



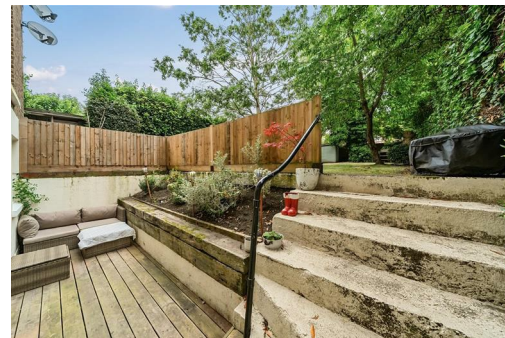
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South Bank Terrace, Surbiton, KT6 6DG

An outstanding, spacious, beautifully presented two-double bedroom garden floor conversion apartment with direct access to a private terrace. Located within moments' walk of Surbiton mainline station and high street. The many benefits include a grand reception room with ample sitting and dining space and a walk-in bay with French doors. Spacious, sleek modern fitted kitchen with integral appliances breakfast bar and a door leading to the private terrace. A large main bedroom and a generous double second bedroom. There is a contemporary-styled bathroom suite with a shower over the bath. A welcoming entrance lobby and reception hall with storage. Gas central heating. To the rear is a private terrace with steps leading up to a well-maintained communal garden. To the front is a non-allocated parking area. We are informed the service charge is £1504 pa. Council tax band D. Sold with a Share of the Freehold and a lease of 110 years.

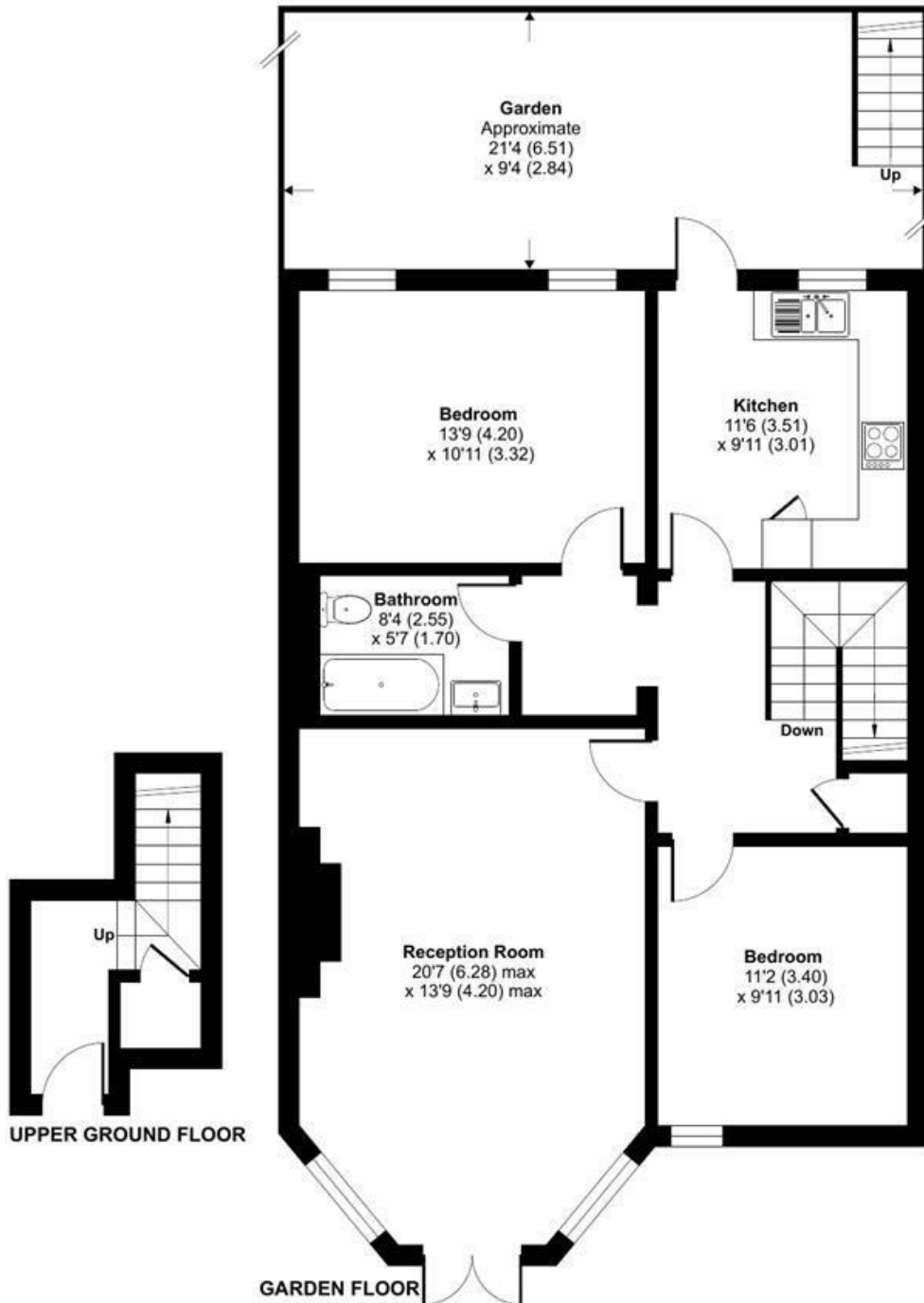
Guide Price £550,000 Leasehold - Share of Freehold

EPC Rating: C

South Bank Terrace, Surbiton, KT6

Approximate Area = 912 sq ft / 84.7 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: 1151931

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		70	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	