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## Ravens Close, Surbiton, KT6 4QG

An outstanding, spacious one bedroom first floor conversion apartment set in a landmark detached period house with parking. Located within the heart of Surbiton, only moments walk from the mainline station, high street and the Thames. The many benefits include a large living room with three large sash windows, ample sitting and dining space and tall grand ceilings. There is a good size separate kitchen with integral appliances. A generous bedroom with built-in wardrobes, a welcoming entrance hallway with storage cupboards and polished wooden floors extending into the living room and kitchen. Gas central heating. Well maintained communal areas and parking. Council tax band C. Sold with a lease in excess of 900 years. We are informed the service charge is £3429 pa and the ground rent £150 pa. Sold with no onward chain.

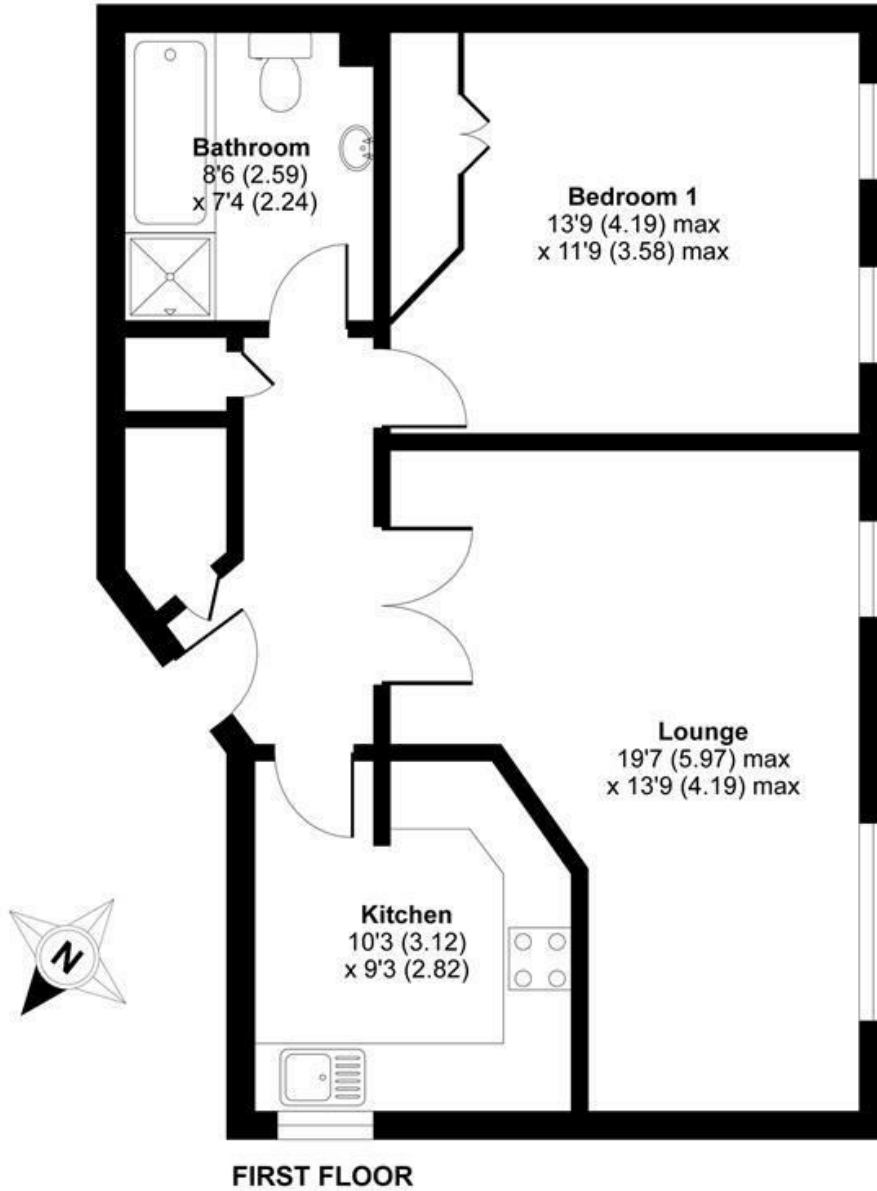
**Guide Price £379,950 Leasehold**

**EPC Rating: D**

# Ravens Close, Surbiton, KT6

Total = 638 sq ft / 59.27 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: 741566

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/fittings 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.

