



**Gate House Ditton Road, Surbiton KT6 6RQ**

**welcome to**

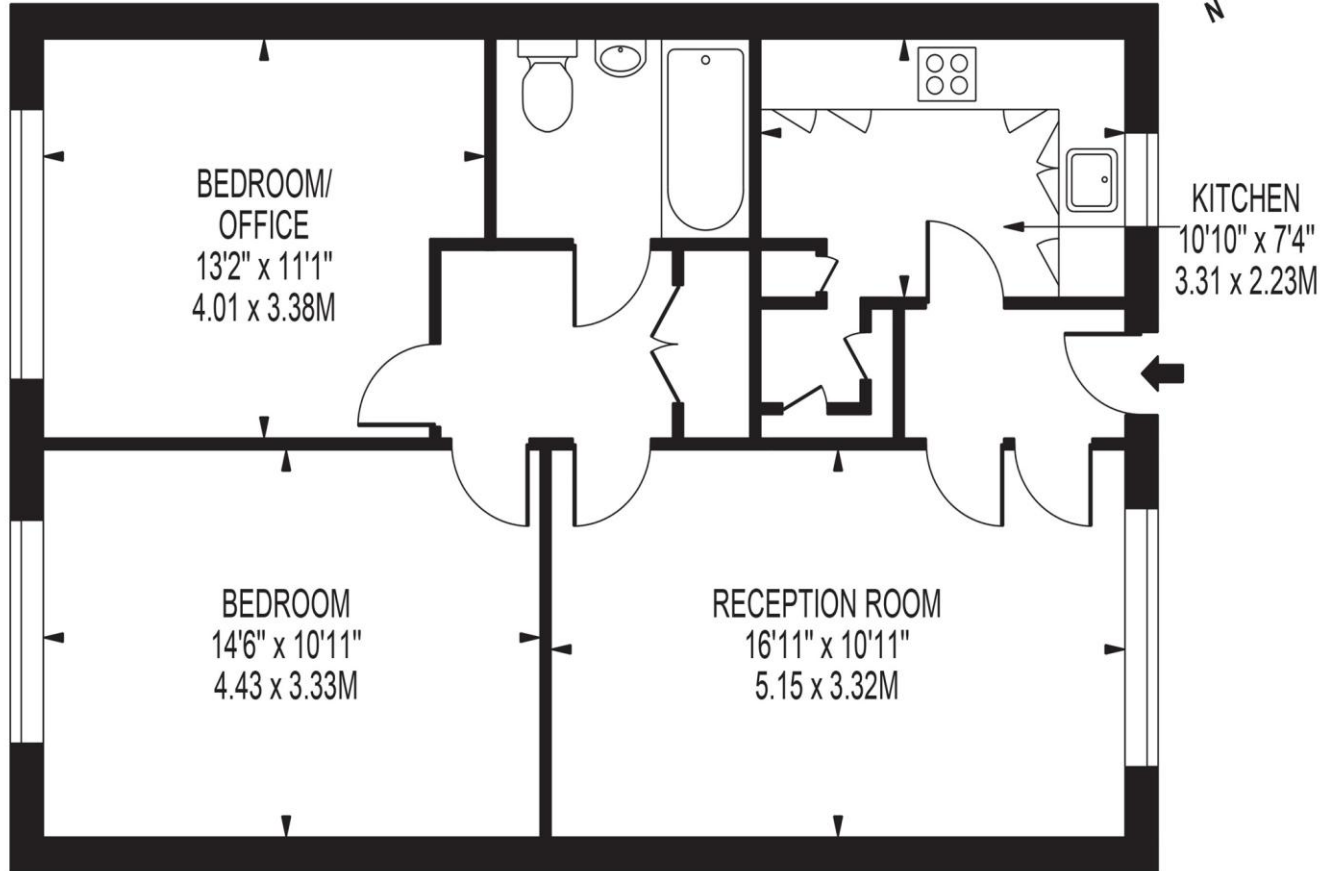
**Gate House Ditton Road, Surbiton**

Located just a short distance from both Surbiton & Tolworth Rail Station; this beautifully refurbished two double bedroom ground floor maisonette further benefits from its our front door as well as a spacious & practical living accommodation.



# GATE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 731 SQ FT - 67.94 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Measuring approximately 731 sq ft, the property features a bright and inviting living/dining area, a sleek modern kitchen, two generous bedrooms, and a contemporary bathroom. Every detail has been thoughtfully finished to create a home that's both elegant and practical.

Residents also benefit from access to well-maintained communal gardens, perfect for relaxing or entertaining outdoors.

Situated on Ditton Road, the apartment is conveniently located close to Surbiton & Tolworth station; offering fast and frequent services into London Waterloo as well as excellent local shops as well as cafes and green spaces.

The property further benefits from an exceptionally long lease of over 900 years, offering peace of mind and long-term security.

welcome to

## Gate House Ditton Road, Surbiton

- Two-bedroom ground floor apartment
- Recently refurbished throughout to a high standard
- 731 sq ft of accommodation
- Attractive communal gardens
- Prime Surbiton location near transport and amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1146.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£385,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR109246](https://barnardmarcus.co.uk/Property/SUR109246)



Property Ref:  
SUR109246 - 0004

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