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The Crescent, Surbiton, KT6 4BP

An excellent, spacious contemporary two/three bedroom garden apartment presented in good condition. Set in a landmark building within a short walk of Surbiton mainline station, high street and the Thames. The many benefits include a large open-plan living space which offers lounge, dining and kitchen space. The modern fitted kitchen includes integral appliances, a sociable peninsular bar and a separate entrance. There is a welcoming entrance lobby with a coat and shoe cupboard. Two large double bedrooms, both with fitted wardrobes and one with a white and stone en-suite shower. There is a coordinated main bathroom with a shower over the bath. The third bedroom/study is accessed via the kitchen. Gas central heating and double glazing. There is a secluded west-facing low maintenance garden. Council band D. Sold with a Share of the Freehold and a lease in excess of 900 years. We are advised the current service charge is £2,149 pa. A large apartment within the heart of Surbiton, sold with no onward chain.

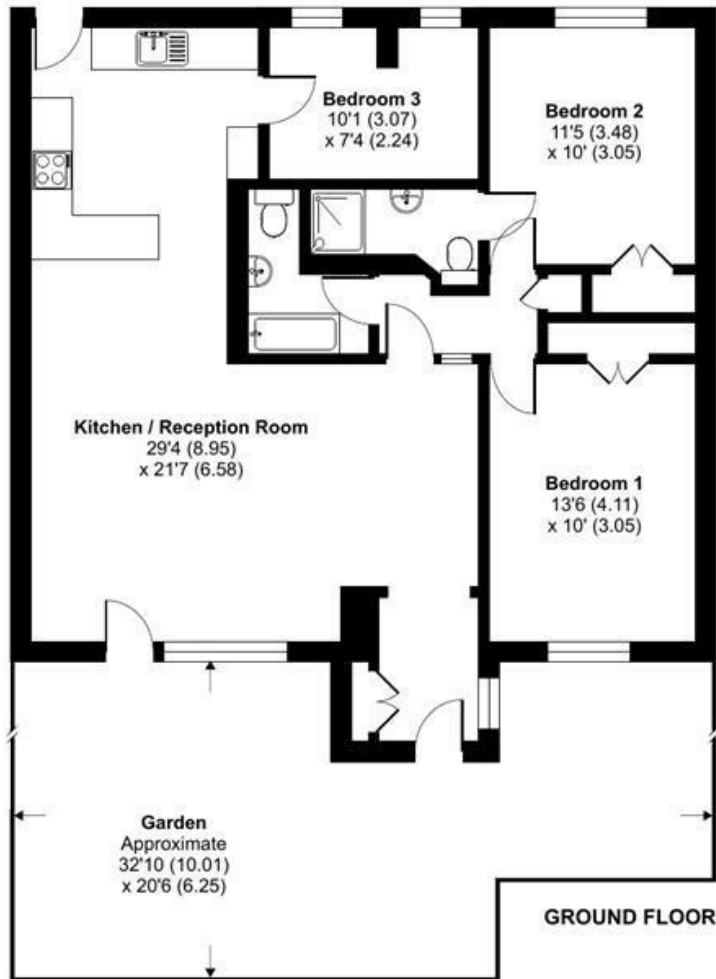
Guide Price £599,950 Leasehold - Share of Freehold

EPC Rating: C

Falconhurst, The Crescent, Surbiton, KT6

Approximate Area = 987 sq ft / 91.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1091737

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/fitings 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	78
	EU Directive 2002/91/EC		

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