

# HJC

HIGHER VALUES



## Effingham Road

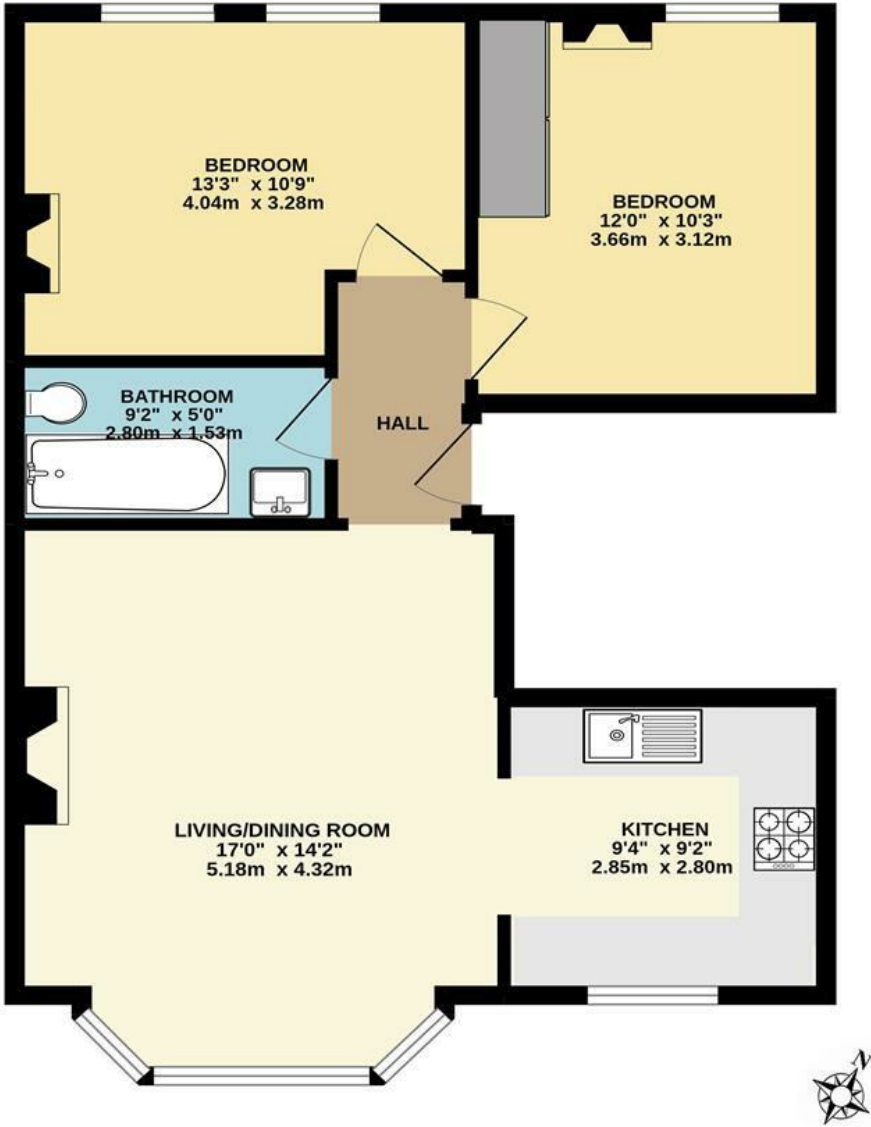
Surbiton, KT6 5JY

Guide Price £495,000

This beautifully presented first-floor conversion flat offers two spacious double bedrooms and a bright, airy living space. Situated on a sought-after residential street in Surbiton, just moments from the Victoria Park, the property enjoys a prime location within walking distance of Surbiton town centre, the River Thames, and the mainline station with fast links to London Waterloo. The flat has been tastefully modernised throughout, blending contemporary finishes with charming period features that add warmth and character. The stylish kitchen and bathroom have been updated to a high standard, while large sash windows and high ceilings enhance the sense of space and light. Additional benefits include off-street parking for one car and a share of freehold. Council Tax Band D.

- Conversion First Floor Flat
- Spacious Reception Room
- Modern Bathroom
- Off Street Parking for One Car
- Walking Distance to Surbiton Town Centre
- Large Modern Kitchen
- Feature Fireplaces
- Two Double Bedrooms
- Share Of Freehold
- Close to River Thames and Mainline Station

Floor Plan

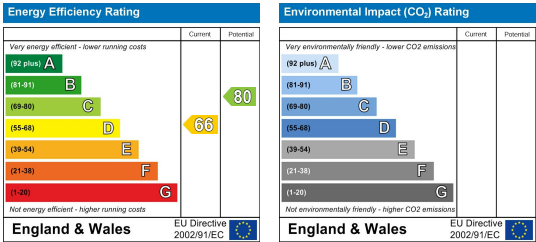


FIRST FLOOR MAISONETTE

EFFINGHAM ROAD, SURBITON  
INTERNAL FLOOR AREA (APPROX.) 645 sq ft/ 60.0 sq m

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 © 2022.

Energy Efficiency Graph



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