



# Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: [enquiries@matthewjamesestateagents.co.uk](mailto:enquiries@matthewjamesestateagents.co.uk)

[www.matthewjamesestateagents.co.uk](http://www.matthewjamesestateagents.co.uk)



## Victoria Road, Surbiton, KT6 4JZ

A good size, well presented three-bedroom top floor apartment. Located on Surbiton High Street (Victoria Road) within moments' walk of the mainline station. The many benefits include a good size sitting room and a separate modern fitted kitchen dining room with shaker-style units and integral appliances. A large main bedroom, a double second bedroom and a good size third bedroom. A modern white and stone shower room. Electric heating. Council tax band C. Lease 100 years. We are informed the ground rent is £200 pa. and service charge is paid as required. No onward chain.

**Guide Price £375,000 Leasehold**

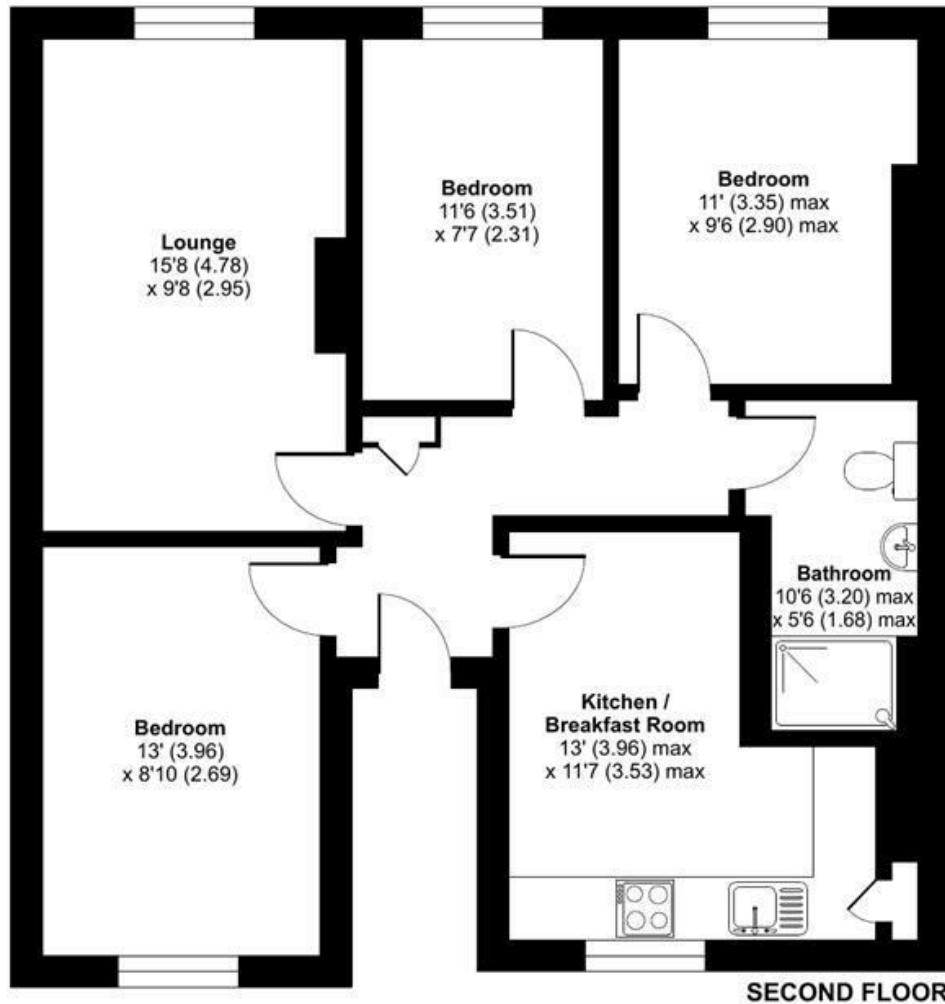
**EPC Rating: E**



# Victoria Road, Surbiton, KT6

Approximate Area = 742 sq ft / 68.9 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: 1227335

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.

