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

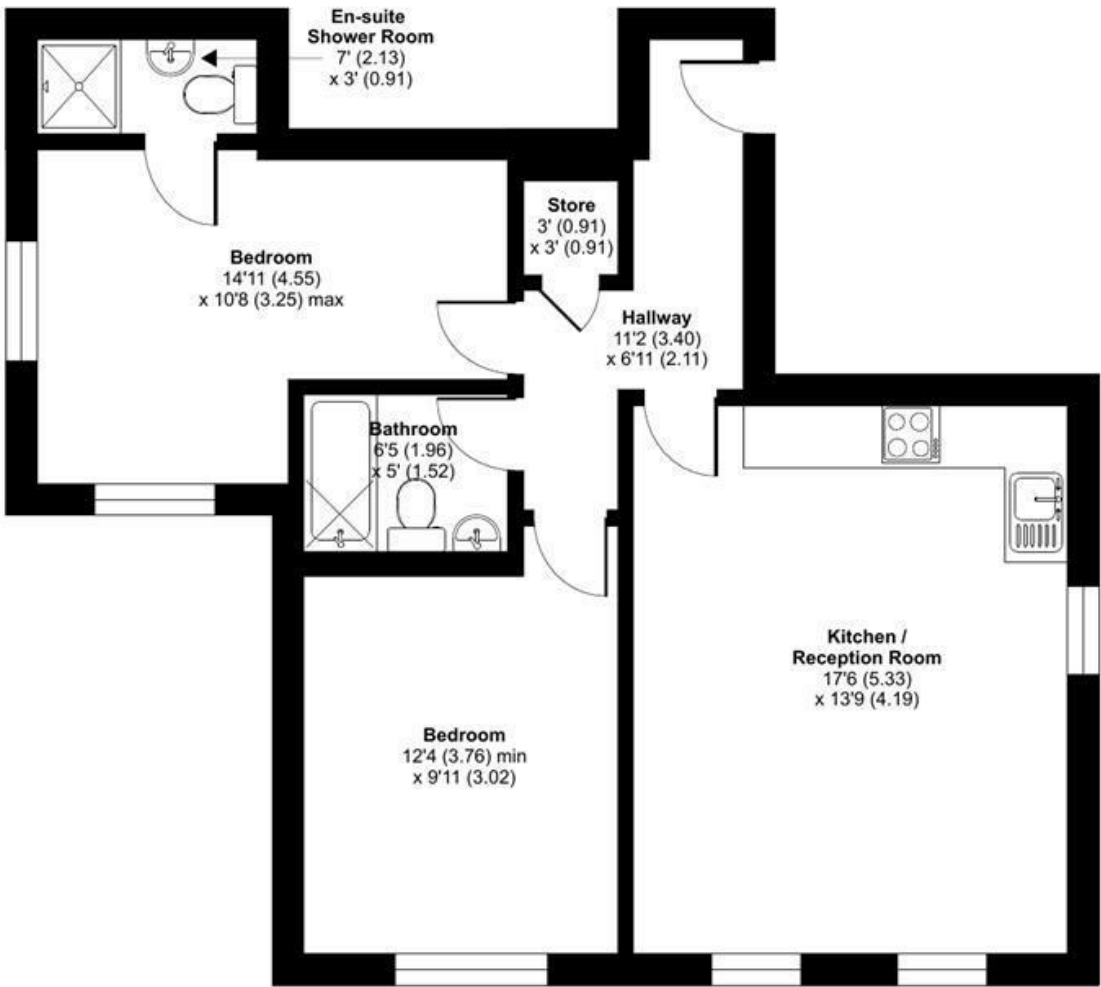
A stunning, light-spacious, newly built and fitted to exacting standards, two double bedroom two bathroom first floor apartment. Set in a striking detached building. Located in a quiet corner of a delightful Victorian garden square within walking distance of Surbiton mainline station, the high street and the Thames. The many benefits include a large living space with ample sitting and dining space. There is a discreet German Hacker kitchen incorporating Siemens appliances and Dekton compact surfaces. There is a large double bedroom with a sumptuous Italian porcelain en-suite shower room with black fittings and a mirrored cabinet. A double second bedroom and a coordinated main bathroom. Heritage Georgian double-glazed windows, engineered herringbone oak floor and wool carpets with underfloor heating (air-sourced heat pump). Council tax band (to be confirmed). Share of Freehold with a 999 year lease. 10 year insurance backed warranty. We are informed the service charge will be approx. £1550 pa. An impressive home.

**Guide Price £567,000 Leasehold - Share of Freehold**

**EPC Rating: B**

# St. Andrew's Square, KT6

Approximate Area = 659 sq ft / 61.2 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: 1082859

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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>81</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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		