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## North Road, Surbiton, KT6 4DY

An excellent, beautifully presented one-bedroom upper ground floor conversion set in a grand Victorian house and finished with soft Farrow & Ball tones. Located on a highly desirable road in the heart of Surbiton with the mainline station, high street and the Thames only minutes' walk away. The many benefits include a large bright lounge dining room with tall grand ceilings and a walk-in bay window with shutters. Plus a sleek contemporary, part open-plan kitchen with a built-in oven-hob-hood and wine fridge. The spacious bedroom again boasts tall ceilings, a work from home space and a large sash window. There is a stylish and traditional feel to the modern shower room, which also offers utility space and there is a separate wc. The welcoming entrance hall has an exposed old-stock brick wall and a large storage cupboard. Gas central heating. Council tax band C. The lease is 106 years, with £100 pa ground rent. We are informed that a service charge is paid as and when required. A lovely apartment..

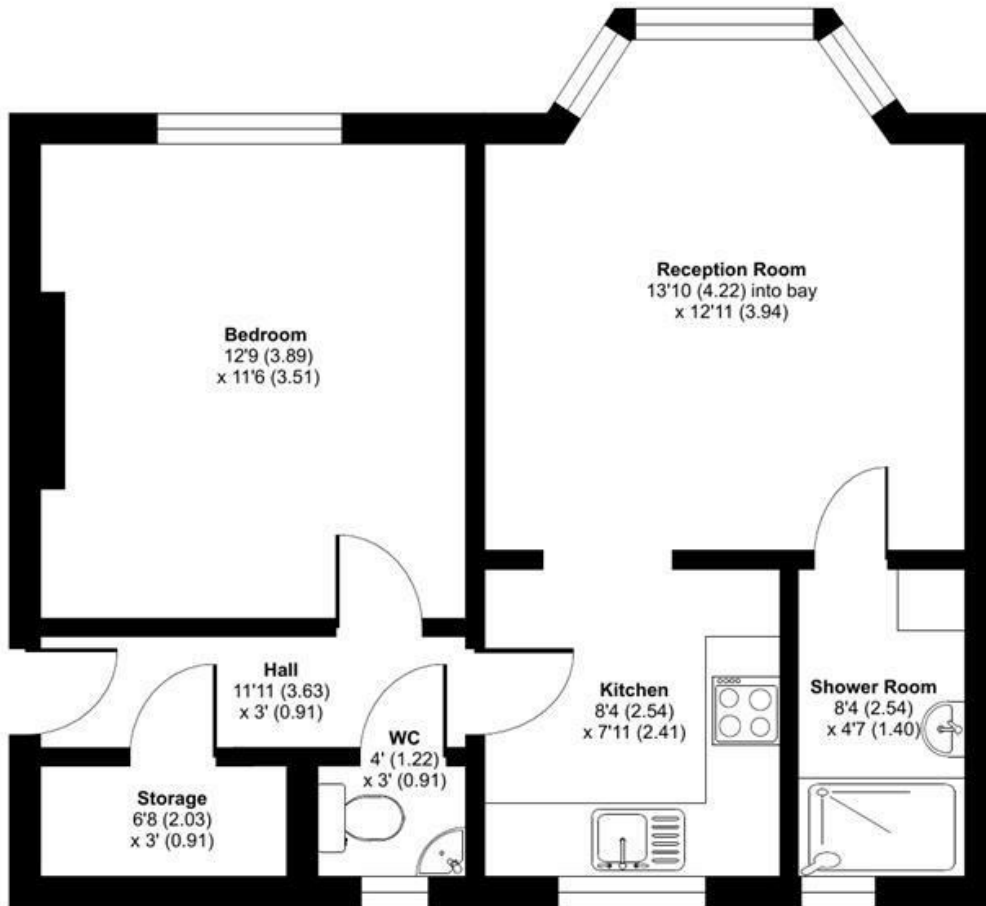
**Guide Price £390,000 Leasehold**

**EPC Rating: C**

# North Road, KT6

Approximate Area = 515 sq ft / 47.8 sq m

For identification only - Not to scale



**RAISED GROUND 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: 1158621

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.

