



## St. Andrews Square, Surbiton, KT6 4EA

An exceptional, spacious two double bedroom, two-bathroom first floor conversion apartment set in a grand Victorian house overlooking the delightful St. Andrews Square gardens. Located within minutes' walk of Surbiton mainline station, the high street and the Thames. The apartment has been beautifully refurbished, retaining character whilst providing modern living. The contemporary open-plan living space features four full-height sash windows with views of the garden square, as well as expansive living and dining space with a fireplace and tailored storage units. The bespoke kitchen has integral appliances and a granite central island. The master bedroom enjoys built-in wardrobes featuring a concealed entrance to the en-suite shower room, finished to a high specification. There is a second double bedroom and sumptuous master bathroom with a large tub and separate shower. Gas central heating, new period-style radiators, and a 'Megaflo'. Windows are modern bespoke double-glazed sashes, matching the original design. Council tax band D. We are informed the service charge is £60 per month. Sold with an approx. 950 year lease and a Share of the Freehold.

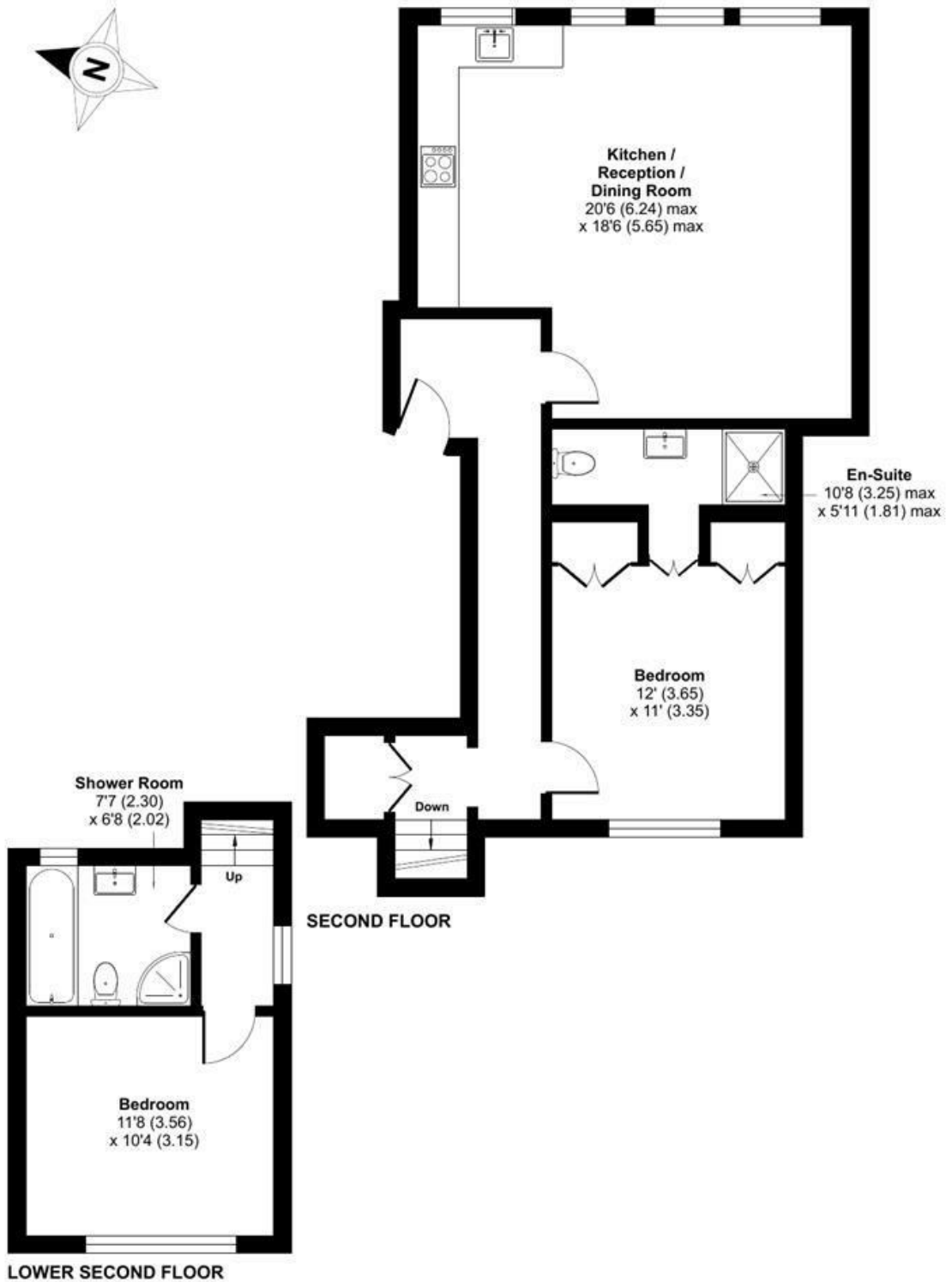
**Guide Price £650,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# St. Andrew's Square, Surbiton, KT6

Approximate Area = 908 sq ft / 84.4 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: 1184242

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		63	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	