



MatthewJames

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



1 Church Hill Road, Surbiton, KT6 4UG

TO LET

A bright and rarely available three bedroom, 2 bathroom duplex penthouse apartment in this modern block located moments from Surbiton station and offering spectacular roof top views over the area. The accommodation, which has been neutrally decorated comprises; entrance hall with excellent storage, spacious reception/dining room with open plan fully fitted kitchen and access to two roof terraces, master bedroom with en-suite shower room, two further double bedrooms and bathroom. The property benefits from underground parking space, private roof terraces, double glazing, gas central heating and well maintained communal areas, is offered unfurnished and is available from mid June. Council Tax Band F

£2,750 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: B

1 Church Hill Road, Surbiton, KT6 4UG

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

