



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



Surbiton Hill Park, Surbiton, KT5 8EG

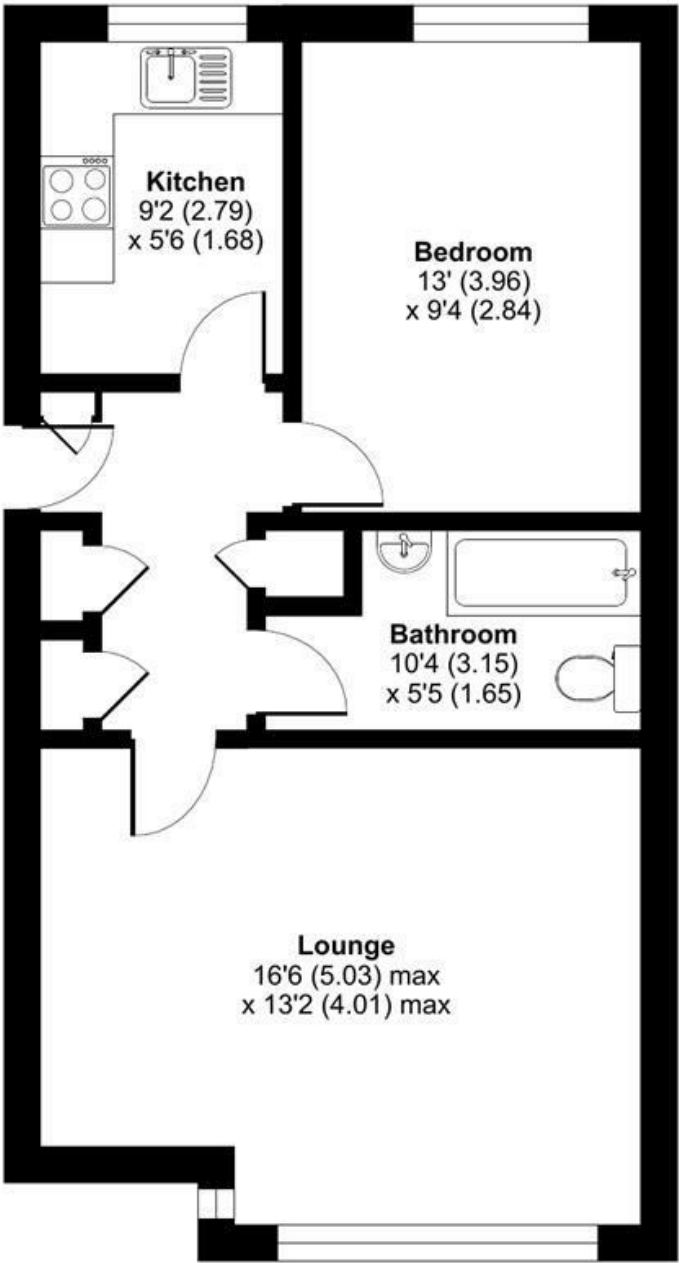
An excellent spacious one-bedroom first floor purpose-built apartment. Located on a desirable residential road within walking distance of Surbiton mainline station and high street. The many benefits include a large living room with a bay window and ample sitting and dining space. There is a separate fitted kitchen with appliances. The good size double bedroom includes fitted wardrobes. There is a white bathroom suite with a shower above the bath. The welcoming entrance hallway includes fitted storage cupboards. Double glazing and electric heating. Well-maintained communal areas and garden. Council tax band C. Share of Freehold and Lease in excess of 900 years. We are informed the service charge is £1100 pa. Sold with no onward chain.

Guide Price £310,000 Leasehold - Share of Freehold

EPC Rating: E

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 527 sq ft / 49 sq m
For identification only - Not to scale



FIRST 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: 1373145

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	