



## St. Andrews Square, Surbiton, KT6 4EA

An outstanding, spacious two large double bedroom garden floor conversion apartment, with a private enclosed courtyard garden. Set in a grand Victorian house, located on the prestigious St. Andrews Square within minutes walk of Surbiton mainline station, the high street and the Thames. The many benefits include a large contemporary open plan living space with a good-size sitting and dining area, plus a sleek bespoke-design kitchen with integral appliances, a social peninsular bar and stone work surfaces. There is a large reception hall with a door to the garden. A very spacious master bedroom, also with a door to the garden, and a large double second bedroom with built in wardrobes. A sumptuous white and stone bathroom suite with a shower over the bath. Gas central heating. Private enclosed courtyard garden to the rear. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band D. We are informed the current service charge is £50 per month. No onward chain.

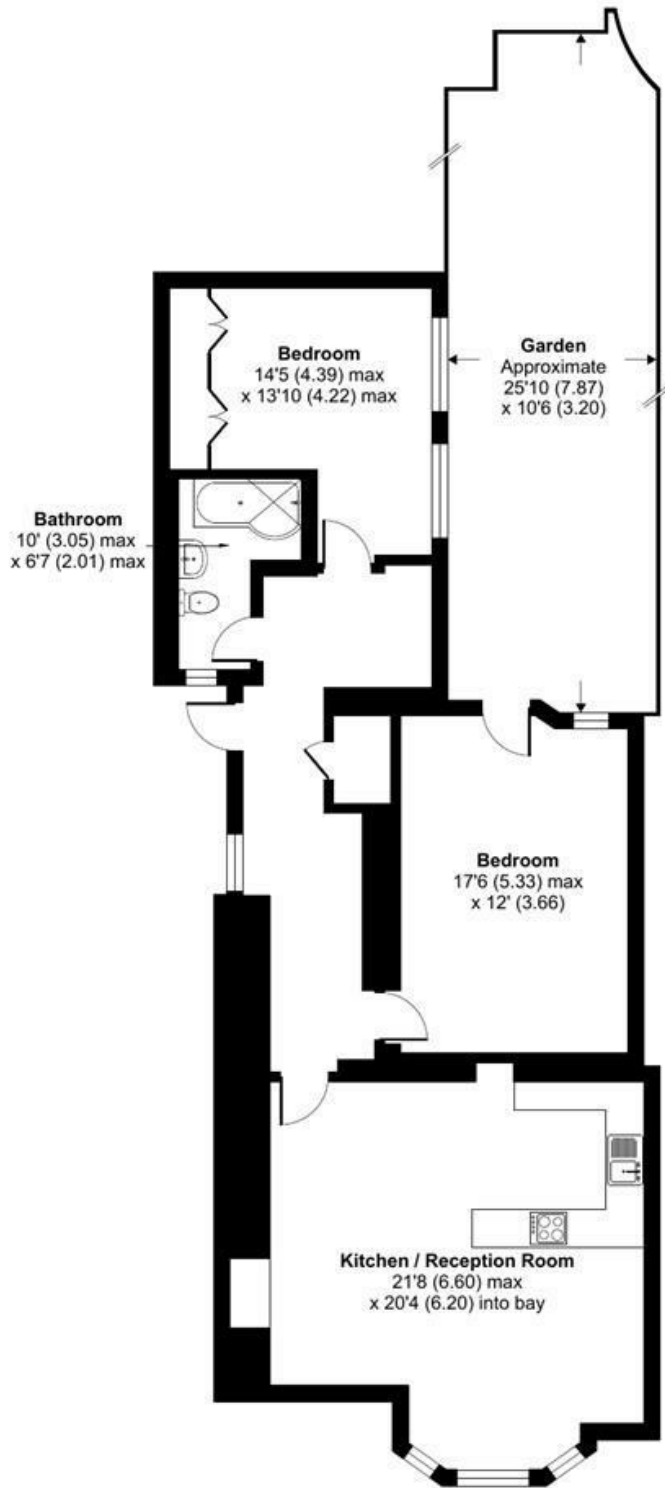
**Guide Price £599,950 Leasehold - Share of Freehold**

**EPC Rating: D**

# St. Andrew's Square, Surbiton, KT6

Approximate Area = 1032 sq ft / 95.8 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: 1051887

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		67	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		63	81
	EU Directive 2002/91/EC		