



Matthew James

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Park Road, Surbiton, KT5 8PZ

An outstanding, spacious two double bedroom first floor, period maisonette set in a detached building with a garage and a garden. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the doorstep. The many benefits include your own private entrance. A large living room with ample sitting and dining space. A good size sleek, contemporary, fitted kitchen. Two very good size double bedrooms with built-in wardrobes. A white bathroom suite with a shower over the bath. Gas central heating and double glazing. There is a well maintained garden to the rear and a garage. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. A lovely character home sold with no onward chain.

Guide Price £495,000 Leasehold - Share of Freehold

EPC Rating: D

Park Road, Surbiton, KT5

Approximate Area = 849 sq ft / 78.8 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1123150

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			
		67	78
England & Wales		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	