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## St. Philips Road, Surbiton, KT6 4DU

An excellent, light-bright two-double bedroom top-floor conversion apartment with extensive storage. Set in a grand Victorian house, located in the heart of Surbiton only moments' walk from the mainline station and high street. The many benefits include a large lounge dining room with a period fireplace, including a solid fuel stove, bespoke cabinets and sash windows. A sleek modern kitchen with a built-in oven, hob, hood, a dining bar and large storage cupboard. A spacious master bedroom with extensive built-in wardrobes and a good size second bedroom. A sumptuous white and stone bathroom suite with a rolled-top bath and a shower above. Gas central heating (new boiler 2021). A well-maintained communal garden to the rear and a communal store suitable for a bike. An excellent top floor apartment in a prime location. Council tax band C. Lease 113 years. We are informed the service charge will be in the region of £1500 and the ground rent £150 pa. No onward chain.

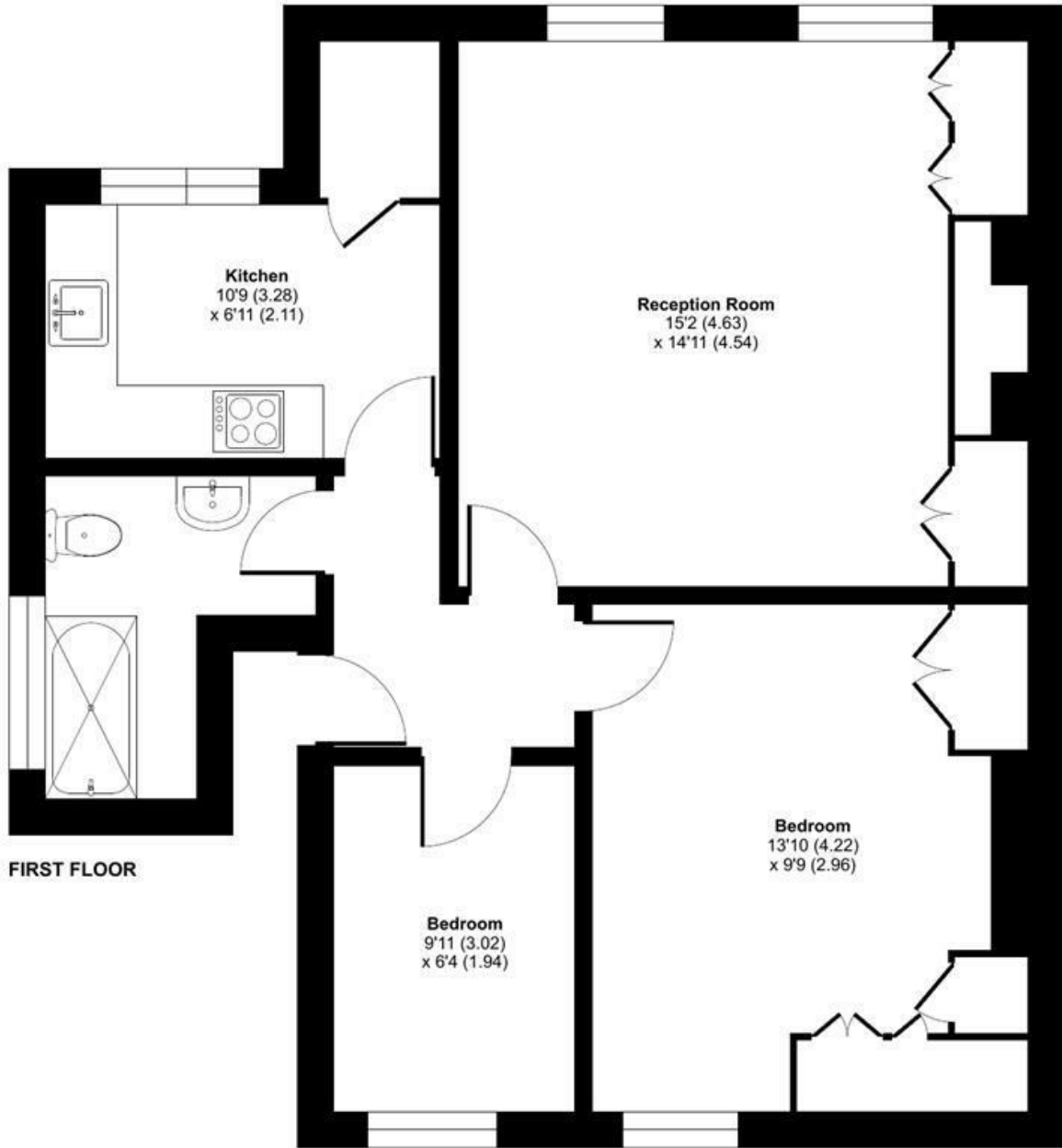
**Guide Price £485,000 Leasehold**

**EPC Rating: D**

# St. Philip's Road, Surbiton, KT6

Approximate Area = 664 sq ft / 61.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1424916

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.

