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North Road, Surbiton, KT6 4DY

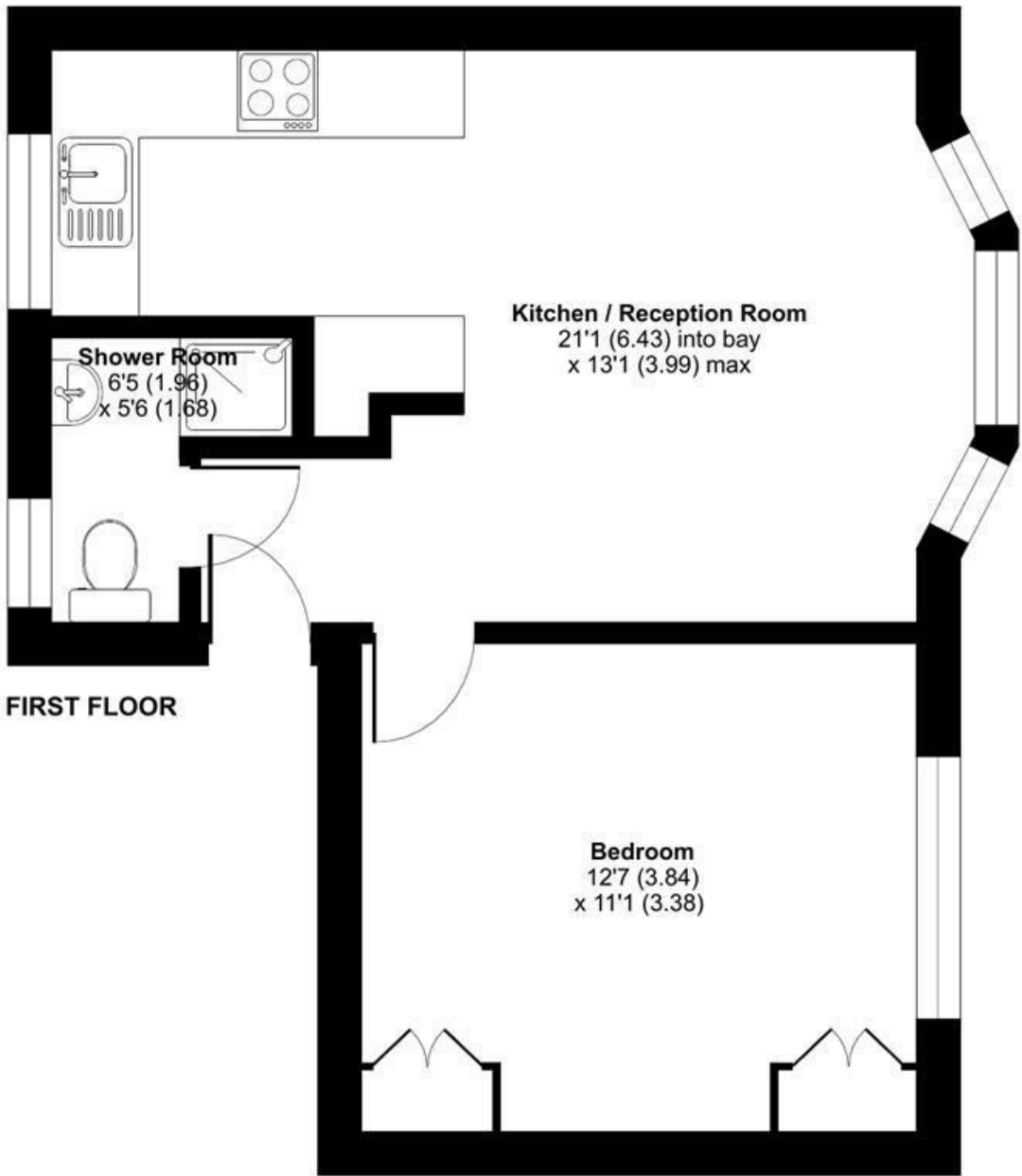
An excellent one-bedroom first-floor conversion apartment set in a grand Victorian house. Located on a quiet road within the heart of Surbiton, only moments' walk from the mainline station and high street. The many benefits include a large living room with tall ceilings, a bay window, sitting and dining space. Plus a contemporary open-plan kitchen with appliances. There is a large double bedroom again with tall ceilings, a sash window, fitted wardrobes and a modern white shower room. Gas central heating. Lease 115 years, ground rent £150pa. We are informed service charge is paid as and when required. No onward chain.

Guide Price £345,000 Leasehold

EPC Rating: C

North Road, Surbiton, KT6

Approximate Area = 415 sq ft / 38.5 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). © nchecom 2025. Produced for Matthew James. REF: 1276606

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		
	70	79
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		