



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. Mark's Hill, Surbiton, KT6 4LR

A very spacious two double bedroom first floor apartment set in a 1930's mansion building with a garage. The property would benefit from refurbishment and updating. Located within the heart of Surbiton only minutes walk from the mainline station and high street. The many benefits include a spacious lounge dining room with a large bay window. There is a separate fitted kitchen breakfast room with a rear service door and stairs leading to the communal gardens and garage. A very large master bedroom with built-in wardrobes and a double second bedroom also with a wardrobe. A coloured bathroom suite and a separate wc. Well maintained communal hallways and garden. The garage is in a block close to the apartment. Sold with a Share of the Freehold and lease in excess of 900 years. We are informed the service charge is £450 per qrt. No onward chain.

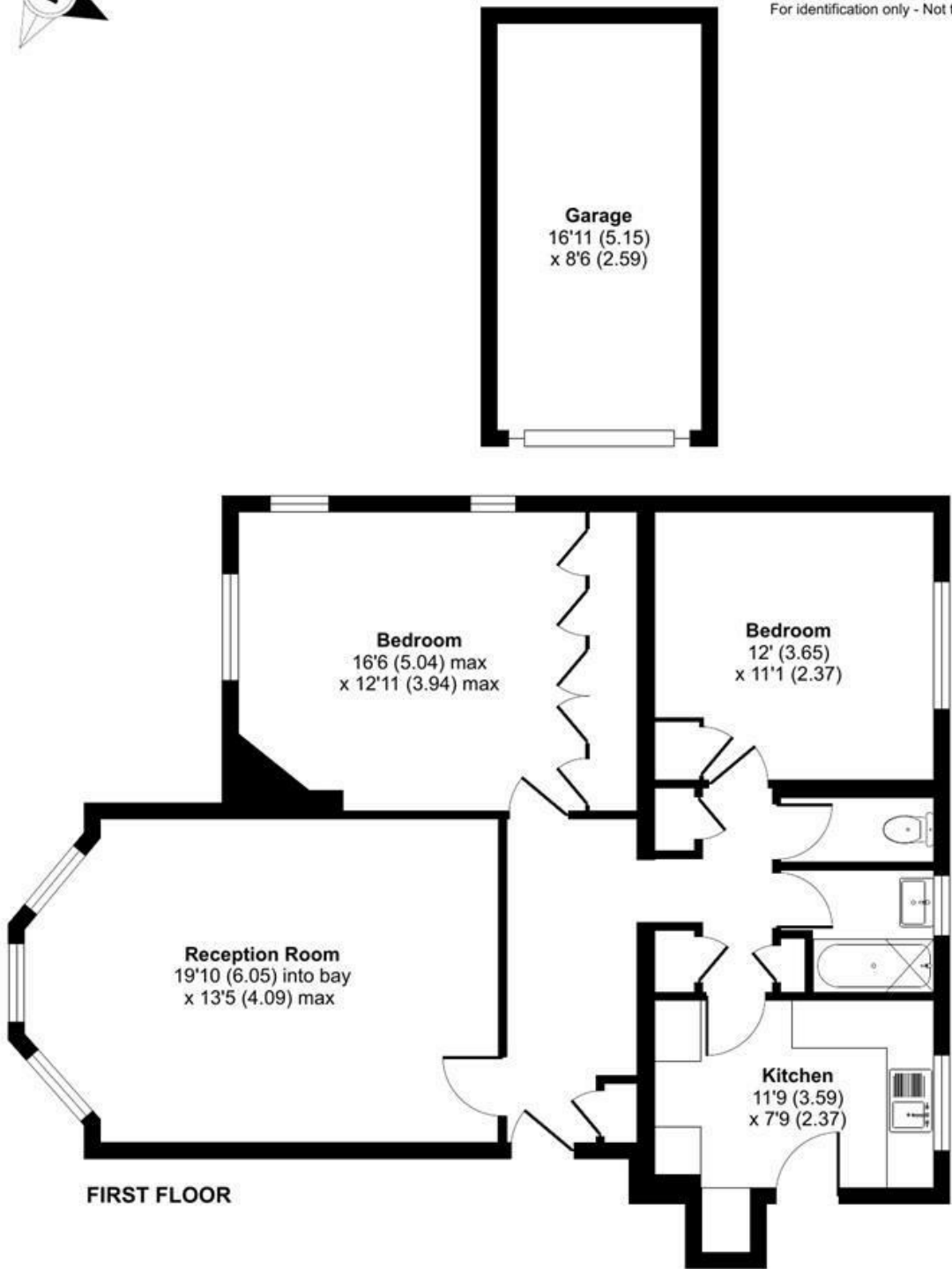
Guide Price £435,000 Leasehold - Share of Freehold

EPC Rating: E

Countisbury, St. Mark's Hill, Surbiton, KT6



Approximate Area = 885 sq ft / 82.2 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1029 sq ft / 95.5 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: 1282490

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		
54		76
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		