



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



St. Marys Road, Surbiton, KT6 4JG

An outstanding contemporary three bedroom, two bathroom top floor penthouse style apartment boasting a roof terrace with panoramic views, two further balconies, high quality finishes, a lift and secure parking. Located just off the high street only moments walk away from the mainline station. Good local schools, shops, bars and restaurants are a short walk away. The many benefits include a large living room with sliding doors opening onto the roof terrace and a sleek open plan kitchen with integral appliances and stone surfaces. The master bedroom enjoys access to a balcony, a walk-through dressing room and a sumptuous white and stone en-suite shower room. There are two further good-size bedrooms, one with a balcony and fitted wardrobes, plus a well appointed main bathroom. Welcoming entrance hallway with a large storage/laundry cupboard. Underfloor heating, solar panels and double glazing. Well maintained communal areas and secure parking. Council tax band D. Lease in excess of 900 years - We are informed the Service Charge is approx. £3,000 per annum and the Ground Rent is approx. £150 per annum. Sold with no onward chain.

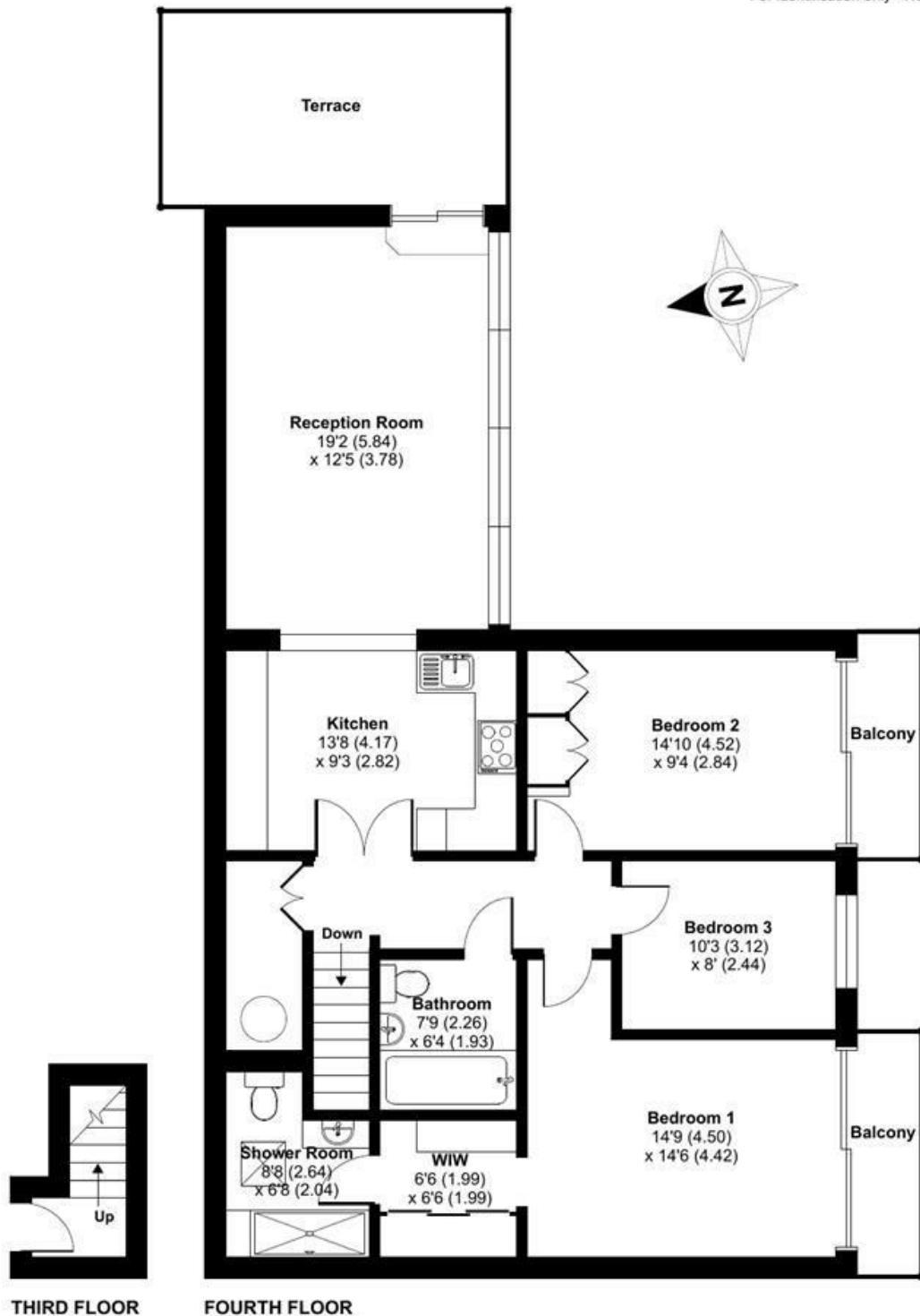
Guide Price £670,000 Leasehold

EPC Rating: D

St. Mary's Road, Surbiton, KT6

Approximate Area = 1114 sq ft / 103.5 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 2022. Produced for Matthew James. REF: 891264

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.

