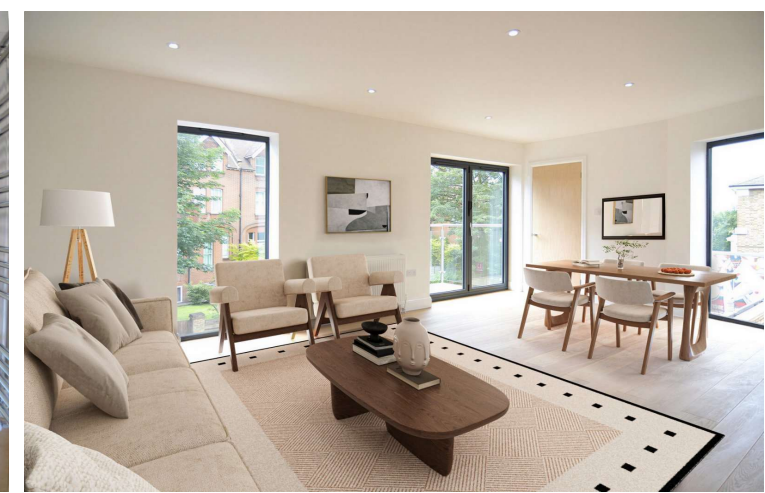
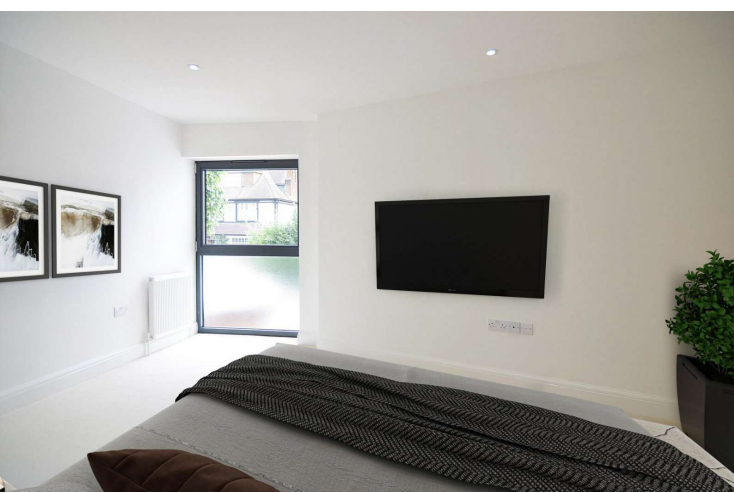




Surbiton Hill Road
Surbiton, KT6

CHESTERTONS





A well-presented two-bedroom, two-bathroom first-floor apartment situated in a convenient Surbiton location, offering bright and well-proportioned accommodation throughout.

The property comprises a spacious reception room with access to a private balcony, providing an ideal space for relaxing or entertaining. There is a well-equipped kitchen, two good-sized bedrooms and two bathrooms, including an en-suite to the principal bedroom.

The apartment is ideally positioned for access to Surbiton town centre, which offers a wide range of shops, cafés, restaurants and local amenities. Surbiton Station provides excellent transport links into Central London, with regular fast services to London Waterloo, making the property particularly well suited to commuters. Kingston town centre is also within easy reach, offering further shopping, dining and leisure facilities.

The area is well served by a number of highly regarded schools, including both primary and secondary options, as well as a good selection of nurseries and independent schools nearby.

With its private balcony, two bathrooms and excellent transport links, the property would make an ideal home for first-time buyers, professionals, downsizers or investors. The property is being offered chain free.

Please note that the furniture shown in the images has been digitally added using CGI for interior design inspiration. The furniture is not included with the property.

- Two Double Bedrooms
- Two Bathrooms
- Chain Free
- Private Balcony

Offers Over £399,999

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.		Environmental Impact (CO ₂) Rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating, the less impact it has on the environment.	
85-92 A	84-91 A	85-92 A	84-91 A
81-84 B	81-84 B	81-84 B	81-84 B
77-80 C	77-80 C	77-80 C	77-80 C
73-76 D	73-76 D	73-76 D	73-76 D
69-72 E	69-72 E	69-72 E	69-72 E
65-68 F	65-68 F	65-68 F	65-68 F
61-64 G	61-64 G	61-64 G	61-64 G
57-60 H	57-60 H	57-60 H	57-60 H
53-56 I	53-56 I	53-56 I	53-56 I
49-52 J	49-52 J	49-52 J	49-52 J
45-48 K	45-48 K	45-48 K	45-48 K
41-44 L	41-44 L	41-44 L	41-44 L
37-40 M	37-40 M	37-40 M	37-40 M
33-36 N	33-36 N	33-36 N	33-36 N
29-32 O	29-32 O	29-32 O	29-32 O
25-28 P	25-28 P	25-28 P	25-28 P
21-24 Q	21-24 Q	21-24 Q	21-24 Q
17-20 R	17-20 R	17-20 R	17-20 R
13-16 S	13-16 S	13-16 S	13-16 S
9-12 T	9-12 T	9-12 T	9-12 T
5-8 U	5-8 U	5-8 U	5-8 U
1-4 V	1-4 V	1-4 V	1-4 V
0-1 W	0-1 W	0-1 W	0-1 W

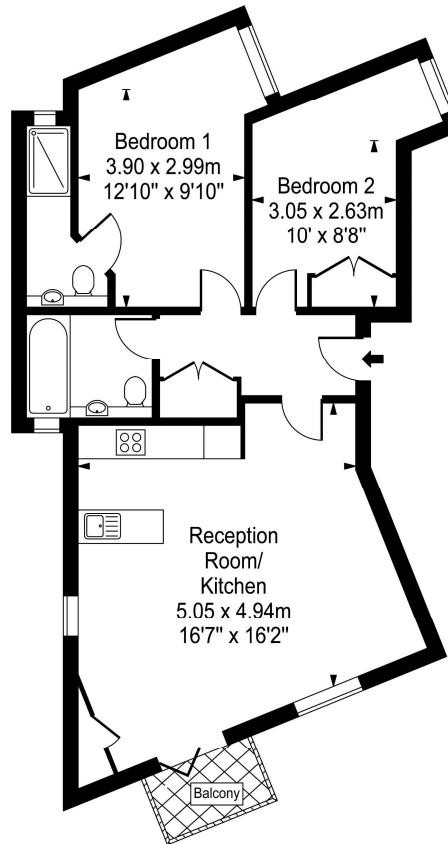
Tenure: Leasehold 988 years 11 months
Service Charge: £2187
Ground Rent: £100
Local Authority: Kingston Upon Thames
Council Tax Band: D

Chestertons Richmond Sales

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 Richmond
 Surrey
 TW10 6NH
 richmond@chestertons.co.uk
 020 3758 3222

Surbiton Heights

Approx. Gross Internal Area
70.68 Sq M - 761 Sq Ft



First Floor

Every attempt is made to assure accuracy, however
measurements are approximate and for illustrative purposes only. Not to scale.
Floor plan by www.frameworkphotos.co.uk

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