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Oak Hill Grove, Surbiton, KT6 6DS

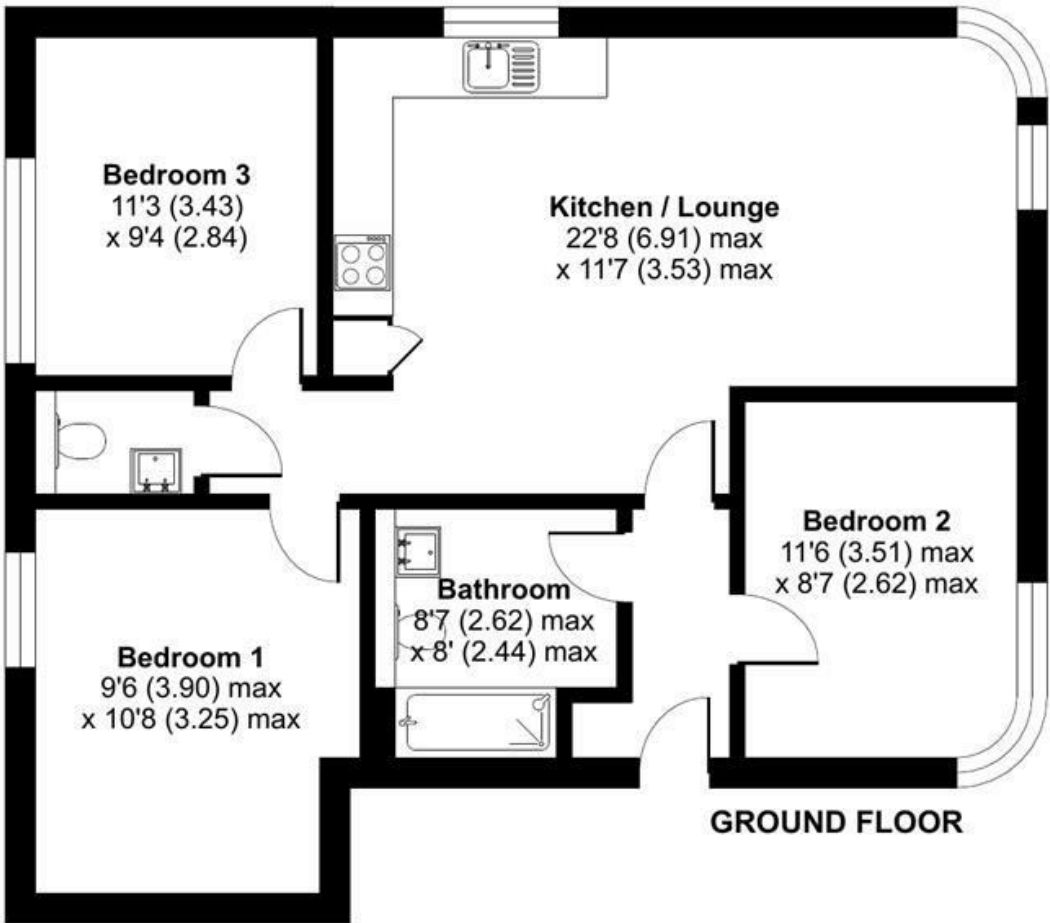
Built in a classical Art Deco style. A very spacious newly built, three bedroom upper ground floor apartment. Set in a prestigious development of seven apartments. Located on a tree lined road within a short walk Surbiton mainline station and high street. The many benefits include a large living room with sitting and dining areas, plus a sleek, contemporary fitted kitchen with integral appliances and stone surfaces. Two large double bedrooms and a good size third bedroom. There is also a sumptuous white and stone bathroom suite with a shower over the bath and a separate guest wc. Gas central heating. Smart communal hallways, garden and a bike store. No parking permit available. 10 year Protek Building Warranty. Sold with a Share of the Freehold and a lease of approx. 999 years. We are informed the estimated service charge will be approx. £1800 pa.

Guide Price £599,950 Leasehold - Share of Freehold

EPC Rating: B

Oak Hill Grove, Surbiton, KT6

Approximate Area = 807 sq ft / 75 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2024. Produced for Matthew James. REF: 1220718

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		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		