

# HJC

HIGHER VALUES



## Cadogan Road

Surbiton, KT6 4DL

Guide Price £499,950

A charming two bedroom top floor period flat with a private balcony, garden and located in an enviable river-road location in Surbiton. This wonderful property offers 2 bedrooms with one including feature fireplace, a spacious living room complete with feature fireplace and French doors opening onto a magnificent south-west facing balcony, separate kitchen and bathroom. Further benefits include a wonderful private garden, loft storage, additional external storage and is offered to market with no onward chain. Kingston Borough Council Tax Band C.

Material Info: Brick Walls Roof Slate Tiles / Felt Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre. Mobile Coverage: Indoor: Likely. Outdoor: Likely.

- Enviale River Road Location
- Share of Freehold
- South-West Facing Balcony
- Loft Storage
- No Onward Chain
- Period Conversion
- Two Bedrooms
- Seperate Kitchen
- Private Garden
- Close to the River Thames, Local Amenities and Surbiton Mainline Station

# Floor Plan



SECOND FLOOR FLAT

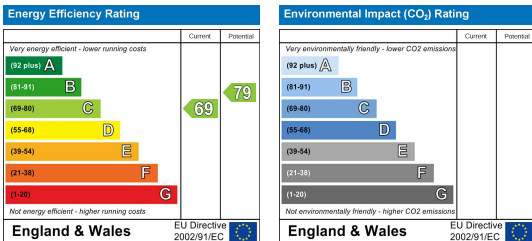
CADOGAN ROAD, SURBITON

INTERNAL FLOOR AREA (APPROX.) 625 sq ft/ 58.0 sq m

Private Garden extends to 20' (6.09m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

## Energy Efficiency Graph



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