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Grove Road, Surbiton, KT6 4BZ

A rarely available, very spacious three-bedroom garden floor conversion apartment set in a grand detached Victorian house, with two allocated parking spaces. The property is in need of extensive refurbishment. Located on one of Surbiton's highly desirable tree-lined river roads within walking distance of the mainline station and high street with the Thames at the end of the road. The many benefits include its own private entrance, a very large living room and a separate kitchen. There are three sizeable bedrooms, a bathroom and a separate wc. The entrance hall includes an extensive store room. Gas central heating. The two allocated parking spaces are at the rear of the property. Council tax band D. Sold with a new lease of 997 years and a peppercorn ground rent. We are informed the service charge is £3730 pa. The potential to create an outstanding home in the heart of Surbiton.

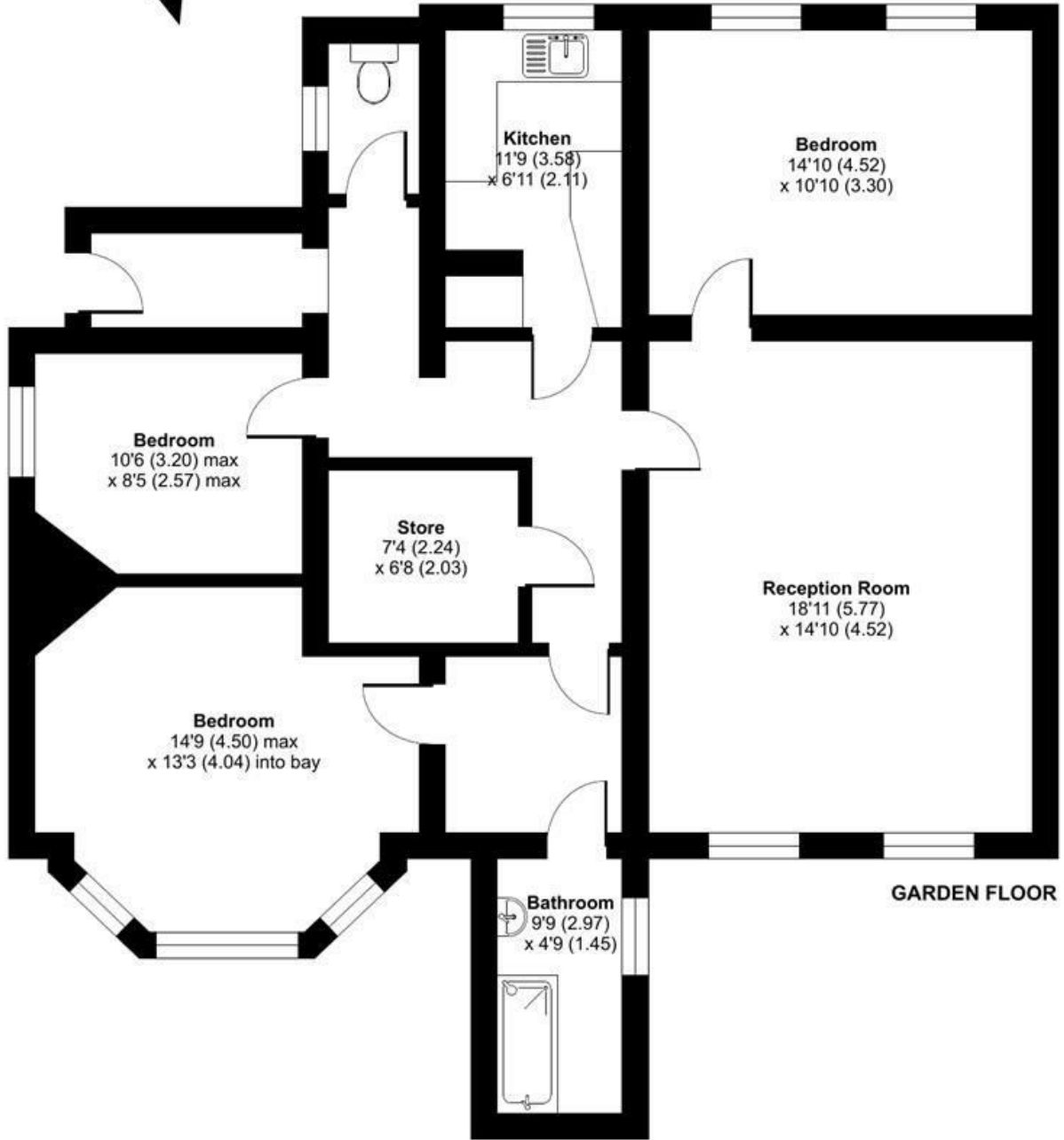
Guide Price £425,000 Leasehold

EPC Rating: D

Grove Road, Surbiton, KT6

Approximate Area = 1182 sq ft / 109.8 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: 1169021

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.

