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Surbiton Hill Park, Surbiton, KT5 8EF

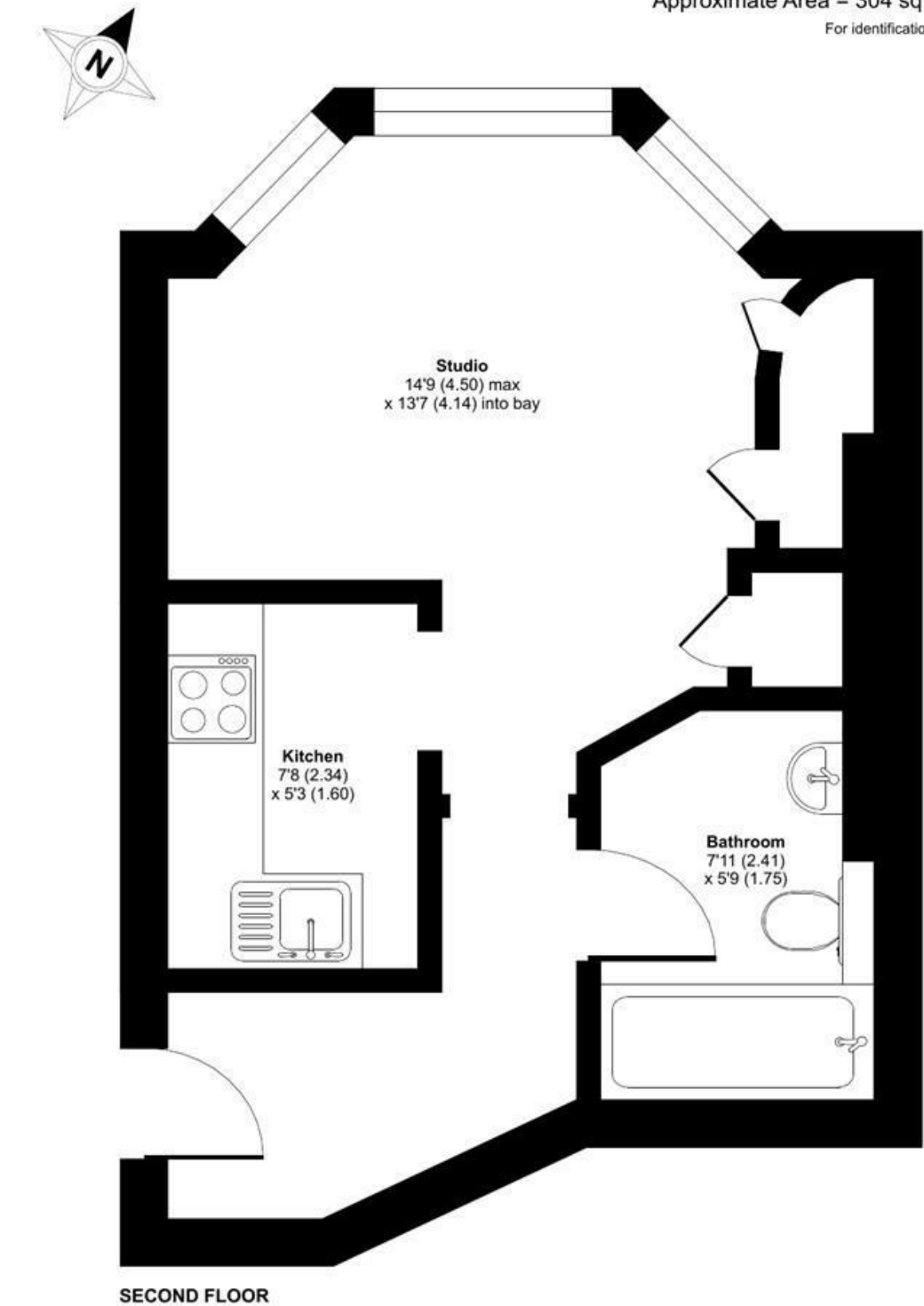
A first floor studio apartment, set in the original part of a large Victorian house with parking. The property would benefit from some updating. Located within walking distance of Surbiton mainline station and high street. The benefits include a studio room with a built-in cabin style single bed /wardrobe and a large bay with modern double glazed sash windows. There is a part open-plan fitted kitchen with appliances. A white bathroom suite with a shower over the bath. There is also a good size entrance hall with storage space. Parking is to the rear of the property. Sold with a Share of the Freehold, the lease is being extended to 999 years. We are informed the service charge is £210 per month. No onward chain.

Guide Price £175,000 Leasehold - Share of Freehold

EPC Rating: D

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 304 sq ft / 28.2 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 2025. Produced for Matthew James. REF: 1249426

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		85
(81-91) B		
(69-80) C		61
(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		