



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## North Road, Surbiton, KT6 4DY

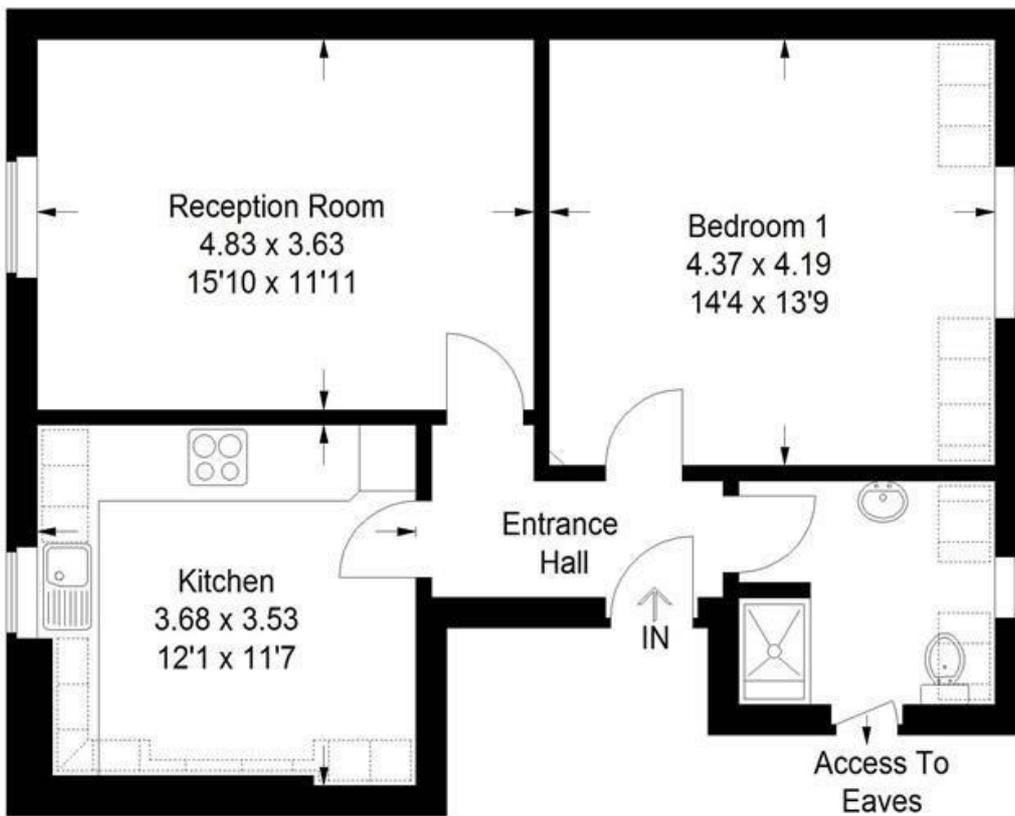
An excellent one bedroom top conversion apartment, set in a grand Victorian house. Located within the heart of Surbiton, only a short walk from the mainline station, high street and the Thames. The many benefits include a large living room with ample sitting and dining space. There is a separate kitchen-breakfast room with appliances. The good size bedroom includes ample space for wardrobes. There is a modern shower room with a walk-in shower. Gas central heating and double glazing. To the rear is a walled communal garden and gated parking for three cars, which is rotated among the four flats. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 980 years. We are informed the service charge is £200 per month. Completion August - No onward chain.

**Guide Price £315,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# North Road, KT6 4DY

Approximate Gross Internal Area  
(Excluding Reduced Headroom) = 55 sq m / 591 sq ft



 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan by: [www.epc4u.info](http://www.epc4u.info)

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/fitings 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.

| Energy Efficiency Rating                           |  | Current                 | Potential   |
|--|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> |  |                         |   |
| (92 plus) <b>A</b>                                 |  |                         |   |
| (81-91) <b>B</b>                                   |  |                         |   |
| (69-80) <b>C</b>                                   |  |                         |   |
| (55-68) <b>D</b>                                   |  |                         |   |
| (39-54) <b>E</b>                                   |  |                         |   |
| (21-38) <b>F</b>                                   |  |                         |   |
| (1-20) <b>G</b>                                    |  |                         |   |
| <i>Not energy efficient - higher running costs</i> |  |                         |   |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential   |
|---|--|-------------------------|---|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |   |
| (92 plus) <b>A</b>  |  |                         |   |
| (81-91) <b>B</b>  |  |                         |   |
| (69-80) <b>C</b>  |  |                         |   |
| (55-68) <b>D</b>  |  |                         |   |
| (39-54) <b>E</b>  |  |                         |   |
| (21-38) <b>F</b>  |  |                         |   |
| (1-20) <b>G</b>   |  |                         |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                         |   |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |  |