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Surbiton Hill Park, Surbiton, KT5 8EQ

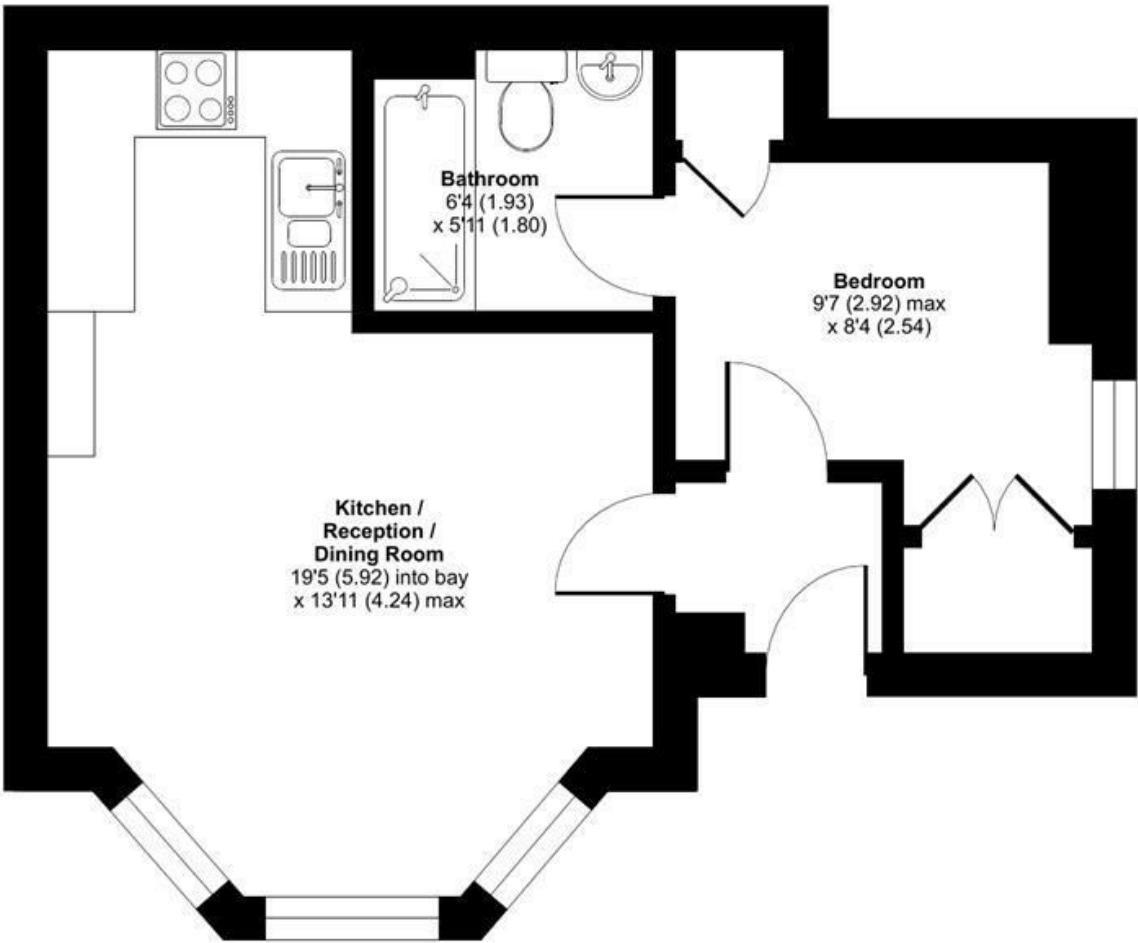
An excellent, well-presented one-bedroom, upper ground floor conversion apartment set in a grand Victorian house with a garage. Located within walking distance of Surbiton mainline station and high street. The many benefits include a good size lounge dining room, tall grand ceilings, a large bay window with modern, wooden double-glazed sash windows. There is a good-size open-plan shaker-style kitchen with integral appliances. A double bedroom with a built-in wardrobe and another modern double-glazed window. A white en-suite bathroom with a shower over the bath. Electric heating and a garage to the rear. We are informed the service charge is £281 per quarter & £250 per quarter into a sinking fund. Sold with a Share of the Freehold and a lease of 109 years. No onward chain.

Guide Price £260,000 Leasehold - Share of Freehold

EPC Rating: D

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 370 sq ft / 34.4 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Matthew James. REF: 1263853

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	