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Grove Road, Surbiton, KT6 4DA

An excellent, spacious well presented two-bedroom second floor conversion apartment, set in a grand detached Victorian house. Located on one of Surbiton's highly desirable tree-lined river roads. The mainline station, high street and the Thames are within a short walk. The many benefits include a large open-plan kitchen-living-dining room overlooking the garden, there is ample sitting and dining space. The new contemporary shaker style kitchen has integral appliances and oak surfaces. There is a lovely spacious master bedroom with an en-suite shower room. A good size second bedroom and a main modern bathroom suite with a shower over the bath. There is a welcoming entrance hallway with a utility cupboard housing a washing machine. Gas central heating. A beautiful, well maintained communal garden with lawn and sitting areas. There is also a secure covered bike store. Sold with a Share of the Freehold and a lease of approx. 111 years. We are informed the service charge is £1699pa. Sold with no onward chain.

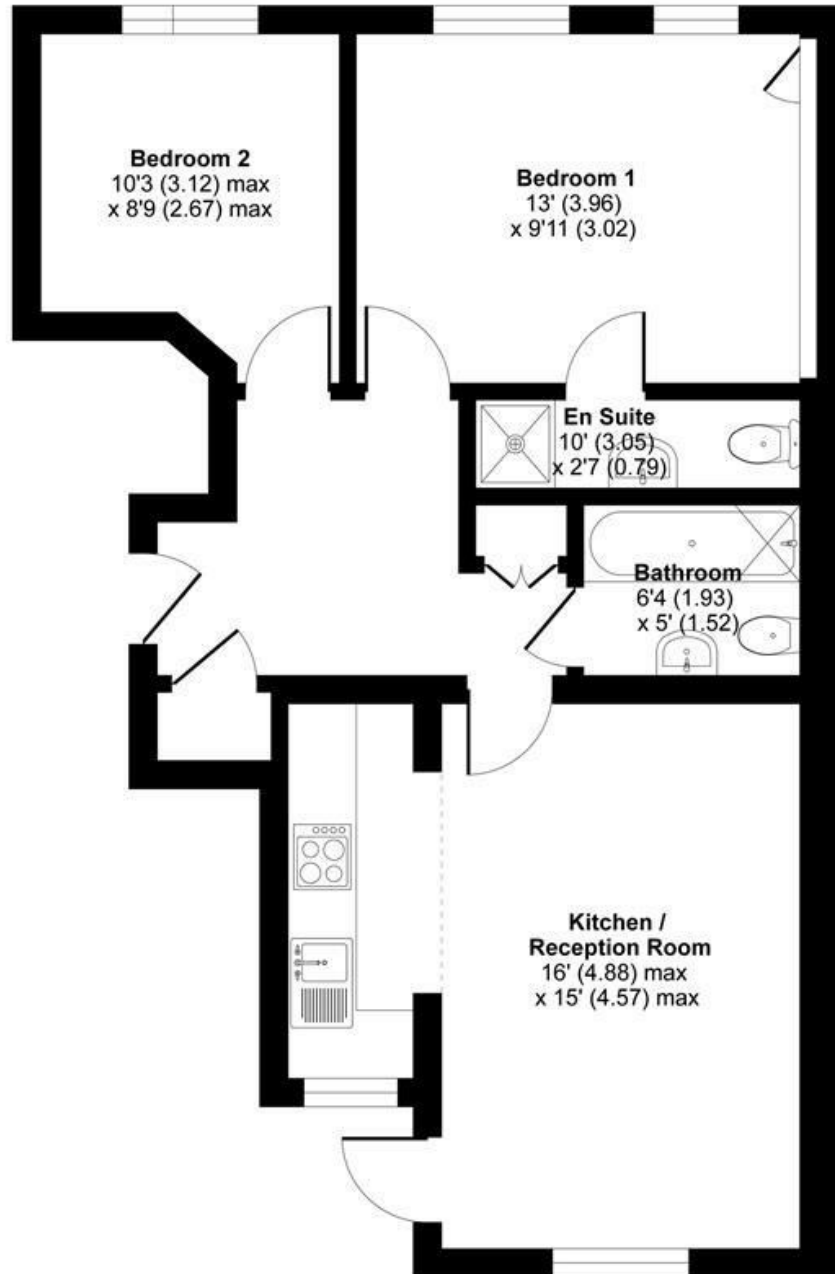
Guide Price £479,950 Leasehold - Share of Freehold

EPC Rating: C

Grove Road, Surbiton, KT6

Approximate Area = 609 sq ft / 56.5 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 787100

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.

