



Matthew James

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

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



North Road, Surbiton, KT6 4DY

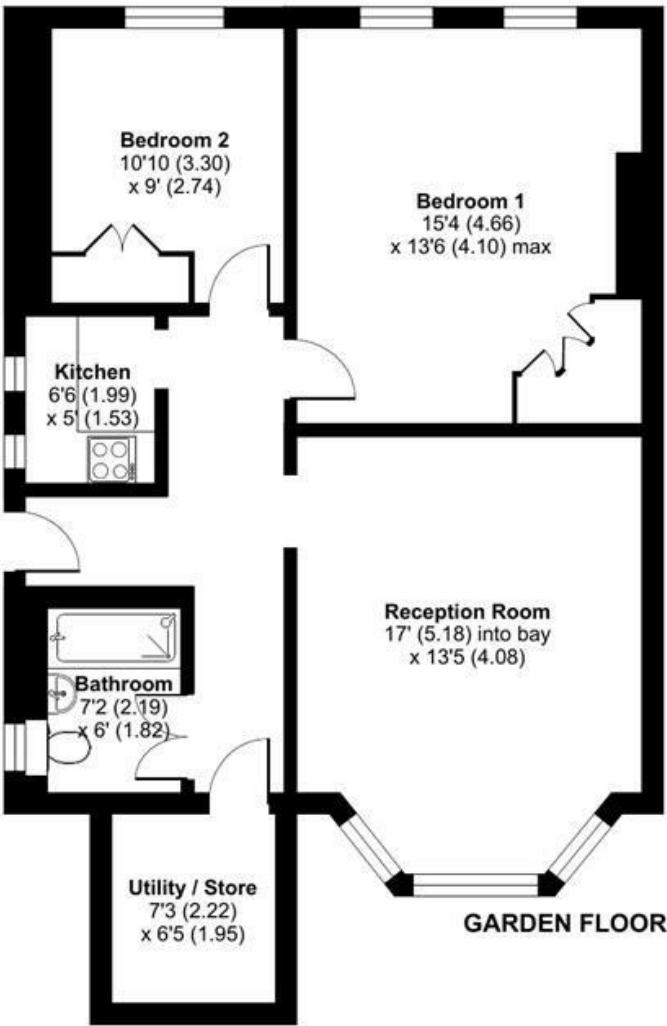
An excellent two double bedroom garden floor conversion apartment, set in a grand Victorian house. Located within the heart of Surbiton, only a short walk from the mainline station, high street and the Thames. The many benefits include a large living room with ample sitting and dining space and a bay window. There is a separate fitted kitchen with a integral oven-hob-hood, plus a separate utility room/store. The large main bedroom includes fitted wardrobes and there is a double second bedroom, also with a wardrobe. The bathroom suite includes a shower above the bath. Gas central heating, double glazing and window shutters. There is a large walled communal garden to the rear and gated parking which is rotated among the four flats. Private front garden. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £150 per month. Completion July - No onward chain.

Guide Price £499,950 Leasehold - Share of Freehold

EPC Rating: D

North Road, Surbiton, KT6

Approximate Area = 773 sq ft / 71.8 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: 1239099

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.

