Thames at the end of the road. The many benefits include a beautiful living space comprising a sleek contemporary-designed kitchen with dining island, integral appliances, stone surfaces and a utility area. There is a sunny sitting/dining space and a comfortable snug/TV room. The double bedroom has a dressing area with fitted wardrobes, and a sumptuous en-suite bathroom with a large walk-in shower. There is a large private south-west-facing terrace. We are advised the property will be sold with a new 200-year lease and no ground rent. The current service charge is approx. £1982 pa. Council tax band D. An outstanding home sold with no onward chain.

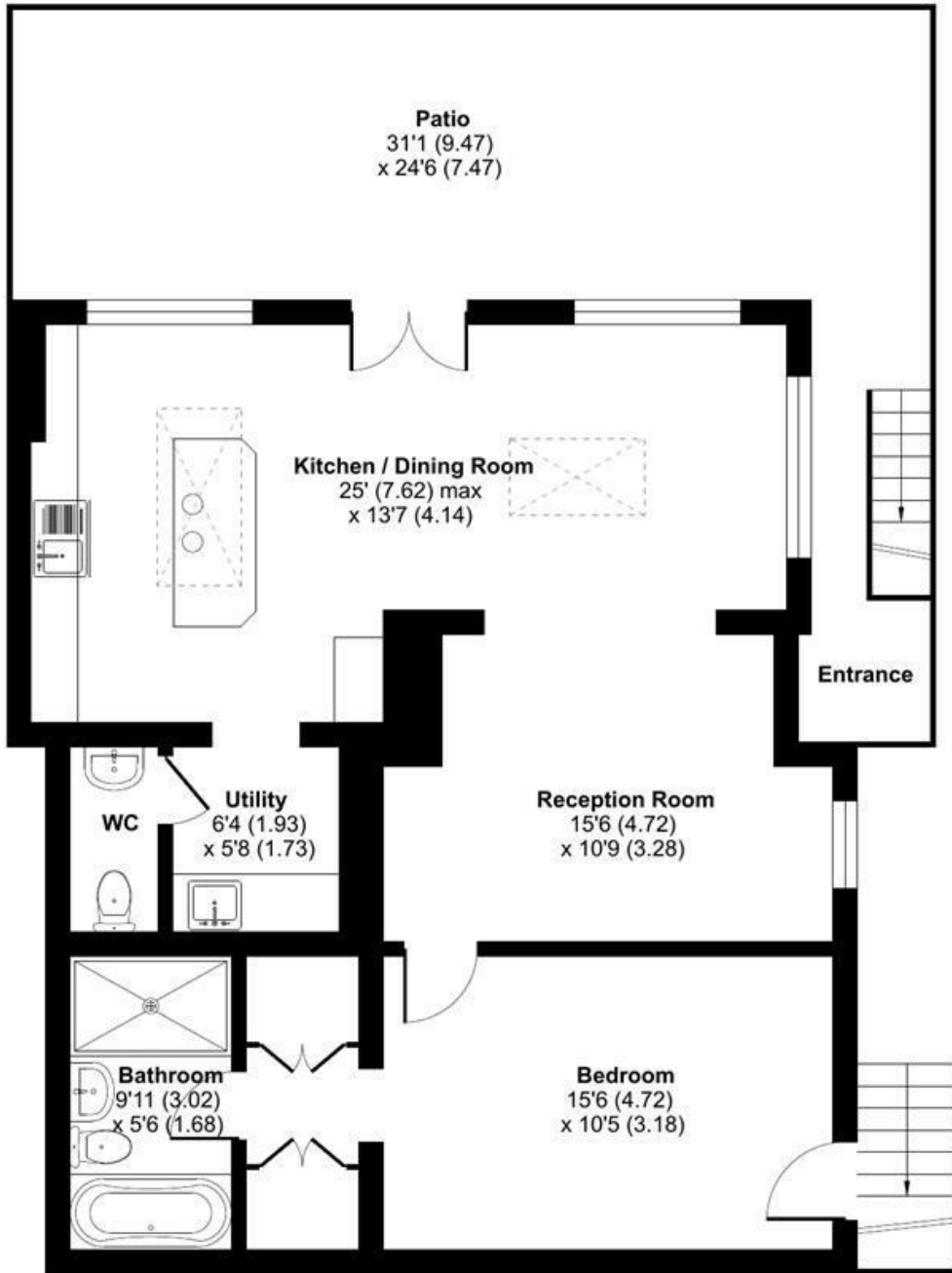
Guide Price £599,950 Leasehold

EPC Rating: C

Catherine Road, Surbiton, KT6

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1047083

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		78	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		