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Surbiton Hill Park, Surbiton, KT5 8EF

TO LET

A well presented two bedroom upper ground floor conversion apartment set in a grand building with parking. Located within walking distance of Surbiton mainline station and high street. The many benefits include a lovely living space with tall ceilings a walk in bay window and a sleek part open plan kitchen including dining bar integral appliances and stone surfaces. A large master bedroom also with a bay window and two sets of fitted wardrobes. A good size second bedroom. A sumptuous white and stone bathroom suite with a shower over the bath and underfloor heating. The property benefits from double glazing, well maintained communal areas and parking to the rear, is offered unfurnished and is available from the beginning of February Council Tax Band D

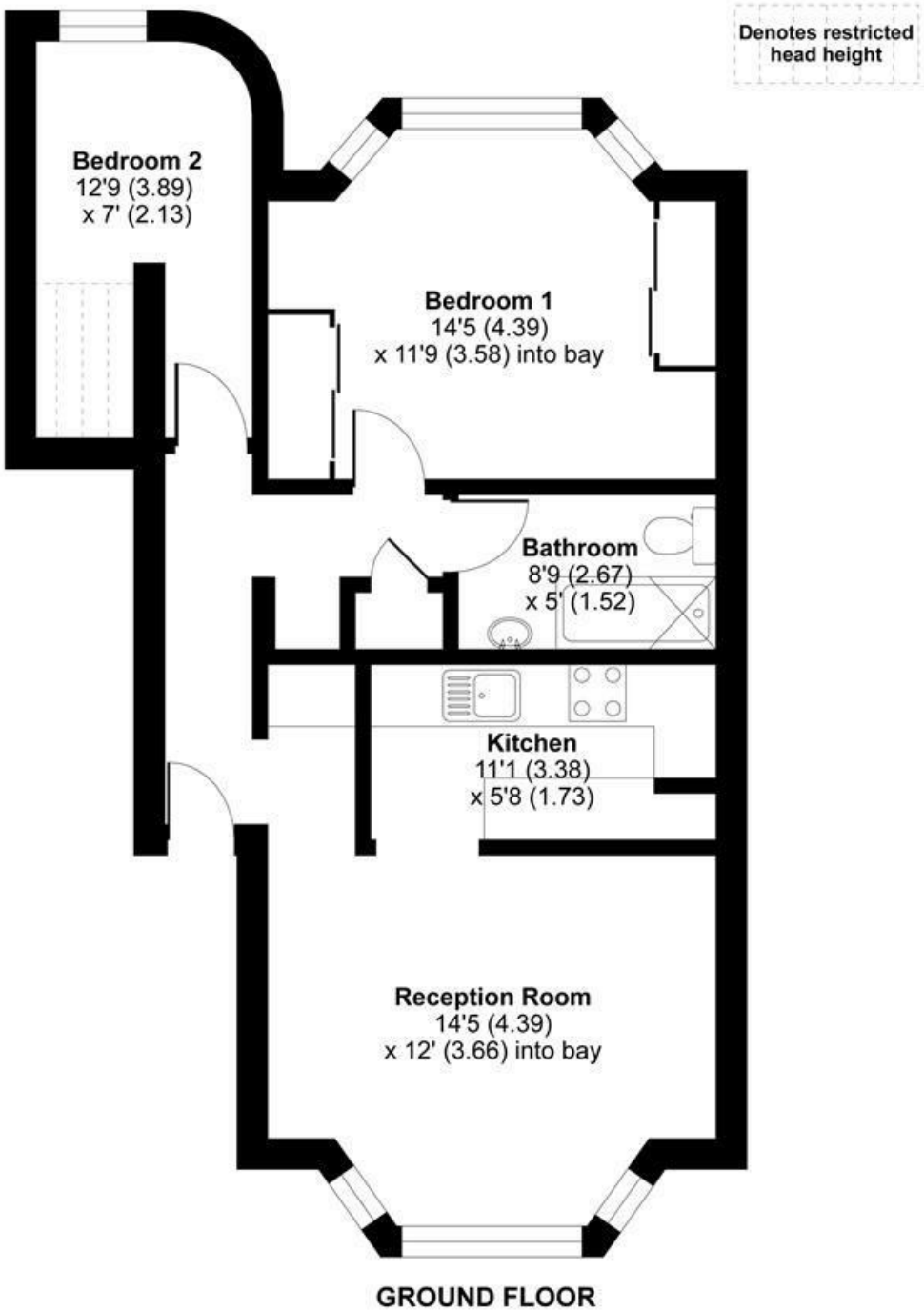
£1,700 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

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Surbiton Hill Park, Surbiton, KT5

Approximate Area = 595 sq ft / 55.3 sq m
 Limited Use Area(s) = 21 sq ft / 2 sq m
 Total = 616 sq ft / 57.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Matthew James. REF: 750266

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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	