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Oak Hill Road, Surbiton, KT6 6EH

An excellent two double bedroom garden floor conversion apartment set in a grand detached Victorian house with direct access to a communal garden. Located within a short walk of Surbiton mainline station and high street. The many benefits include a large contemporary open-plan kitchen-living-dining room with ample sitting and dining space with direct access to the communal garden. Plus a sleek shaker-style kitchen with integral appliances and stone surfaces. The large master bedroom offers space for extensive wardrobes and there is a double second bedroom. The well appointed modern shower room includes under-floor heating. Double glazing and gas central heating. There is a well maintained communal garden and the right to park. Council tax band C. Lease 115 years. We are informed the service charge for 2023 was £2068 and the ground rent £350 pa. A lovely home in a great location.

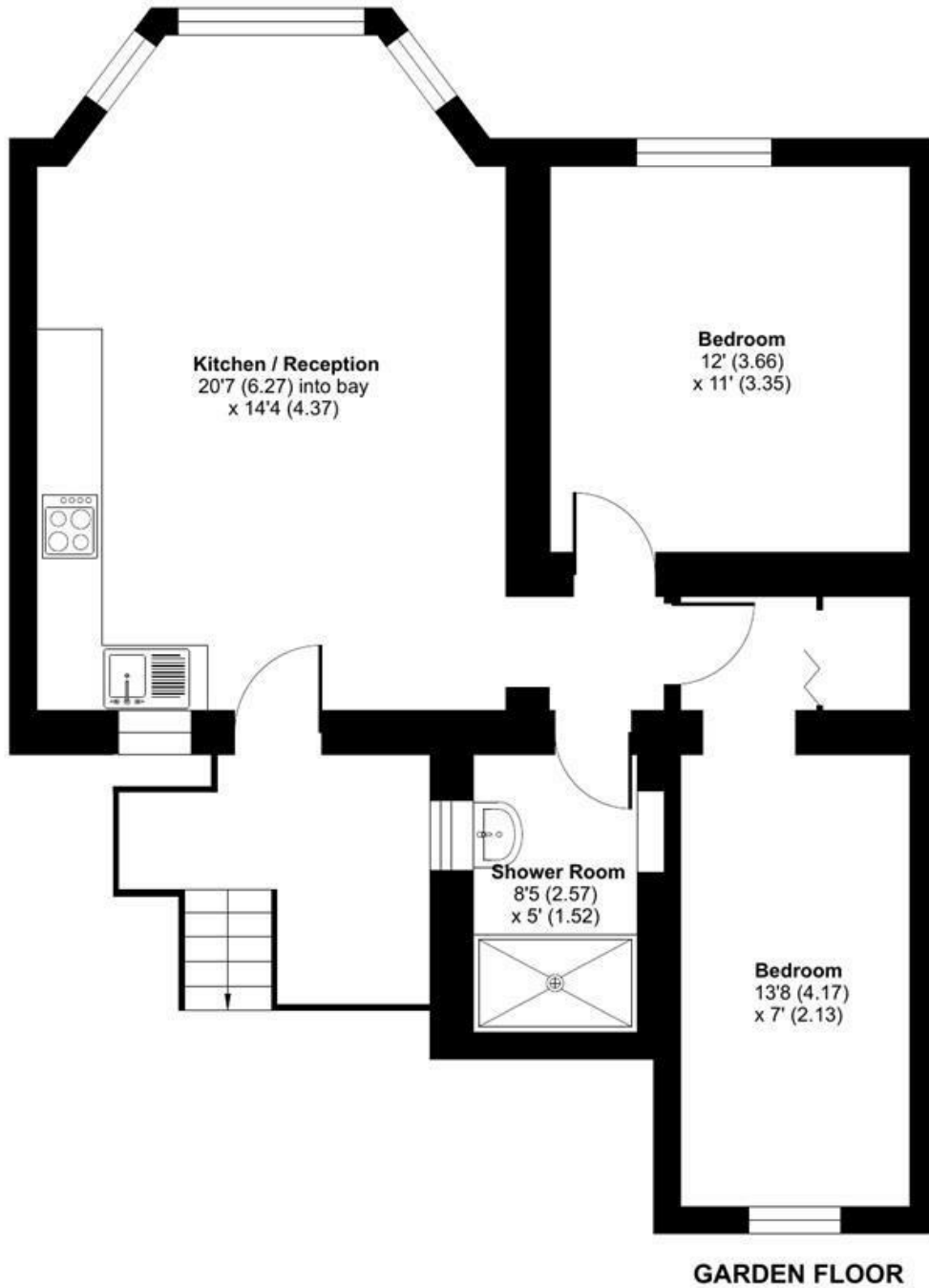
Guide Price £475,000 Leasehold

EPC Rating: C

Oak Hill Road, Surbiton, KT6

Approximate Area = 651 sq ft / 60.4 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: 1134071

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		76	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		