



The Crescent, Surbiton, KT6 4BP

An excellent, light, spacious three-bedroom duplex maisonette with extensive accommodation set over the upper-ground and first floor of this landmark building with a private covered balcony. Located within the heart of Surbiton, only a few minutes' walk from the mainline station, the high street and the Thames. The many benefits include a large L-shaped living room with ample sitting and dining space which opens to a large covered balcony. There is a part open plan modern fitted kitchen with an integral oven/hob/hood and a dishwasher. On the first floor is a large master bedroom with wardrobe space and extensive storage. Plus a double second bedroom and a good size third room. A modern fitted bathroom with a shower over the bath and a separate wc. Gas central heating and modern double glazing. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band D. We are advised the current service charge is £83 per month. A lovely home in the heart of Surbiton.

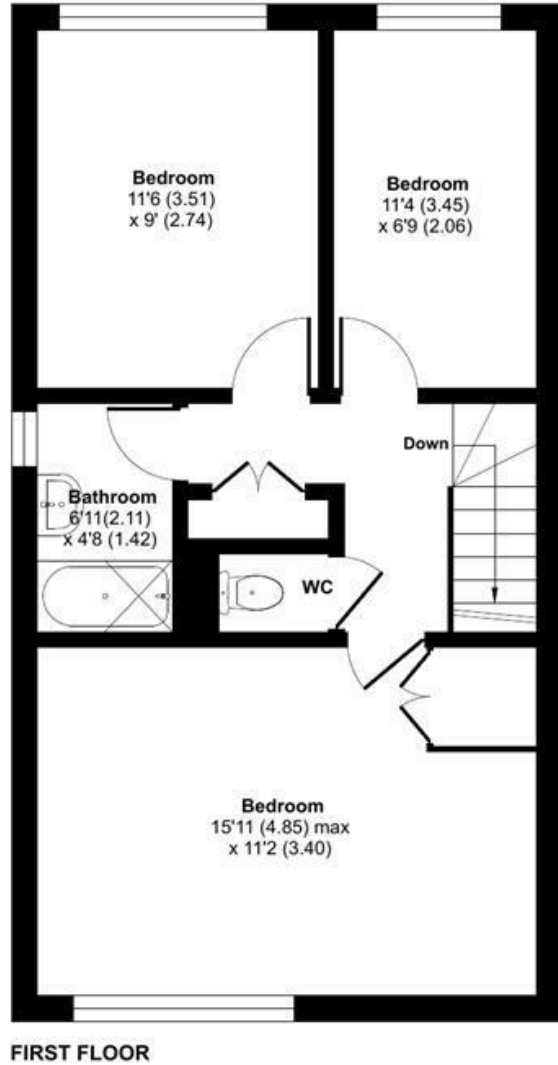
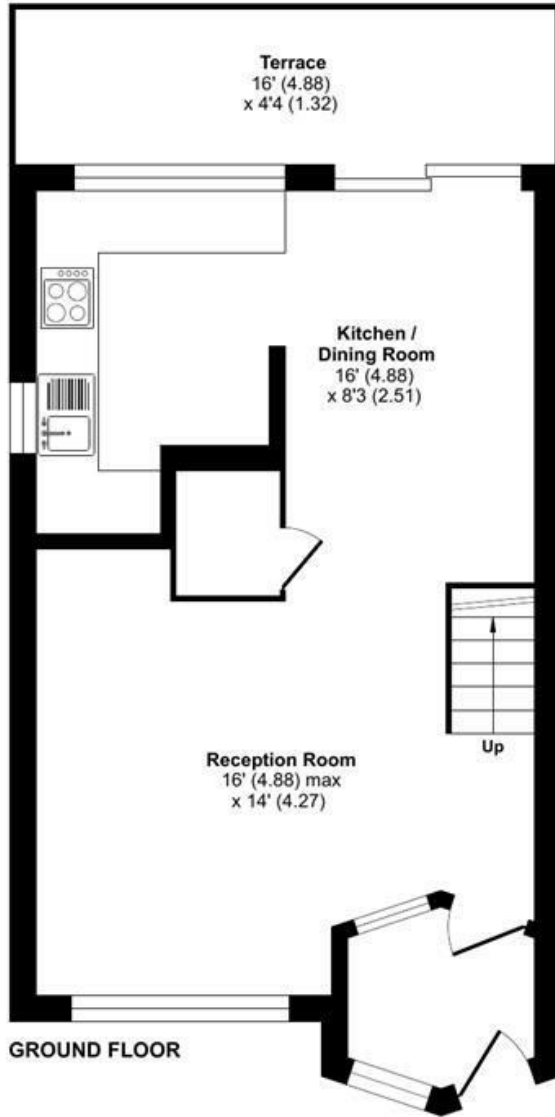
Guide Price £620,000 Leasehold - Share of Freehold

EPC Rating: C

Falconhurst, The Crescent, Surbiton, KT6

Approximate Area = 934 sq ft / 86.7 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 2024. Produced for Matthew James. REF: 1094342

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 |
|---------------------------------------------|-------------------------|---------|-----------|
| 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 | | 77 | 77 |
| | 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 | | |